

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0128-1

BY-LAW NUMBER CA29 0128-1 AMENDING THE INTERIM CONTROL BY-LAW NUMBER CA29 0128 LIMITING THE USES, SUBDIVISION STANDARDS AND OUTDOOR PARKING STANDARDS IN THE SAINT-CHARLES BOULEVARD SECTOR OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO REMOVE THE OBLIGATION TO PROVIDE UNDERGROUND PARKING SPACES FOR A NEW RESIDENTIAL BUILDING WHEN NEW PARKING IS NOT PROVIDED ON THE SITE AND TO REDUCE THE MINIMUM AREA OF A LOT WITHIN THE FRAMEWORK OF A PROJECT OF NEW CONSTRUCTION OF A COLLECTIVE DWELLING H4

At the Borough of Pierrefonds-Roxboro regular sitting held on December 5, 2022 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 by interim, Mr. Pier-Luc Bisailon-Landry, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on December 5, 2022;

HAVING REGARD to sections 109 to 109.5, 110.4 and 111 to 112.8 of the Act respecting land use planning and development (R.S.Q., c. A-19.1);

HAVING REGARD TO sections 88 and 130.3 of Appendix C of the Charter of Ville de Montréal (RLRQ, chapter C-11.4).

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 Interpretation of this regulation

This by-law amends the interim control by-law CA29 0128 limiting the uses, subdivision standards and exterior parking standards in the Saint-Charles Boulevard sector of the Borough of Pierrefonds-Roxboro and its successive amendments. The present by-law shall be understood to include the relevant interpretative and administrative provisions of the by-law that it amends, as if they were reproduced here.

ARTICLE 2 New provision regarding the requirement to provide underground parking spaces

- a) Paragraph 1 of the existing section 2.1.2 entitled “A permit or certificate of authorization for any construction or extension of a building in the areas identified on the maps attached as Appendix “A” to this by-law may only be issued in accordance with the following requirements:” is amended by adding the following words “with the exception of a group home h4” after the word “underground”.
- b) By adding the following paragraph 4 after the existing paragraph 3:

“4° Notwithstanding anything to the contrary, where new parking spaces associated with a group home h4 are provided, subsection 2° applies”.

ARTICLE 3 Minimum lot size for an h4 collective dwelling project

The existing section 2.1.2 entitled “A permit or certificate of authorization for any construction or extension of a building in the areas identified on the maps attached as Appendix “A” to this by-law may only be issued in accordance with the following requirements:” is amended by adding the following paragraph 4 after the existing paragraph 3:

“4- For a new construction project of an h4 collective dwelling, the minimum area of a plot is 800 m².”

ARTICLE 4 This by-law comes into force in accordance with the Law.

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-55

BY-LAW NUMBER CA29 0040-55 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO PROHIBIT THE CONVERSION/TRANSFORMATION OF A USE IN THE “COLLECTIVE DWELLING (H4)” CATEGORY TO A USE IN THE “MULTI-FAMILY DWELLING (H3)” CATEGORY IN ZONES H4-4-282 AND H4-5-295 AND MODIFYING APPENDIX A - SPECIFICATIONS CHART OF ZONING BY-LAW CA29 0040 IN ORDER TO ADD A NOTE TO THIS EFFECT IN THE SPECIFICATIONS CHARTS OF THE ABOVE-MENTIONED ZONES

At the Borough of Pierrefonds-Roxboro regular sitting held on December 5, 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 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.

Councillor Catherine Clément-Talbot is absent.

The Director of the Borough, Mr. Dominique Jacob, and the secretary of the Borough by interim, M^e Pier-Luc Bisailon-Landry, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on October 4, 2022.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290040 is amended as follows:

ARTICLE 1

The specification chart for the H4-4-282 zone is amended as follows:

By adding the note: The conversion/transformation of a use in the “group housing (h4)” category to a use in the “multi-family housing (h3)” category is prohibited;

The whole as presented in the specifications chart for zone H4-4-282 attached as Appendix A to this by-law.

ARTICLE 2

The specification chart for the H4-5-295 zone is amended as follows:

By adding the following note: The conversion/transformation of a use in the “group housing (h4)” category to a use in the “multi-family housing (h3)” category is prohibited;

The whole as presented in the specifications chart for zone H4-5-295 attached as Appendix A to this by-law.

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

Ville de Montréal / Arrondissement Pierrefonds-Roxboro

ANNEXE A

Premier projet CA29 0040-55

USAGES PERMIS
ZONE: H4-4-282

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	h3	h3	h3	h4				
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS								

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m ²)	min.	650	1200	800	800			
8	PROFONDEUR (m)	min.	27	35	35	35			
9	LARGEUR (m)	min.	22,5	30	21	21			

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE		*	*		*			
12	JUMELÉE				*				
13	CONTIGÜE								
14	MARGES								
15	AVANT(m)	min.	8	8	8	8			
16	LATÉRALE(m)	min.	6	6	6	6			
17	ARRIÈRE(m)	min.	12	12	12	12			
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	5/8	3/4	3/4	4/8			
20	HAUTEUR (m)	min./max.	12,5/	8/	8/	10/			
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.							
22	SUPERFICIE DE PLANCHER (m ²)	min./max.							
23	LARGEUR DU MUR AVANT (m)	min.		15	15				
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.	4/	4/	4/	4/			
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,5/2	0,5/2	0,5/2	0,5/2			
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5	/0,5			
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332							

DISPOSITIONS PARTICULIÈRES

				(1)					
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NOTES

(1) La conversion / transformation d'un usage de la catégorie « habitation collective (h4) » vers un usage de la catégorie « habitation multifamilial (h3) » est interdite.

USAGES PERMIS
ZONE:H4-5-295

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	h3	h3	h3	h4				
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS								

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m ²)	min.	1200	800	800	800			
8	PROFONDEUR (m)	min.	35	35	35	35			
9	LARGEUR (m)	min.	30	21	21	21			

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE		*	*		*			
12	JUMELÉE				*				
13	CONTIGUË								
14	MARGES								
15	AVANT(m)	min.	8	8	8	8			
16	LATÉRALE(m)	min.	6	6	6	6			
17	ARRIÈRE(m)	min.	12	12	12	12			
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	3/4	5/12	3/4	4/12			
20	HAUTEUR (m)	min./max.	8/	12,5/	8/	10/			
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.							
22	SUPERFICIE DE PLANCHER (m ²)	min./max.							
23	LARGEUR DU MUR AVANT (m)	min.	15		15				
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.	4/	4/	4/	4/			
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,2/3	0,2/3	0,2/3	0,2/3			
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5	/0,5			
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332							

DISPOSITIONS PARTICULIÈRES

				(1)					
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NOTES

(1) La conversion / transformation d'un usage de la catégorie « habitation collective (h4) » vers un usage de la catégorie « habitation multifamilial (h3) » est interdite.

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-56

BY-LAW NUMBER CA29 0040-56 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO MAKE VARIOUS ADJUSTMENTS TO THE RESIDENTIAL POOL AND PUBLIC BATHS PROVISIONS

At the Borough of Pierrefonds-Roxboro regular sitting held on December 5, 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 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.

Councillor Catherine Clément-Talbot is absent.

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;

WHEREAS the first draft of the by-law was adopted on November 7, 2022;

WHEREAS there is a need to further amend zoning by-law CA29 0040 in order to make adjustments to reflect the provisions of the Regulation respecting the safety of residential swimming pools (RLRQ, S-3.1.02);

WHEREAS there is a need to further amend zoning by-law CA29 0040 in order to make adjustments to reflect the provisions of the Regulation respecting safety in public baths (RLRQ, B-1.1);

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

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

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 Interpretation of this regulation

This by-law amends zoning by-law number CA29 0040 of the Borough of Pierrefonds-Roxboro and its successive amendments. The present by-law is

understood to include the relevant interpretative and administrative provisions of the by-law it amends, as if they were hereby reproduced.

ARTICLE 2 Table of contents

The table of contents of by-law CA29 0040 is adjusted to reflect changes in sections so that it remains accurate as to the titles and subtitles to which it refers.

ARTICLE 3 Definitions

The existing article 25 entitled “TERMINOLOGY” is amended as follows:

- a) By adding the following “Public Bath” definition following the existing “Electronic Bulletin Board” definition:

“Public Bath

An outdoor or indoor artificial pool that is subject to the Regulation respecting safety in public baths (chapter B-1.1, r. 11).

In the classification of uses, the term “pool” includes paddling pools and public baths.”

- b) By adding the following definition of “Paddling Pool” following the existing definition of “Pedestrian Walkway”:

“Paddling pool

An outdoor or indoor artificial pool with a water depth not exceeding 600 mm.”

- c) By replacing the existing definition of “pool” with the following definition:

“Swimming pool

A permanent or temporary outdoor artificial pool intended for swimming, with a water depth of 60 cm or more and not covered by the Regulation respecting safety in public baths (chapter B-1.1, r. 11), with the exception of a whirlpool bath or hot tub when its capacity does not exceed 2,000 liters.”

- d) By adding the definitions “In-ground or semi-in-ground pool”, “Demountable pool”, and “Above-ground pool” following the existing definition of “Swimming pool”:

“In-ground or semi-in-ground pool

Pool buried, in whole or in part, under the surface of the ground.

Demountable pool

Soft-sided pool, inflatable or not, intended to be installed temporarily.

Above-ground pool

Rigid wall pool permanently installed on the surface of the ground.”

- e) By adding the following “Walkway” definition following the existing “Integrated Residential Project” definition:

“Walkway

Area immediately surrounding a pool to which bathers have direct access upon exiting the water.”

ARTICLE 4 Existing article 121 entitled “DEVELOPMENT OF AN INTEGRATED RESIDENTIAL PROJECT” is amended by replacing existing section 6 with the following section:

“6° Public baths and above ground wading pools are prohibited.”

ARTICLE 5 Inground and semi-inground pool

The existing article 143 entitled “ADDITIONAL PROVISIONS APPLICABLE TO AN INGROUND AND SEMI-INGROUND SWIMMING POOL” is amended as follows:

- a) By replacing the existing first paragraph with the following paragraph:

“Notwithstanding anything to the contrary in the provincial regulations applicable to residential swimming pools, in addition to the provisions applicable under article 138, the following provisions apply to an inground and semi-inground pool”

- b) By repealing the second paragraph of subsection 1.

- c) By replacing the existing paragraph 3 with the following paragraph:

“3° A pool must be completely surrounded by an enclosure placed at least 1 m from the edge of the pool.”

- d) By adding the following paragraph 3.1 following the existing paragraph 3:

“3.1° The minimum height of the enclosure shall be calculated at any point from ground level measured within 1.0 m of the enclosure.”

- e) By repealing paragraph 4.

- f) By replacing the existing paragraph 5 with the following paragraph:

“5° An enclosure must be rigid and permanently fixed.

Wooden slats or polyvinyl chloride mesh cannot be used as pool fencing material.”

- g) By repealing existing paragraphs 6 and 7.

- h) By replacing the existing paragraph 9 with the following paragraph:

“9° During the installation of the pool, a temporary 1.2 m rigid fence must be securely installed to control access.”

ARTICLE 6 Above-ground pool and demountable pool

The existing article 143.1 entitled “ADDITIONAL PROVISIONS APPLICABLE TO AN ABOVE-GROUND POOL” is amended as follows:

- a) The existing title is replaced by the following title:

“ADDITIONAL PROVISIONS APPLICABLE TO AN ABOVE-GROUND POOL AND A DEMOUNTABLE POOL”

- b) By replacing the existing first paragraph with the following paragraph:

“Notwithstanding any provision to the contrary in the provincial residential pool by-law, in addition to the provisions applicable under article 138, the following provisions apply to an above-ground pool and a demountable pool:”

- c) By repealing the second subsection of paragraph 1.

- d) By replacing the existing paragraph 3 with the following paragraph:

“3° When an enclosure is required, the enclosure must be placed at least 1 m from the edge of the pool.”

- e) By adding the following paragraph 3.1 after the existing paragraph 3:

“3.1° The minimum height of the pool enclosure or wall, if any, shall be calculated at any point from ground level measured within 1.0 m of the pool enclosure or wall, if any.”

- f) By repealing paragraph 4.

- g) By replacing the existing paragraph 5 with the following paragraph:

“5° An enclosure must be rigid and permanently fixed.
Wooden slats or polyvinyl chloride mesh cannot be used as pool fencing material.”

- h) By repealing paragraphs 8, 9 and 10.

- i) By replacing the existing paragraph 12 with the following paragraph:

“12° During the installation of the pool, a temporary 1.2 m rigid fence must be securely installed to control access.”

ARTICLE 7 Table of accessory buildings to Commercial (C) and Recreational (R) group uses

The existing article 147 entitled “GENERAL PROVISIONS APPLICABLE TO COMMERCIAL (C) AND RECREATIONAL (R) GROUP USES” is amended as follows:

- a) In the existing line 23 of the table, the word “pool” is replaced with the words “public bath”.
- b) In the existing line 31 of the table, the word “pool” is replaced with the words “public bath”.
- c) In the existing line 32 of the table, the word “pool” is replaced with the words “public bath”.

ARTICLE 8 Commercial (C) and Recreational (R) groups public bath

The existing article 153 entitled “ADDITIONAL PROVISIONS APPLICABLE TO A POOL OR SPA” is amended as follows:

- a) The existing title is replaced by the following title:
“ADDITIONAL PROVISIONS APPLICABLE TO A PUBLIC BATH OR SPA”
- b) By replacing the existing first paragraph with the following paragraph:
“Notwithstanding any provision to the contrary in the provincial regulations applicable to public baths, in addition to the provisions applicable under section 147, the following provisions apply to a public bath or spa:”
- c) By replacing the existing paragraph 1 with the following paragraph:
“1° The area of a public bath cannot exceed one third of the area of the lot on which it is located. Furthermore, if it is located in a rear yard, it cannot exceed 50% of the area of this yard.”
- d) By replacing the existing paragraph 2 with the following paragraph:
“2° A public bath or spa must be located more than 2.4 m from the main building and more than 1.5 m from an accessory building.”
- e) By repealing paragraphs 3, 4 and 5.
- f) By replacing the existing paragraph 6 with the following paragraph:
“6° The enclosure requirement does not apply to a spa with a cover equipped with a locking system. When not in use, the spa must be locked.”
- g) By repealing paragraph 7.

ARTICLE 9 Specific and additional provisions applicable to a public bath of the Commercial (C) and Recreational (R) groups

Existing article 158 entitled “SPECIAL AND ADDITIONAL PROVISIONS APPLICABLE TO MECHANICAL EQUIPMENT ON THE GROUND OR INSTALLED ON A BUILDING” is amended by replacing the existing word “pool” with the words “public bath”.

ARTICLE 10 Special and additional provisions applicable to a public bath in the Industrial group (I)

Existing article 169 entitled “SPECIAL AND ADDITIONAL PROVISIONS APPLICABLE TO MECHANICAL EQUIPMENT ON THE GROUND OR INSTALLED ON A BUILDING” is amended by replacing the existing word “pool” with the words “public bath”.

ARTICLE 11 Table of accessory buildings to the uses of the Community (P) group

The existing article 171 entitled “GENERAL PROVISIONS APPLICABLE TO THE USES OF THE COMMUNITY (P) GROUP” is amended as follows:

- a) In the existing line 20 of the table, the word “pool” is replaced with the words “public bath”.
- b) On existing line 29 of the table:

the word “pool” is replaced by the words “public bath”
subsection “b)” is replaced by subsection “a)”
subsection “c)” is replaced by subsection “b)”
subsection “d)” is replaced by subsection “c)”.
- c) In the existing line 30 of the table, the word “pool” is replaced with the words “public bath”.

ARTICLE 12 Public bath of the Community group (P)

The existing article 175 entitled “ADDITIONAL PROVISIONS APPLICABLE TO A POOL OR SPA” is amended as follows:

- a) The existing title is replaced by the following title:

“ADDITIONAL PROVISIONS APPLICABLE TO A PUBLIC BATH OR SPA”
- b) By replacing the existing first paragraph with the following paragraph:

“In addition to the provisions applicable under section 171, the following provisions apply to a public bath or spa:”
- c) By replacing the existing paragraph 1 with the following paragraph:

“1° The area of a public bath cannot exceed one third of the area of the lot on which it is located. Furthermore, if it is located in a rear yard, it cannot exceed 50% of the area of this yard.”
- d) By replacing the existing paragraph 2 with the following paragraph:

“2° A public bath or spa must be located more than 2.4 m from the main building and more than 1.5 m from an accessory building.”
- e) By repealing paragraphs 3, 4 and 5.
- f) By replacing the existing paragraph 6 with the following paragraph:

“6° The requirement to install an enclosure does not apply to a spa with a cover equipped with a locking system. When not in use, the spa must be locked.”

ARTICLE 13 Specific and additional provisions applicable to a public bath in the Community (P) group

The existing article 180 entitled “SPECIFIC AND ADDITIONAL PROVISIONS APPLICABLE TO MECHANICAL EQUIPMENT ON THE GROUND OR INSTALLED ON A BUILDING” is amended as follows:

- a) by replacing the words “section 0” with the words “section 171”.

b) by replacing the existing word “pool” with the words “public bath”.

ARTICLE 14 Development of the open spaces of the housing group (H)

Existing article 236 entitled “OUTDOOR RECREATION AREAS” is amended by replacing the existing second paragraph with the following paragraph:

“The recreation area shall be grassed or otherwise landscaped with plants and shall be free of all buildings. A recreation area may contain a structure or equipment for recreational purposes, such as a swimming pool, public bath, play structure, deck or sports field, subject to the provisions of Chapter 8. The recreation area shall be accessible to all occupants of the dwelling units.”

ARTICLE 15 Development of open spaces for “Commercial (C)”, “Industrial (I)”, “Community (P)” and “Recreational (R)” uses

Existing article 238 entitled “OUTDOOR RECREATION AREAS FOR A ROOM OR DWELLING” is amended by replacing the existing second paragraph with the following paragraph:

“The recreation area shall be grassed or otherwise landscaped with plants and shall be free of any building. A recreation area may contain a structure or equipment for recreational purposes such as a public bath, playground, deck or sports field, subject to the provisions of Chapter 8. The recreation area shall be accessible to all occupants of the dwelling units or accommodation units.”

ARTICLE 16 TREE FELLING

Existing article 245 entitled “TREE FELLING” is amended by replacing subsection 4 of the existing paragraph 3 with the following paragraph:

“4° The tree is located within the site area of a swimming pool or public bath or, in the front yard, within the site area of a parking lot or building access road, only if no space is available elsewhere on the property for such development;”.

ARTICLE 17 Entry into force

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

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

SECOND 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 December 5, 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 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.

Councillor Catherine Clément-Talbot is absent.

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)

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

SECOND 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 December 5, 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 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.

Councillor Catherine Clément-Talbot is absent.

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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NOTES

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PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0041-03

BY-LAW NUMBER CA29 0041-03 MODIFYING SUBDIVISION BY-LAW CA29 0041
IN ORDER TO MAKE AN ADJUSTMENT TO THE PROVISIONS RELATING TO
CADASTRAL OPERATIONS IN RESPECT OF A CONDOMINIUM

At the Borough of Pierrefonds-Roxboro regular sitting held on December 5, 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 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.

Councillor Catherine Clément-Talbot is absent.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough by interim, Mr. Pier-Luc Bisailon-Landry, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on October 4, 2022;

HAVING REGARD to sections 115 and 123 to 137.17 of the Act respecting land use planning and development (RLRQ, c. A-19.1);

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

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 041 is amended as follows:

ARTICLE 1 Interpretation of this by-law:

This by-law amends zoning by-law number CA29 0041 of the Borough of Pierrefonds-Roxboro and its successive amendments. The present by-law is understood to include the relevant interpretative and administrative provisions of the by-law it amends, as if they were reproduced here.

ARTICLE 2 Exemption of application:

Paragraph 4° of existing article 3 entitled “FIELD OF APPLICATION” is modified as follows:

“4° A cadastral operation whose purpose is to provide for the registration of private and common portions within the framework of a declaration of co-ownership or co-emphyteusis provided for in article 3030 of the Civil Code of Québec with respect to a divided co-ownership comprising the main structure of a building”.

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

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0136

BY-LAW CONCERNING THE TAX ON SERVICES FOR THE FISCAL YEAR 2023

At the Borough of Pierrefonds-Roxboro regular sitting held on December 5, 2022 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 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.

Councillor Catherine Clément-Talbot is absent.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough by interim, Mr. Pier-Luc Bisailon-Landry, also attend the sitting.

BY VIRTUE OF the Charter of Ville de Montréal, metropolis of Québec, Section 146 (L.R.Q., Chapter c-11.4);

BY VIRTUE OF the Act on Municipal Taxation (L.R.Q., Chapter F-2.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

SECTION 1. A special tax on services is imposed and will be levied on all taxable immovables listed on the property assessment roll and located in the borough at the rate of **0,0746 %** applied on immovable taxable value.

SECTION 2. The provisions of the annual municipal by-law on taxes concerning interests and penalties payable on tax arrears, method and time of payment of the general property tax, payable tax overpayment resulting from alterations to the property assessment roll and from the amount payable of an unpaid instalment are applying in view of the payment of the tax as provided for in Section 1 and as prescribed for the fiscal year under Section 3.

SECTION 3. The present by-law applies to the fiscal year 2023 subject to the adoption, by the Municipal Council, of the budget of the Borough of Pierrefonds-Roxboro as set up by its council.

SECTION 4. This by-law comes into force in accordance with the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA 29 0137

BY-LAW ON THE PRICE DETERMINATION OF VARIOUS GOODS, ACTIVITIES
AND MUNICIPAL SERVICES FOR THE FISCAL YEAR 2023 AND REPLACING
BY-LAW NUMBER CA29 0130-1

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held in the council room located at 13665, boulevard de Pierrefonds, on December 5, 2022, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., chapter C 19), at which were present:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Charki (Shahi) 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.

Councillor Catherine Clément-Talbot is absent.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough by interim, M^e Pier-Luc Bisailon Landry, also attend the sitting.

BY VIRTUE OF Section 145 of the Charter of Ville de Montréal (R.S.Q., 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:

CHAPTER 1
GENERAL PROVISIONS

1. The rates, rights and prices mentioned in the present by-law are fixed and charged to anyone who wants to use said goods or services or benefit from said activities.
2. All the rates fixed in the present by-law, comprise, if payable, the goods and services tax (GST) and the Québec sales tax (QST), unless otherwise indicated.

8. For the certification of a document, the following fees will be charged: \$5
- No fee will be charged for an official oath required for City activities

**CHAPTER 3
PUBLIC WORKS**

**SECTION 1
USE OF GOODS AND PUBLIC SERVICES**

9. For the machinery and tools, hourly rates indicated in Annex A will be charged.
10. For the opening and closing of the drinking water branch valve on the limit of private property outside regular working hours according to season, the following fee will be charged: \$88 per 3 hour block

**CHAPTER 4
ENGINEERING**

11. To cut curbs and enlarge driveways, the following fee will be charged:
- | | |
|---|--------------------------|
| 1° cut of a concrete curb, less than 3.35 m | Minimum amount of \$145 |
| 2° bevel cut of a concrete curb, more than 3.85 m | \$37.70 per linear meter |
| 3° construction of a culvert | \$300 per linear meter |
| 4° refection of a curb | \$300 per linear meter |
| 5° refection of a sidewalk | \$400 per linear meter |
| 6° hole in a border, 50 mm maximum diameter | \$80 per unit |
12. For the connection of municipal services, the following fees will be charged:
- | | |
|---|----------|
| 1° file opening fee | \$50 |
| 2° to the costs referred to in paragraph 1° are added the costs for the analysis of file review and the site supervision, including the remuneration for the city's engineer, the municipal engineering technical agent, the administrative unit secretary and the construction supervisor: | |
| For single-family type buildings (H1), this amount is: | \$ 1,800 |
| For two-family (H2), three-family (H2), multifamily (H3 and H4), commercial et institutional types buildings, this amount is: | \$ 2,800 |
| The prepared file is valid for one (1) year from date of opening. Beyond this period, additional fees are required for the update of the file. Those fees include the remuneration of the engineer and the administrative unit secretary and are fixed to: | \$ 200 |

CHAPTER 5
URBAN PLANNING

SECTION 1
SUBDIVISION

- 13.** For the purposes of subdivision by-law number CA29 0041, for any request of subdivision, the following fees will be charged:
- 1° with the opening or closing of streets, lanes or parks \$550
(are excluded from the calculation of the number of lots first lot and
those constituting streets or parks) \$220
per additional lot
 - 2° without the opening or closing of streets , lanes or parks \$165
first lot and
\$110
per additional lot

SECTION 2
ZONING

- 14.** For the purposes of zoning by-law number CA29 0040, for any request of modification to zoning, the following fees will be charged:
- 1° study fee \$3000
 - 1.1° costs related to the application of the Citizen Participation Policy \$3,000
 - 2° fee related to the amendment procedure \$5500
 - 3° fee related to the amendment procedure involving a modification to the urban plan \$8,800

All the above-mentioned fees must be paid by the applicant upon submitting his application.

The fees related to the studies listed under paragraphs 2 and 3 are refundable if the Borough Council refuses to adopt the first draft by-law. However, these same fees are not refundable in the case where, in accordance with the Act respecting land use planning and development (RLRQ, c. A-19.1), a second draft by-law is withdrawn after the submission of a valid application which must be submitted to the approval of certain qualified voters.

SECTION 3
MODIFICATION TO THE URBAN PLAN

- 15.** For the study of a request for the modification to the urban plan covered by the Planning and Development Act (RLRQ, c. A-19.1), the following fees will be charged:
- 1° study fee \$3000
 - 2° fee related to the urban plan modification procedure \$8,800

The fees related to the studies listed under paragraph 2 are refundable if the applicant withdraws his or her request after having been officially notified by the Urban Planning Advisory Committee and before the request has been submitted to the Borough Council.

SECTION 4
SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR
AN IMMOVABLE

16. For the purposes of by-law CA29 0045 on specific construction, alteration or occupancy proposals for an immovable in the borough of Pierrefonds-Roxboro, the following fees will be charged:

1°	study fee	\$3,000
1.1°	costs related to the application of the Citizen Participation Policy	\$3,000
2°	fees related to the procedure for adoption of a specific occupancy proposal	\$3,300
3°	fees related to the procedure for adoption of a specific construction or alteration proposal having:	
	a) a floor surface area of 500 m ² or less	\$6,600
	b) a floor surface area of 501 m ² to 4,999 m ²	\$9,900
	c) a floor surface area of 5,000 m ² to 9,999 m ²	\$15,400
	d) a floor surface area of 10,000 m ² to 24,999 m ²	\$21,000
	e) a floor surface area of 25,000 m ² and more	\$32,000
4°	for the study of a modification to a specific proposal already authorized by resolution:	
	a) occupancy proposal	\$3,300
	b) construction or alteration of the floor surface area of 500 m ² or less	\$7,700
	c) construction or alteration of the floor surface area of more than 500 m ²	\$11,000

All the above-mentioned fees must be paid by the applicant upon submitting his application.

The fees related to the studies listed under paragraphs 2 and 3 are refundable if the Borough Council refuses to adopt the first draft resolution authorizing the specific proposal. However, these same fees are not refundable in the case where, in accordance with the Act respecting land use planning and development (RLRQ, c. A-19.1), a second draft resolution authorizing the specific proposal is withdrawn after the submission of a valid application which must be submitted to the approval of certain qualified voters.

SECTION 5
SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME

17. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme in the Housing Group (h), the following fees will be charged:
- | | |
|--------------------------|-------|
| For the first dwelling: | \$300 |
| Per additional dwelling: | \$55 |
18. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for an extension to a residential building or the addition of a floor to a Housing Group (h) residential building, the following fees will be charged: \$165
19. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for a new accessory building of a 15 m² and more floor area, an extension to an accessory building which brings the total floor area to more than 15 m² or an architectural modification to a main residential building in the Housing (h) Group, the following fees will be charged: \$165
20. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme in the Commerce (c), Industry (i), Community (p) and Recreational Groups (r), the following fees will be charged:
- | | |
|---|---------|
| a) 200 m ² or less | \$550 |
| b) 201 m ² to 500 m ² | \$1,100 |
| c) 501 m ² to 1,000 m ² | \$1,650 |
| d) 1,001 m ² or more | \$2,750 |
21. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for the extension of an area of more than 50 m² visible from the street or the modification of exterior cladding materials that exceed 50% of the façade surface visible from the street area for the buildings of the Commerce (c), Industry (i), Community (p) and Recreational (r) Groups, the following fee will be charged: \$275
22. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for a new accessory building of a 15 m² and more floor area, an extension to an accessory building which brings the total floor area to more than 15 m² or an architectural modification to a main building in the Commerce (c), Industry (i), Community (p) and Recreational (r) Groups, the following fee will be charged: \$275
23. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for the construction or extension of a building for the purpose of childcare or daycare center, the following fees will be charged:
- | | |
|---|-------|
| 1° study and Council resolution fees | \$550 |
| 2° transmission to the Borough Council fees | \$550 |

All the above-mentioned fees must be paid by the applicant upon submitting his application.

The fees related to the presentation to Council of a file of site plan and architectural programme aiming to the construction or extension of a building for the purpose of a childcare or daycare center in residential zone are refundable if the applicant withdraws his or her request after having been officially notified by the Urban Planning Advisory Committee and before the request has been submitted to the Borough Council.

24. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any renewal of a site plan and architectural integration programme, the following fee will be charged:

50% of the invoiced amount for the originally approved project

25. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for any other works not specified in articles 16 to 23 inclusively, the following fees will be charged:

1°	Housing (h) Group:	\$80
2°	Commerce (c), Industry (i), Community (p) and Recreational (r) Groups:	\$165

SECTION 6
CERTIFICATE OF OCCUPANCY

26. For the purposes of administration by-law number CA29 0097 of planning by-laws, for any study of a certificate of occupancy application, the following fees will be charged:

1°	Commerce (C), Industry (I), Community (P) and Recreational (R) Groups:	\$220
2°	Intermediate Resources and supervised or unsupervised Collective Housing (H4) Groups:	\$110
3°	For an additional use associated with a Housing (h) Group building:	\$110

SECTION 7
CERTIFICATE OF AUTHORIZATION

27. For the purposes of administration by-law number CA29 0097 of the planning by-laws, for any study of a certificate of authorization application, the following fees will be charged per subject:

1°	creation of a new parking, modification or extension of an existing parking, apart from maintenance and repair works of existing areas of such a layout and those included in the new building construction permit	Residential use \$55 Other use \$105
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2°	creation, addition or modification of a parking entrance or a traffic lane, apart from maintenance works	\$55
		\$105
3°	filling or excavating work	
4°	installation, replacement or relocation of a fence	\$55
5°	installation, replacement or relocation of a retaining wall	\$55
6°	installation of a new outdoor accessory equipment, except if installed at the same location for the replacement of an existing installation	\$55
7°	installation or replacement of any solid fuel burning device using wood or gas	\$55
8°	installation or removal of an underground fuel tank	\$105
9°	installation or removal of a gas tank	\$55
10°	temporary installation of an exterior selling area associated with a business place	\$205
11°	installation of an inground swimming pool	\$105
12°	installation of an aboveground swimming pool or pond whose depth is more than 60 cm	\$55
13°	installation of a temporary sign	\$55 per sign per 2 week period
14°	dismantlement or filling of an inground swimming pool whose depth is more than 60 cm	\$105
15°	construction, installation, moving or modification of a sign, including its holder, except for a sign authorized without a certificate of authorization according to the current zoning by-law	\$105
16°	installation or replacement of a non-domestic antenna or a telecommunication tower (per antenna)	\$155
17°	performing shoreline or littoral works or in a great or low current zone, including filling or excavating works	\$105
18°	felling trees other than ash tree according to the conditions provided by the zoning by-law	\$55
19°	attribution, addition or replacement of a civic number	\$25
20°	addition of a new water or municipal sewer connection which requires an intervention in the public street right-of-way, except if the works are performed for the opening of a new street. The fees of article 12 are to be added if applicable	\$105
21°	replacement, repair or modification of water or municipal sewer connection, exception made for the works performed within the issuance of a construction permit for a new building with no intervention necessary in the street right-of-way. The fees of article 12 are to be added if applicable	\$105
22°	construction or modification of a waste water or lavatory and household water disposal system, set out in the Regulation respecting waste water disposal systems for isolated dwellings Environment Quality Act (RLRQ, c. Q-2, r. 35.2)	\$165
23°	creation, building or modification of a groundwater catchment	

facility set out in the Water Withdrawal and Protection Regulation (R.L.R.Q., c. Q-2, r. 1.3) , except in cases where the enforcement of the regulation is the responsibility of the environment minister	\$165
24° authorization of the holding of a fair, festival, popular celebration, fairground, circus show or any other promotional event authorized by the zoning by-law	\$55
25° authorization of the creation of a restaurant outdoor terrace	\$155
26° study of a certificate of authorization request for the installation of a clothes and textiles recycling bin, per bin:	\$205
27° annual renewal of a delivered certificate of authorization for the installation of a clothes and textiles recycling bin, per bin:	\$100
28° change the location of a construction or a portion of a construction	\$415

SECTION 8
DEMOLITION OF IMMOVABLES

28. For the purposes of administration by-law number CA29 0097 of the planning by-laws and by-law number CA29 0098 governing the demolition of immovable in the Borough of Pierrefonds-Roxboro, for any demolition permit application, the following fees will be charged:

1° for the demolition of any building built before 1940	\$1400
2° for the demolition of any building built after 1940, any building damaged at more than 50% of its value, any dangerous or unsanitary building and any demolition ordained by the Court	\$425
3° for the partial demolition of any building built after 1940	\$110
4° for the demolition of any accessory or secondary building	\$110

SECTION 9
MINOR EXEMPTION

29. 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 the use groups “H1” and “H2”	\$1,000
2° for the “H3”, “H4”, Commerce (c), Industry (i), Community (p) and Recreational (r) use Groups	\$2,000

SECTION 10
REQUEST FOR THE CONVERSION OF A BUILDING INTO DIVIDED CO-OWNERSHIP

30. For the purposes of Ville de Pierrefonds by-law number 1114 on rental buildings conversion, for a request of rental buildings conversion into divided co-ownership, the following fee will be charged: \$3,300/immovable

SECTION 11

CONDITIONAL USES

- 31.** For the purposes of by-law number CA29 0043 governing conditional uses, for a request on conditional use, the following fees will be charged:
- 1° study and recommendation by the Urban Planning Advisory Committee fees \$1,100
 - 2° fees related to the authorization procedure of conditional use by the Borough Council \$4,300

All the above-mentioned fees must be paid by the applicant upon submitting his or her application.

The fees related to the procedure of conditional use are refundable if the applicant withdraws his or her request after having been officially notified by the Urban Advisory Committee and 20 days before the request has been submitted to the Borough Council.

- 32.** For the purposes of by-law number CA29 0043 on conditional uses, for any request of modification to the by-law on conditional uses, the following fees will be charged:
- 1° study and recommendation by the Urban Planning Advisory Committee fees \$1,100
 - 2° fees related to the procedure of amendment \$4,300

All the above-mentioned fees must be paid by the applicant upon submitting his or her application.

The fees related to the procedure of amendment are refundable if the applicant withdraws his or her request after having been officially notified by the Urban Advisory Committee and before the request has been submitted to the Borough Council.

**CHAPTER 6
OCCUPANCY OF PUBLIC PROPERTY**

- 33.** For the purposes of by-law number CA29 0018 on the occupancy of public property of the Borough of Pierrefonds-Roxboro, the following fees will be charged :
- 1° to issue a permit for the occupancy of public property:
 - a) for temporary occupancy \$20
 - b) for periodical or permanent occupancy \$50
 - 2° a) for technical studies fees related to relatives a request of authorization for a temporary occupancy of public property: \$20
 - b) for technical studies fees related to a request of authorization for periodical or permanent occupancy of public property: \$500

3°	a) for fees related to a request for a modification or an extension of a temporary occupancy of public property:	\$20
	b) for fees related to a request for a modification or an extension of a periodical occupancy of public property:	\$100
	c) for fees related to a request for a modification of a permanent occupancy of public property:	\$100
34.	For the purpose of said by-law, the following daily fees will be charged for temporary occupancy of public property:	
1°	behind the sidewalk, on an unpaved surface or in an alley	\$35
	a) when the occupied area is less than 100 m ²	\$45
	b) when the occupied area is between 100 and 300 m ² , per square meter	\$0.45
	c) when the occupied area is more than 300 m ² , per square meter	\$0.90
	d) if the intended occupancy at sub-paragraphs a) to c) result in the temporary traffic closing of the alley, in addition of the price set at these sub-paragraphs:	\$50
2°	on a pavement or a sidewalk:	
	a) when the occupied area is less than 50 m ²	\$45
	b) when the occupied area is between 50 to 100 m ²	\$90
	c) when the occupied area is between 100 m ² and 300 m ² , per square meter	\$1.25
	d) when the occupied area is more than 300 m ² , per square meter	\$1.50
3°	on a street mentioned in the plan set out in appendix 1 of By-law identifying the arterial and local road networks (02-003), in addition to the price set at paragraphs 1° and 2:	
	a) if the total occupied width is less than 3 m (one road);	\$100
	b) if the total occupied width is from 3 m to 6 m (two roads);	\$200
	c) if the total occupied width is from 6 m to 9 m (three roads)	\$300
	d) if the total occupied width is more than 9 m (four roads or more)	\$400
	e) if the occupancy provided for in subparagraphs a) to c) results in the temporary closing of the street to traffic, in addition to the rate set in these subparagraphs:	\$200
4°	on a street other than those mentioned at paragraph 3, in addition to the price set at paragraphs 1° and 2:	
	a) if the total occupied width is less than 3 m (one road);	\$50
	b) if the total occupied width is from 3 m to 6 m (two roads);	\$100
	c) if the total occupied width is from 6 m to 9 m (three roads)	\$150
	d) if the total occupied width is more than 9 m (four roads or more)	\$200

- e) if the occupancy provided for in subparagraphs a) to c) results in the temporary closing of the street to traffic, in addition to the rate set in these subparagraphs: \$100

When an occupancy extends over several sections of the public property as described in paragraphs 1, 2, 3 and 4, the corresponding fees add up.

- 35. For the purposes of said by-law, for periodical or permanent occupancy of public property, a fee of 15% of the value of the occupied public property will be charged.
- 36. For the purposes of said by-law, for a periodical occupancy, the price for having the right to occupy the public property determined by the application of article 35 is payable as follows:
 - 1° for the fiscal year in the course of which the occupancy has begun, one single payment applying to all days of that fiscal year from the first day of the occupancy until October 31;
 - 2° for any subsequent fiscal year, one single payment applying to all days from May 1 to October 31.

The minimum price to pay per fiscal year for a periodical occupancy provided for in the present article is: \$300

- 37. For the purposes of said by-law, for a permanent occupancy, the price is payable as follows:
 - 1° for the fiscal year in the course of which the occupancy has begun, one single payment applying to all days of that fiscal year from the first day of the occupancy ;
 - 2° the rate for permanent occupancy of the public property for a fiscal year subsequent to the fiscal year in the course of which the occupancy has begun, is charged according to the terms of collecting the general property tax provided for in the annual by-law on taxes adopted by Montreal municipal council in view of total payments, eligibility dates, and payment period.

The minimum price to pay per fiscal year for the permanent occupancy provided for in the present article is \$300

- 38. For the purposes of said by-law, to issue an extract of the register of occupancies, the following fees will be charged:
 - 1° 1 to 4 pages, a flat rate of : \$10
 - 2° 5 pages and more, per page : \$2.50
- 39. For the purposes of said by-law, for the modification of the register of occupancies to write down on the original permit the name of the new owner, the following fee will be charged: : \$55
- 40. For the purposes of said by-law, to modify the permit holder related to the same periodical or permanent occupancy, the following fee will be charged: \$55

41. The rate provided for in articles 33 and 34 does not apply when the permit is granted for filming or for promotional or cultural activities managed by the City, as well as the public markets authorized by the Council.

41.1 The rate provided for in articles 33 to 37 does not apply in the case of an occupancy of public property related to an electricity, gas, telecommunications or cable transmission system, or other occupancy performed or managed by a government entity, by the State, by state representatives as well as their contractors as long as the occupancy or the works are part of the mission of the state or its representatives.

41.2 In regard to By-law concerning the circulation of trucks and tool vehicles (CA29 0060), for an authorization prescribing the path of a non-standard vehicle of a maximum validity of 30 days, the following fees will be charged:

1° issuance of the authorization	\$25
2° opening of the file and study of the prescribed path	\$125

CHAPTER 7
COMMEMORATIVE PARK BENCH

42. For the purposes of the acquisition program of commemorative benches established by resolution number CA14 29 0306, the following fees will be charged:

1° nameplate on an existing bench	\$574.88
2° new bench	\$1,724.63

CHAPTER 8
CULTURAL GOODS AND SPORTS EQUIPMENT

SECTION 1
LIBRARIES

43. For a membership giving access to a Borough's library, the following fees will be charged:

1° resident – 2-year membership	no charge
2° non resident – 1-year membership	
a) adult (14-64 years old)	\$88
b) youths (0-13 years old)	\$44
c) senior	\$56
d) student attending a recognized educational institution located on the territory of Ville de Montréal	no charge
e) Ville de Montréal employee	no charge

44. For replacing a membership card, the following fees will be charged:

1° adult (14-64 years old) and organizations serving adults	\$3
2° senior, youth (0-13 years old) and organizations serving youth	\$2

45. For the loan, the reservation or the put-on layaway of a paper or audiovisual document, a musical instrument or equipment, no fees will be charged.
46. For any delay in returning to the library a borrowed document musical instrument or equipment, no fees will be charged.
47. For any lost or damaged document or equipment, the following fees will be charged:
- | | |
|--|------------------------|
| 1° document or equipment lost or to be discarded | replacing cost+ \$5 |
| 2° document or equipment overdue by more than thirty-one (31) days | replacing cost+ \$5 |
| 3° new binding | \$7 |
| 4° minor damage (bar code, torn up page, chip, etc.) | \$2 |
| 5° loss of a case, sleeve, accompanying document or pieces of a board game | \$2
\$2 |
| 6° loss of one or many pieces of a board game which makes it unusable | replacement cost +\$5 |
| 7° loss of a disk in a package | |
| 8° loss of a thematic bag | replacement cost +\$5 |
| 9° loss of a document in a thematic bag | cost of document+\$5 |
| 10° broken turn table needle | \$10 |
| 11° minor breakage of a musical instrument (non-essential or less expensive components / minor repair) | \$2 |
| 12° lost case of a musical instrument or complete breakage of a musical instrument or case | \$21 + 5 |
| 13° lost or broken musical instrument | replacement cost + \$5 |
48. For the following products and services, the following fees will be charged:
- | | |
|--|-------------|
| 1° a) black-and-white photocopy or print(8,5 x 11 et 8,5 x 14) | \$0.10/page |
| b) black-and-white photocopy or print (11 x 17) | \$0.20/page |
| 2° a) colour photocopy or print (8,5 x 11 et 8,5 x 14) | \$0.50/page |
| b) colour photocopy or print (11 x 17) | \$1/page |
| 5° 3D printing | free |
| 6° reusable bag | \$2/each |
| 7° lamination | |
| a) card | \$1/each |
| b) 8½ x 11 | \$2/each |
| c) 8½ x 14 | \$3/each |
49. For the sale of documents removed from the Ville de Montréal collection, the following fees will be charged:
- | | |
|------------------------------|--------|
| a. adult's books, CD and DVD | \$1 |
| b. children's books | \$0.50 |
| c. periodicals | \$0.25 |
| d. book bag or box | \$5 |

SECTION 2
TICKETING – “SHOWS” CATEGORY

**All fees in Ticketing section include the administrative fees, and the taxes described in article 2.*

- 51.** For the tickets of the regular shows category, the following fees will be charged:

1° Single ticket	
Adult	\$17
Senior/student (upon presentation of a student card)/minor	\$14

2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$15.30
Senior/student (upon presentation of a student card)/minor	\$12.60

**This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.*

3° Unit price at the purchase of 3 shows and more**	
Adult	\$11.90
Senior/student (upon presentation of a student card)/minor	\$9.80

***At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.*

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

- 52.** For the tickets of the category “Têtes d’affiche” shows, the following fees will be charged:

1° Single ticket	
Adult	\$38
Senior/student (upon presentation of a student card)/minor	\$31

2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$34
Senior/student (upon presentation of a student card)/minor	\$28

**This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.*

3° Unit price at the purchase of 3 shows and more**	
Adult	\$26.50
Senior/student (upon presentation of a student card)/minor	\$21

***At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.*

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

53. For the tickets of the category Youth Shows, the following fees will be charged:

1° Single ticket (single rate)	\$3
2° Unit price upon presentation of Accès Montréal card (10% discount)* <i>*This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.</i>	\$2.70
3° Unit price at the purchase of 3 shows or more** <i>** At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.</i>	\$2.10

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

54. For the tickets of the category Shows of the Orchestre Métropolitain, the following fees will be charged:

1° Single ticket	
Adult	\$19
Senior/student (upon presentation of a student card)/minor	\$16
2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$17
Senior/student (upon presentation of a student card)/minor	\$14.40
<i>*This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.</i>	
3° Unit price at the purchase of 3 shows or more**	
Adult	\$13
Senior/student (upon presentation of a student card)/minor	\$11
<i>** At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.</i>	

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

TICKETING – “FILM PROJECTION” CATEGORY

55. For the tickets of the “Regular Film projection” category, the following fees will be charged:

free

56. For the tickets of the “Têtes d’affiches” Film projection category, the following fees will be charged:

1° Single ticket	
Adult	\$6
Senior/student (upon presentation of a student card)/minor	\$4
2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$5.40
Senior/student (upon presentation of a student card)/minor	\$3.60
<i>*This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three films or more.</i>	
3° Unit price at the purchase of 3 films or more (30% of the regular price)**	
Adult	\$4.20
Senior/student (upon presentation of a student card)/minor	\$2.80
<i>**To benefit from this discount, the tickets purchases for the different films must be done in the same transaction.</i>	

57. For the tickets of the category Festival “Petits bonheurs”, the following fees will be charged:

1° Single ticket (single rate)	\$5
2° Upon presentation of Accès Montréal card (10% discount)*	
<i>This discount applies exclusively to the purchase of a ticket at a regular price. It does not apply to the purchase of three shows or more.*</i>	\$4.50
3° Unit price at the purchase of 3 shows or more (30% of the regular price), for the Festival “Petits bonheurs”****	\$3.50
<i>**To benefit from this discount, the tickets purchases for the different shows for the “Festival” category must be done in the same transaction.</i>	

58. Promotions: the following gratuities and discounts are applicable as specified in previous articles.

All the prices of paragraph 3 of each category can be used for special promotions.

SECTION 3 ART CONTEST

59. For the subscriptions to the Pierrefonds-Roxboro art contest:

1° resident	adult	\$7
	senior/minor	\$5
2° non resident	adult	\$10
	senior/minor	\$8

SECTION 4
RENTAL OF PREMISES AND HALLS

60. For the rental of premises and halls at the Pierrefonds Cultural Center, Marcel-Morin Community Center, Gerry Robertson Community Center and Chalet Roxboro as well as for various fees, amounts indicated in Annex B will be charged. A minimum of 3 hours is required for those rentals.

61. For the rental by week, from Monday to Friday between 8 a.m. and 6 p.m. to hold a profit day camp at Pierrefonds Cultural Center, Marcel-Morin Community Center or at the Gerry Robertson Community Center between February 1st and March 31 and between June 25 and September 1st, the following fee will be charged: \$685.33

The availability of rooms will be established on an annual basis.

62. For the rental for giving cultural or recreational courses or physical activities to a group of persons (adults, minors or social club) at Pierrefonds Cultural Center, Marcel-Morin Community Center or at the Gerry Robertson Community Center the following fees will be charged on an hourly basis:

1° resident non-profit organization	\$12.14
2° non-resident non-profit organization	\$14.49

A minimum of two (2) hours is required for those rentals which can be extended by a consecutive half an hour on payment of half the hourly rate.

These rates are restricted to service distributors having signed a protocol agreement with the Borough, which is responsible for assigning rooms according to their availability.

63. For the rental for holding singing or music courses on an individual basis at Pierrefonds Cultural Center, Marcel-Morin Community Center or at the Gerry Robertson Community Center the following fees will be charged on an hourly basis:

1° resident non-profit organization	\$6.07
2° non-resident non-profit organization	\$7.24

A minimum of one (1) hour is required for those rentals which can be extended by a consecutive half an hour on payment of half the hourly rate.

These rates are restricted to service distributors having signed a protocol agreement with the Borough, which is responsible for assigning rooms according to their availability.

SECTION 5**RENTAL OF GYMNASIUMS AND INDOOR SPORTS FACILITIES**

64. For the rental of single gymnasiums and indoor sports facilities, the following hourly rates will be charged:

a) For the rental of single gymnasiums, palestra, badminton, volleyball, basketball or soccer courts to an NPO with minors as clients: free all year

b) For the rental of the following equipment to an NPO with adult clients: free all year

	January 1 to August 31	September 1 to December 31
– single gymnasium or palestra - resident	\$36.94	\$38.05
– single gymnasium or palestra – non-resident	\$42.67	\$43.95
– badminton court - resident	\$7.46	\$7.68
– badminton court – non-resident	\$8.97	\$9.24
– volleyball court - resident	\$22.11	\$22.77
– volleyball court – non-resident	\$26.31	\$27.10
– basketball court - resident	\$30.46	\$31.37
– basketball court – non-resident	\$37.05	\$38.16
– soccer field - resident	\$85.46	\$88.02
– soccer field – non-resident	\$102.74	\$105.82
c) rental of multiple locations maximum rate as follows:		
– resident	\$85.46	\$88.02
– non-resident	\$102.74	\$105.82
d) for the rental of single gymnasiums or palestra to a profit-making organization or individual:		
– resident	\$53.90	\$55.52
– non-resident	\$63.17	\$65.07

SECTION 6**RENTAL OF ICE TIME**

65. For the rental of ice time, the following hourly rates will be charged:

	January 1 to August 31	September 1 to December 31
a) minor field hockey associations and organizations with minors as clients	\$127.90	\$131.74
b) organization with adult clients	\$198.73	\$204.69
c) field hockey tournaments for organizations with adult clients	\$127.91	\$131.75
d) schools with minors as clients	\$60.20	\$62.01

SECTION 7
RIGHT OF ACCESS TO OPEN ACTIVITIES OF THE BOROUGH

66. For access to free skating organized by the borough or its authorized representative, the following fees will be charged:

free skating for all, Saturday from 7:30 to 9:30 p.m. and Sunday from 1:30 to 4:30 p.m.

children 5 years of age and under	free
children aged 6 to 17 and persons aged 50 and over	\$1
adults 18 to 49 years old	\$3

2° free skating for 50+, Mondays and Wednesdays from 11 a.m. to 12 p.m. free

3° free skating for families on Mondays and Wednesdays from 10 to 11 a.m. Family means children 5 years and under accompanied by an adult on the ice. free

67. For access to a free badminton or table tennis activity organized by the borough or its representative, the following fee will be charged:

1° per child five (5) years old and under	free
2° per child six (6) to seventeen (17) years of age and per person fifty (50) years of age and over	\$1
3° per adult between eighteen (18) and forty-nine (49) years of age	\$3

68. For access to a “Free Gym” activity, the following fees will be charged:

1° per child five (5) years old and under	free
2° per child six (6) to seventeen (17) years of age and per person fifty (50) years of age and over	\$1
3° per adult between eighteen (18) and forty-nine (49) years of age	\$3

69. For access to public swimming at Valleycrest or Versailles swimming pool, the following fees will be charged:

1° resident	free upon presentation of an access card
a) Obtaining access card	
adult /child	\$5
family (maximum 6 members)	\$15
additional member	\$3
b) Replacement of lost card	\$5
2° non-resident	
a) daily admission	
minor	\$1
adult	\$2

b) season membership	minor	\$35
	adult	\$70
	couple (2 people)	\$120
	family (3 people or more)	\$150

CHAPTER 9
TRANSITIONAL PROVISIONS

70. In the event the present by-law does not fix the rates to dispense services to a third party by the City's employees, the following would be charged for those services:

- 1° the hourly wage of labour directly appointed to targeted operations, increased from the annually budgeted rate for the social costs;
- 2° the rent for using automotive equipment listed in article 8, or, as the case may be, the amount billed to the City for the rental of automotive equipment or any equipment for the purpose of targeted operations;
- 3° the cost of products used or supplied for rendered services;
- 4° the administration fees at the rate of 15% applied on total fees provided for in paragraphs 1°, 2° and 3°.

The above rates also apply to claims made by the City to third parties liable for damages to the City's property for repairs carried out by it.

71. An interest of .8333% per month is applied on any amount due to the City calculated daily from the date when this amount became payable.

CHAPTER 10
EFFECTIVE DATE AND ENFORCEMENT

72. The present by-law applies to the fiscal year 2023 and replaces from January 1, 2023 by-law number CA29 0130-1.

ANNEX A
RATES FOR THE USE OF MACHINERY AND TOOLS

ANNEX A
(Section 4)

RATES FOR THE USE OF MACHINERY AND TOOLS

Wood chipper with a truck of 3 tons or more	\$58.05
Street sweeper	\$104.41
Sidewalk equipment	\$47.41
10-wheel tank truck	\$54.18
6-wheel truck, 3 metric tons and over (2 axles)	\$59.93
10-wheel truck (3 axles)	\$77.50
6-wheel truck, cube or Magnavan	\$28.22
12-wheel truck (4 axles)	\$95.88
Aerial device truck	\$54.18
Min-van	\$16.93
Loader retro-excavator	\$54.18
Front loader on wheels	\$63.89
Salt spreader 6-wheel truck (2 axles)	\$59.93
Salt spreader 10-wheel truck (3 axles)	\$77.50
Steam thawing machine with minivan	\$79.01
Hydraulic drill for backhoe	\$20.88
Grader	\$95.27
Paving machine	\$64.11
Asphalt roller "BW-120"	\$25.17
Asphalt saw including a 6-wheel truck and accessories	\$54.18
Snow blower, including articulated blower	\$125.29
Line tracer, mobile unit	\$50.79
Line tracer, portable unit	\$21.45

ANNEX B

RATES FOR THE RENTAL OF PREMISES AND HALLS AND RELATED FEES

	HOURLY RATE During week Minimum 3 hours		FLAT RATE Friday 10 a.m. to Saturday 1 p.m. Saturday 10 a.m. to Sunday 1 p.m. Sunday 10 a.m. to Monday 1 p.m. (CCMM) Sunday 10 a.m. to 6 p.m. (CCP)		
	RESIDENT HOURLY RATE	NON-RESIDENT HOURLY RATE	RESIDENT	NON-RESIDENT	NPO
PIERREFONDS CULTURAL CENTER (PCC) MARCEL-MORIN COMMUNITY CENTER (MMCC) GERRY ROBERTSON COMMUNITY CENTER (GRCC)					
Large Halls					
PCC 240 people (Saturday)	\$102	\$127	\$1259	\$1395	N/A
PCC 240 people (Sunday – 10 a.m. to 6 p.m.)	\$102	\$127	\$713	\$792	N/A
MMCC 250 people	\$102	\$127	\$1023	\$1129	N/A
GRCC 150 people	\$102	\$127	\$1003	\$1129	N/A
Half of Large Halls					
PCC 120 people (Saturday)	\$70	\$88	\$666	\$738	N/A
PCC 120 people (Sunday – 10 a.m. to 6 p.m.)	\$70	\$88	\$377	\$419	N/A
GRCC 70 people	\$70	\$88	\$562	\$621	N/A
Small Halls					
12 people, Monday to Friday					
GRCC (53 and 64)	\$24	\$29	N/A	N/A	N/A
12 people, Saturday					
GRCC (53 and 64)	\$29	\$35	N/A	N/A	N/A
20 people, Monday to Friday					
PCC (107)	\$26	\$32	N/A	N/A	N/A
20 people, Saturday and Sunday					
PCC (107)	\$32	\$40	N/A	N/A	N/A
35 people, Monday to Friday					
GRCC (42)	\$45	\$55	N/A	N/A	N/A
35 people, Saturday					
GRCC (42)	\$55	\$69	N/A	N/A	N/A
GERRY ROBERTSON COMMUNITY CENTER (GRCC)					
80 people, Monday to Friday					
Community Hall	\$73	\$84	N/A	N/A	N/A
80 people, Saturday and Sunday					
Community Hall	N/A	N/A	N/A	N/A	N/A
CHALET ROXBORO					
60 people, Monday to Friday					
Basement	\$73	\$84	N/A	N/A	N/A
60 people, Saturday and Sunday					
Basement	N/A	N/A	N/A	N/A	N/A
VARIOUS FEES					
Assembly and disassembly of show stages			\$159		
Cleaning fees, additional rate (1 hour minimum)			\$58		

PROVINCE DE QUÉBEC
VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

CERTIFICATE OF RESULTS REGARDING THE REQUESTS
FOR REGISTER

PP-2022-001

Project aiming to authorize the construction of a new six-storey multi-family building (h3 use) in zone C-8-454 at 4700-4704, boulevard Sunnybrooke, at the intersection of boulevard Gouin Ouest, on lots 1 900 120 and 1 899 992, and this, notwithstanding any provision to the contrary in zoning by-law CA29 0040

I, the undersigned, Pier-Luc Bisailon Landry, Secretary of the Borough by interim, certify that registration procedure regarding resolution number CA22 290311 (PP-2022-001) was held on November 28, 2022.

THAT the number of qualified voters according to section 553 of the Act respecting elections and referendums in municipalities was **95**.

THAT **20** applications were required for a referendum poll to be held.

THAT **26** valid written referendum poll applications were received.

Consequently, resolution number CA22 290311 (PP-2022-001) is deemed refused by qualified voters.

IN WITNESS WHEREOF, I give this certificate this twenty-ninth day of November of the year 2022.



Pier-Luc Bisailon Landry, Attorney
Secretary of the Borough by interim



**Extrait authentique du procès-verbal d'une
séance du conseil d'arrondissement**

**Genuine Extract from the minutes of
a Borough Council Sitting**

Séance ordinaire du lundi 5 décembre 2022 à 19 h	Résolution: CA22 29 0	Regular sitting of Monday December 5, 2022 at 7 p.m.
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PP-2022-001 –
4700-4704, BOULEVARD SUNNYBROOKE À
L'INTERSECTION DU BOULEVARD GOUIN
OUEST – RETRAIT DE LA RÉOLUTION

PP-2022-001 –
4700-4704, BOULEVARD SUNNYBROOKE À
L'INTERSECTION DU BOULEVARD GOUIN
OUEST – WITHDRAWAL OF THE
RESOLUTION

ATTENDU qu'une réunion du comité consultatif d'urbanisme a été tenue le 7 avril 2021 à 17 h 30, à l'issue de laquelle le projet particulier de construction a été recommandé par ledit comité;

WHEREAS a meeting of the Urban Planning Advisory Committee has been held on April 7, 2021 at 5:30 p.m., at the end of which the specific construction proposal was recommended by said committee;

ATTENDU qu'une consultation citoyenne s'est tenue du 23 juin 2022 au 24 juillet 2022 sur la plateforme de consultation en ligne Cocoriko;

WHEREAS a citizen consultation was held from June 23, 2022 to July 24, 2022 on the Cocoriko online consultation platform;

ATTENDU QUE le premier projet de résolution a été adopté à la séance du 12 septembre 2022 par la résolution numéro CA22 29 0241;

WHEREAS the first draft resolution has been adopted at the September 12, 2022 sitting by resolution number CA22 29 0241;

ATTENDU QU'une assemblée publique de consultation a été tenue du 28 septembre 2022 conformément aux dispositions de la Loi sur l'aménagement et l'urbanisme (L.R.Q., c. A-19.1);

WHEREAS a public consultation meeting was held on September 28, 2022 in accordance with the provisions of the Act respecting land use planning and development (R.S.Q., c. A-19.1);

ATTENDU QUE le procès-verbal de cette consultation écrite a été déposé en séance;

WHEREAS the minutes of this written consultation has been tabled at the sitting;

ATTENDU QUE le second projet de résolution a été adopté à la séance du 4 octobre 2022 par la résolution CA22 29 0274;

WHEREAS the second draft of resolution has been adopted at the October 4, 2022 sitting by resolution CA22 29 0274;

ATTENDU QU'UNE demande de participation à un référendum valide a été reçue à l'égard du second projet de résolution;

WHEREAS one valid referendum application have been received in respect of the second draft of resolution;

ATTENDU QUE la résolution a été adoptée le 7 novembre 2022;

WHEREAS the resolution was adopted on November 7, 2022;

ATTENDU QU'un registre pour la résolution CA22 290311 (PP-2022-001) a été tenu le 28 novembre 2022;

WHEREAS a register for resolution CA22 290311 (PP-2022-001) was held on November 28, 2022;

ATTENDU QUE le nombre de personnes habillées à voter selon l'article 553 de la Loi sur les élections et les référendums dans les municipalités était de **95** personnes;

WHEREAS the number of persons qualified to vote according to section 553 of the Act respecting elections and referendums in municipalities was **95** persons;

ATTENDU QUE **20** demandes étaient requises pour qu'un référendum soit tenu et que **26** demandes de participation valides ont été reçues;

WHEREAS **20** applications were required for a referendum to be held and **26** valid applications were received;

**Il est proposé par
le conseiller
appuyé par
le conseiller**

**It was moved by
Councillor
seconded by
Councillor**

ET RÉSOLU

AND RESOLVED

DE retirer la résolution CA22 290311 sur le projet visant à autoriser l'implantation d'un nouveau bâtiment multifamilial (usage H3) de six (6) étages dans la zone C-8-454 au 4700-4704, boulevard Sunnybrooke, à l'intersection du boulevard Gouin Ouest, sur les lots 1 900 120 et 1 899 992.

TO withdraw resolution CA22 290311 regarding project authorizing a new six (6) storey multi-dwelling construction (H3 use) in the C-8-454 zone at 4700-4704, boulevard Sunnybrooke, at the intersection of boulevard Gouin Ouest, on lots 1 900 120 et 1 899 992.

40.10 1228707014

Dimitrios (Jim) BEIS

Pier-Luc BISAILLON LANDRY

Maire d'arrondissement
Mayor of the Borough

Secrétaire d'arrondissement par
intérim/Secretary of the Borough by interim



**Extrait authentique du procès-verbal d'une
séance du conseil d'arrondissement**

**Genuine Extract from the minutes of
a Borough Council Sitting**

Séance ordinaire du lundi 5 décembre 2022 à 19 h	Résolution: CA22 29 0	Regular sitting of Monday December 5, 2022 at 7 p.m.
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PP-2022-002
4775-4777-4779, BOULEVARD LALANDE
SECOND PROJET DE RÉSOLUTION

PP-2022-002
4775-4777-4779, BOULEVARD LALANDE
SECOND DRAFT RESOLUTION

ATTENDU que le projet particulier de construction a fait l'objet d'une consultation citoyenne du 17 mars 2022 au 16 avril 2022 sur la plateforme de consultation en ligne *Cocoriko*;

WHEREAS the specific construction project was the subject of a citizen consultation from March 17, 2022 to April 16, 2022 on the *Cocoriko* online consultation platform;

ATTENDU qu'une réunion du comité consultatif d'urbanisme a été tenue le 7 septembre 2022, à l'issue de laquelle le projet particulier de construction a été recommandé par ledit comité;

WHEREAS a meeting of the Urban Planning Advisory Committee has been held on September 7, 2022., at the end of which the specific construction proposal was recommended by said committee;

ATTENDU QUE le premier projet de résolution a été adopté à la séance du 7 novembre 2022 par la résolution numéro CA22 29 0304;

WHEREAS the first draft resolution has been adopted at the November 7, 2022 sitting by resolution number CA22 29 0304;

ATTENDU QU'une assemblée publique de consultation a été tenue du 28 novembre 2022 conformément aux dispositions de la Loi sur l'aménagement et l'urbanisme (L.R.Q., c. A-19.1);

WHEREAS a public consultation meeting was held on November 28, 2022 in accordance with the provisions of the Act respecting land use planning and development (R.S.Q., c. A-19.1);

ATTENDU QUE le procès-verbal de cette consultation écrite a été déposé en séance;

WHEREAS the minutes of this written consultation has been tabled at the sitting;

ATTENDU QUE ce projet de règlement contient des dispositions susceptibles d'approbation référendaire.

Whereas this by-law contains provisions to pursue a referendum approval procedure.

**Il est proposé par
le conseiller
appuyé par
le conseiller**

**It was moved by
Councillor
seconded by
Councillor**

ET RÉSOLU

AND RESOLVED

D'ADOPTER, en vertu du règlement CA29 0045 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (PPCMOI), le second projet de résolution visant à autoriser l'implantation d'un bâtiment résidentiel de trois logements, situé aux 4775-4777-4779, boulevard Lalande (projetées), sur le lot 1 899 480, et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040;

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction, alteration or occupancy proposals, the second draft resolution aiming to allow the construction of a 3-unit residential building at 4775-4777-4779, boulevard Lalande (projected) on lot 1 899 480, and this, notwithstanding any provision to the contrary contained in zoning by-law CA29 0040;

DE permettre la catégorie d'usage «habitation trifamilial (h2)» sur le site, situé dans la zone H1-8-452;

TO allow the use category "three-family dwelling (h2)" on the site, located in zone H1-8-452;

D'établir une superficie minimale de terrain à 450 mètres carrés;

TO establish a minimum land area of 450 square meters;

D'établir une profondeur minimale de terrain à 27 mètres;

TO establish a minimum depth of the lot at 27 meters;

D'établir une largeur minimale de terrain à 15 mètres;

TO establish a minimum width of the lot at 15 meters;

DE permettre une structure de bâtiment isolée;

TO allow detached building structure;

D'établir la marge de recul avant minimale à 6 mètres;

TO establish the front setback at a minimum of 6 meters;

D'établir les marges de recul latérales minimales à 2 mètres;

TO establish the lateral setbacks at a minimum of 2 meters;

D'établir la marge de recul arrière minimale à 7 mètres;

TO establish the rear setback at a minimum of 7 meters;

D'établir la hauteur maximale du bâtiment à:
i) deux (2) étages;
ii) huit (8) mètres;

TO establish the maximum building height at:
i) two (2) storeys;
ii) eight (8) metres;

D'établir la largeur minimale du mur avant du bâtiment à 8 mètres;

To establish the minimum width of the front wall of the building at 8 metres;

D'établir le coefficient d'occupation du sol (C.O.S.) à un maximum de 0,7;

TO establish the floor area ratio (F.A.R.) at a maximum of 0.7;

D'établir le coefficient d'emprise au sol (C.E.S.) maximum à 0,5;

TO establish the maximum coverage ratio (C.E.S.) at 0.5;

D'autoriser deux (2) portes de garage simple sur la façade principale du bâtiment.

To allow two (2) single garage doors on the main façade of the building

D'ASSORTIR l'acceptation du présent projet particulier de construction aux conditions suivantes :

TO MAKE the acceptance of the present specific construction project subject to the following conditions :

a) L'approbation du plan d'aménagement paysager par la Direction Développement du territoire et études techniques;

a) The approval of the landscaping plan by the "Direction Développement du territoire et études techniques";

b) Que les demandes de permis et autorisations nécessaires à la réalisation du projet soient effectuées dans les 24 mois suivant l'entrée en vigueur du présent PPCMOI;

b) That the permit and necessary authorizations for the present project be requested during the 24 months following the entry into force of the present SCAOPI;

D'OBLIGER le requérant à respecter toutes les conditions prévues ci-dessus, sans quoi, à défaut de se conformer aux obligations résultant de la présente résolution, les dispositions pénales du Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (CA29 0045), s'appliqueront;

TO REQUEST the applicant to respect all the conditions set above and, failure to comply by the obligations resulting from hereby resolution, the penal law provisions of By-law on specific construction, alteration or occupancy proposals for an immovable (CA29 0045), will apply;

En cas de contradiction avec les dispositions énoncées dans le Règlement de zonage de l'arrondissement de Pierrefonds-Roxboro CA29 0040, les critères de la présente résolution prévalent. Toutes autres dispositions dudit règlement continuent à s'appliquer

In case of conflict with the provisions and standards stated in the zoning by-law CA29 0040 of the Borough of Pierrefonds-Roxboro, the criteria of this resolution prevail. All other dispositions of the zoning by-law CA29 0040 will continue to apply.

QUE soit publié un avis public annonçant la possibilité de faire une demande de participation à un référendum.

THAT a public notice be published announcing the possibility of a request to participate in a referendum.

DE poursuivre la procédure d'adoption de ce projet de résolution.

TO pursue the adoption procedure of this draft resolution.

ADOPTÉ À L'UNANIMITÉ

UNANIMOUSLY ADOPTED

40.11 1228707019

Dimitrios (Jim) BEIS

Pier-Luc BISAILLON LANDRY

Maire d'arrondissement
Mayor of the Borough

Secrétaire d'arrondissement par
intérim/Secretary of the Borough by interim