BY-LAW CONCERNING THE URBAN PLANNING OF THE CITY OF MONTRÉAL

At the Montréal city council meeting of August 8, 1994, it was ordained:

TITLE 1
GENERAL PROVISIONS

CHAPTER 1
APPLICATION

1. This by-law applies to the territory of the city of Montréal. That territory is divided into 9 districts, as specified in Ordinance 1-1 enacted under the By-law concerning district advisory committees (7988, as amended) and setting the district boundaries.

2. Parts of lots, lots, sites, buildings or constructions on the territory specified in article 1 must be erected and occupied in accordance with the provisions of this by-law.

CHAPTER II
INTERPRETATION

3. The tables, figures and schedules referred to are an integral part of this by-law.

4. The sector and street boundaries shown on the attached plans correspond to the following benchmarks and their extensions:
   (1) the city boundaries;
   (2) the district boundaries;
   (3) the centrelines of public thoroughfares;
   (4) the centrelines of lanes;
   (5) the centrelines of railway tracks;
   (6) the subdivision lines;
   (7) the lot lines covered by a resolution or a notice of placement of a reserve under the law;
   (8) the specified benchmarks;
   (9) the distances measured to scale, in the absence of other benchmarks.

5. In this by-law, the following words mean:
   "adjacent building": a main building adjoining either a main building on another lot or a lot with the same lateral line;
   "adjacent façade plane": the façade plane of an adjacent building abutting on the common lateral line;
   "advertising sign": a sign that may be put up in a location other than that of an establishment, product, service or building that is advertised, and constituting a main use;
"amusement hall": a hall occupied or used primarily for amusement purposes, where amusement devices are provided to the public;

"amusement machine": a coin-operated game or amusement device authorized by law, not including machines intended for the amusement or recreation of young children, non-electric table games, bowling sets or sound reproduction equipment;

"antenna": a device used to receive and transmit electromagnetic waves for radiocommunication purposes, including the structure specifically designed to support it;

"apartment hotel": a main building or part of a main building containing apartments provided with individual kitchen facilities for transient guests;

"artist or artisan studio": a place used by an artist or an artisan for production purposes;

"attached building": a main building erected on both lateral lines of a lot;

"block": a lot or a group of lots bounded by public thoroughfares, railway tracks, waterways or municipal boundaries;

"building": a construction used or intended to be used to shelter or accommodate persons, animals or things;

"building line": a line drawn on private property that determines the layout of a façade;

"construction": a building or structure made from an assembly of materials whose use requires an area of ground, or that is attached to something requiring an area of ground;

"corner lot": a lot abutting on 2 or more public thoroughfares at their intersection;

"detached building": a main building set back from the lateral lot lines;

"dish antenna": an antenna with a reflective surface capable of concentrating received waves onto a focal point or pointing emitted waves in a single direction;

"dominant line": a building line determined by the longest building line with a line variance less than 1.5 m on the same side of a block;

"dwelling unit": a unit or suite of rooms used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

"establishment": a space intended for the practice of a use;

"façade": the exterior wall of a building facing a public thoroughfare and made up of one or more planes; where a lot is adjacent to several public thoroughfares one of which is less than 7.3 m wide, the exterior wall of a building facing that public thoroughfare is not a façade;

"floor": the part of a building between the surface of a floor and the ceiling immediately above it;

"front line": the lot line coinciding with the right of way line of a public thoroughfare;

"front setback": the space between the front lot line and the building line;

"front yard": the space between the front line, the lateral lot lines and the façade planes and their extensions bordering the right of way of a street;

"ground floor": the space between the first floor above the sidewalk level and the ceiling immediately above it;

"lane": a secondary access lane bordering lots served by a public thoroughfare;

"lateral line": a lot line drawn between the front line and the rear line or another lateral line;

"lateral setback": the space between a lateral lot line and a parallel line between the front and rear setbacks within a lot;

"lateral wall": the wall of a main building consisting of one or more planes and facing a lateral lot line;

"loading unit": an off-street area intended for the loading and unloading of goods;
"lot": a lot, part of a lot or group of lots forming a single property, except for part of a lot covered by a resolution or a notice of placement of a reserve under the law;
"main plane": the vertical plane made up of the part of a façade covering the largest area;
"mezzanine": an intermediate level or interior balcony between the floor and ceiling of a storey;
"motor home": a motor vehicle intended to serve as a dwelling;
"motor vehicle": a road vehicle used for the transportation of persons or goods;
"natural grade": the grade of a building line before raising, clearing, backfilling or other operations;
"neighboring block": a block on the opposite side of a public thoroughfare;
"neighboring building": a main building adjoining another main building or lot, with the same lot lines, or a main building on the other side of a public thoroughfare or lane;
"neighboring façade plane": the main façade plane of an adjacent building not abutting on the common lateral line;
"opening": a breach made in a wall for access to or lighting of a building, except for garage doors;
"other yards": a space between the front yard and the lateral and rear lot lines;
"parking unit": an off-street area intended for motor vehicle parking;
"passenger vehicle": a motor vehicle used for the transportation of not more than 9 occupants, except for a motor vehicle as defined in this article and an emergency vehicle as defined in the Highway Safety Code (R.S.Q., chapter C-24.2);
"public thoroughfare": a public space reserved for vehicle and pedestrian traffic and providing access to bordering lots, but excluding lanes;
"rear line": the lot line opposite the front line and joining two lateral lines;
"rear setback": the space between the rear lot line and a parallel line within a lot;
"rear wall": the wall of a main building consisting of one or more planes and facing the rear lot line;
"rest area": a public open space on public or private property, laid out for rest purposes;
"rooming house": a building or part of a building where at least 4 rooms are rented and where services such as meals and maintenance may be provided to persons residing there, but excluding a reception centre as defined in the Act respecting health services and social services (R.S.Q., chapter S-5);
"semi-detached building": a main building erected on a single lateral lot line;
"servicel equipment": electrical devices and conduits used for plumbing, heating and air conditioning purposes;
"side of a block": the side of a public thoroughfare between 2 successive transverse thoroughfares;
"sign": a sign incidental to a use, put up on the site of the establishment or immovable that is advertised;
"utility building": a building, other than a main building, linked to the practice of a main use, located on the same lot and used for storage purposes.

TITLE II
BUILT-UP AREA

CHAPTER I
GENERAL PROVISION

6. The standards set out in this title apply to the layout of buildings.
CHAPTER II
HEIGHT

SECTION I
GENERAL PROVISIONS

7. The plans entitled "Height Limits", attached to schedules A to I, divide the territory specified in article 1 into sectors of height in metres, and sectors of height in metres and in storeys.

8. In sectors of height in metres and in storeys, the height of buildings must at all points be equal to or less than the maximum prescribed height in metres and in storeys.

9. In sectors of height in metres, the height of buildings must at all points be equal to or less than the maximum prescribed height in metres.

10. The minimum height of the façade of detached or semi-detached buildings, or buildings in extra height sectors must, over at least 60% of the ridge of the façade, be equal to or greater than the minimum prescribed height in metres or in storeys.

11. The floor of the ground floor may not be below the sidewalk level or more than 1.5 m above the sidewalk level, except in significant sectors or for significant immovables, or for immovables whose construction was duly authorized by the city before August 17, 1994.

12. The minimum and maximum prescribed heights in metres may vary by 1 m.

SECTION II
HEIGHT CALCULATION

13. The height in metres of a façade is measured vertically from the grade or sidewalk level at the right of way line of a public thoroughfare to its highest point.

14. The height in metres of a building is measured vertically from the grade or sidewalk level at the right of way line of a public thoroughfare to its highest point, except for authorized projections.

15. The height in storeys is the number of storeys, including the ground floor, between the floor of the ground floor and the ceiling of the top storey, excluding roof-top enclosures.

16. The height in metres or in storeys of the façade of a building must be maintained to a depth of at least 4 m. No building with a gable roof is subject to this article.

17. Where the level of a lot is higher or lower than the grade or sidewalk level at the right of way line of a public thoroughfare, the height in metres and in storeys is measured at the building line from the natural grade.

18. The height in metres or in storeys of a building or part of a building on a sloping lot bounded by more than one public thoroughfare may be established on the side bounded by the highest public thoroughfare to
a maximum depth of 35 m, calculated from the right of way line of that public thoroughfare.

19. A mezzanine meeting the following conditions is considered as a storey:
   (1) its floor area is greater than 40% of the floor area of the storey immediately below it;
   (2) it is windowed.

20. Despite article 15, in sectors of height in metres and in storeys where the symbol "gable roof" is specified on the plan entitled "Height Limits" attached to Schedule F, an additional storey beneath the roof is authorized.

SECTION III
AUTHORIZED EXTENSIONS

21. Despite article 15, no constructions may exceed the maximum prescribed heights in metres and in storeys, except for parapets up to a maximum height of 2 m, stairwells up to a maximum height of 2.5 m, chimneys, vents, masts and antennas.

In sectors where category I.4, I.5, I.6, I.7 or E.7 is authorized as a main use category, industrial handling structures, silos and tanks may exceed the maximum prescribed heights in metres and in storeys.

22. Roof-top enclosures provided for service equipment, stairwells or elevator shafts departing from the maximum prescribed height may be erected on buildings whose construction was authorized by the city before the August 17, 1994.

The roof-top enclosures must be authorized in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), based on the following criteria:
   (1) it must be proven that the equipment provided in a roof-top enclosure cannot be integrated into the interior of the building;
   (2) its external appearance must be compatible with the external appearance of the building;
   (3) its height, outline and location must be such that its visual impact from the street is minimized.

SECTION IV
INFILL CONSTRUCTION RULES

23. Subject to the prescribed height limits, the height in storeys of a proposed building between 2 buildings in the same sector of height in metres and in storeys may not be less than that of the lowest adjacent building, nor more than that of the highest adjacent building. The height in metres of the proposed building may not be less than that of the lowest adjacent building by more than 1 m, nor may it exceed the height of the highest adjacent building by more than 1 m.

24. Subject to the prescribed height limits, where there is no adjacent building, the height in storeys of a proposed building may not be less than that of the lowest of the closest buildings on the same side of the block, nor more than that of the highest of the closest buildings on the same side of the block, in the same sector of height in storeys. The height in metres of the proposed building may not be less than that of the lowest of the closest buildings on the same side of the block by more than 1 m nor may it exceed that of the highest of the closest buildings on the same side of the block by more than 1 m.
25. Subject to the prescribed height limits and despite articles 23 and 24, the height in storeys of a proposed building on a corner lot may not be less than that of the lowest adjacent building in the same sector of height in metres and in storeys. The height in metres of the proposed building may not be more than 1 m less than the height of that building.

26. In significant sectors and in historic sites, the height in metres of a proposed building between 2 buildings in the same height sector may not be less than that of the lowest adjacent building, nor more than that of the highest adjacent building.

SECTION V
SECTORS WHERE A HEIGHT EQUAL TO OR OVER 23 M IS AUTHORIZED

SUBSECTION 1  
GENERAL PROVISION

27. This section applies to sectors where a height equal to or over 23 m is authorized, as shown on the plans entitled "Height Limits" in schedules A to I, except for extra height sectors.

In those sectors, a building project of a height equal to or over 23 m, which exceeds by half the average height in metres and in storeys of buildings within a 50 m radius of the proposed construction, must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7).

SUBSECTION 2  
PLANNING, ARCHITECTURE AND DESIGN

28. In addition to the criteria specified in article 29 of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), the building projects referred to in article 27 must meet the following criteria:

1. projects must take into account the impact of their integration into the built-up area and existing views;
2. projects must take into account their impact on natural lighting and sunlighting of neighboring residential properties, as well as on the sunlighting of streets, parks and public spaces;
3. projects must tend to provide a division between the solid and windowed surfaces of façades in order to avoid the presence of blind walls.

SUBSECTION 3  
WIND IMPACT

29. The constructions referred to in article 27 must be covered by wind impact studies carried out in accordance with the following parameters:

1. the average wind speed must be calculated over a base period of one hour;
2. the reference period for gust evaluation must be 2 seconds or less, with a turbulence of 30%;
3. the gust speed must be equal to twice the average speed.
30. The constructions referred to in article 27 must tend to meet the following criteria:
   (1) on the thoroughfare sections listed in paragraphs 1 and 2 of article 36, a ground average wind speed of 4 m/s in winter and 6 m/s in summer, with a maximum excess frequency corresponding to 15% of the time;
   (2) on thoroughfare sections other than those listed in paragraphs 1 and 2 of article 36, a ground average wind speed of 4 m/s in winter and 6 m/s in summer, with a maximum excess frequency corresponding to 25% of the time;
   (3) in parks, public spaces and rest areas, a ground average speed of 4 m/s in winter and 6 m/s in summer, with a maximum excess frequency corresponding to 10% of the time.

31. The ground gusts generated by a project may not exceed a ground speed of 20 m/s more than 1% of the time.

SECTION VI
EXTRA HEIGHT SECTORS IN THE VILLE-MARIE DISTRICT

SUBSECTION 1
EXTRA HEIGHT

32. This section applies to extra height sectors as shown on the plan entitled "Maximum Heights in Extra Height Sectors" attached to Schedule F.
   In those sectors, buildings may, if recessed from the minimum prescribed height in storeys, attain a height equal to or less than the maximum prescribed extra height.
   In extra height sectors marked "+120", buildings may attain the lesser of the following heights:
   (1) a height more than 120 m but not over 232.5 m above sea level;
   (2) a height of 200 m calculated in accordance with this chapter.

33. Projects that include extra height constructions or those providing for their alteration must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7).

SUBSECTION 2
DEVELOPMENT, ARCHITECTURE AND DESIGN

34. In addition to the criteria specified in article 29 of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), extra height projects must meet the following criteria:
   (1) projects must tend to maintain the visual corridors between Mont Royal and the river, as shown on the following figure:
(2) projects must tend to maintain the wide views of Mount Royal and the river, as shown on the following diagrams:

Views of the mountain

Views from the belvedere on the mountain
(3) projects must tend to be integrated into the downtown skyline, as shown on the following figures:

(4) projects must take into account their impact on the existing developed area;
(5) projects must tend to preserve, apart from the prescribed heights in metres, the opening toward the sky in order to avoid the nave effect and to allow the filtration of light;
(6) projects must tend to provide a division between the solid and windowed surfaces of a façade in order to avoid the presence of blind walls;
(7) projects must take into account the impact on the local road system and on traffic;
(8) projects must tend to preserve the architectural features of existing buildings, in the case of extensions in extra height sectors.

SUBSECTION 3
SUNLIGHTING
35. Extra height projects must tend to provide a minimum sunlighting period over streets, parks and public places, as prescribed in this subsection. To that end, sunlighting impact studies on extra height projects must be carried out in accordance with the following parameters:

   (1) a sunlighting study must be carried out with and without the projects;
   (2) the sunlighting studies must take into account the potential for development of adjacent lots, as determined by the maximum prescribed heights in metres;
   (3) the sunlighting period to be considered for public thoroughfare impact study purposes must correspond to the duration of the sun's course from one side to the other of the right of way of a public thoroughfare, so that at least one sidewalk is sunlighted.

36. Extra height projects must tend to provide the following minimum sunlighting periods:

   (1) a minimum sunlighting period at the equinox of at least 2½ consecutive hours between noon and 3 p.m., on the following east-west thoroughfare sections:
      (a) La Gauchetière Street, between Bleury and Sanguinet streets;
      (b) Notre-Dame Street, between Guy and McGill streets;
      (c) Ontario Street, between Sanguinet and Amherst streets;
      (d) Saint-Antoine Street, between McGill Street and Saint-Laurent Boulevard;
      (e) Sainte-Catherine Street, between Atwater Avenue and Amherst Street;
      (f) Sherbrooke Street, between Guy Street and Saint-Laurent Boulevard;
   
   (2) a minimum sunlighting period at the equinox of at least 2½ consecutive hours or a minimum sunlighting period based on the maximum prescribed heights in metres, on the following north-south thoroughfare sections:
      (a) Park Avenue, between Sherbrooke Street and Pine Avenue;
      (b) McGill College Avenue, between Sainte-Catherine and Sherbrooke streets;
      (c) Saint-Laurent Boulevard, between Pine Avenue and Saint-Antoine Street;
      (d) Amherst Street, between Ontario Street and René-Lévesque Boulevard;
      (e) Bishop Street, between Sherbrooke Street and René-Lévesque Boulevard;
      (f) Crescent Street, between Sherbrooke Street and René-Lévesque Boulevard;
      (g) Bleury Street, between Sherbrooke and Saint-Antoine streets;
      (h) Mountain Street, between Sherbrooke Street and René-Lévesque Boulevard;
      (i) McGill Street, between Saint-Antoine and De la Commune streets;
      (j) Saint-Denis Street, between Sherbrooke Street and René-Lévesque Boulevard;
   
   (3) a minimum sunlighting period at the equinox of at least 1½ consecutive hours between noon and 3 p.m., on the east-west thoroughfare sections other than those listed in paragraph 1;
   
   (4) a minimum sunlighting period at the equinox of at least 1½ consecutive hours or a minimum sunlighting period based on the maximum prescribed heights in metres, on the north-south thoroughfare sections other than those listed in paragraph 2.

37. Extra height projects must tend to provide a minimum sunlighting period at the equinox of at least 8 consecutive hours between 8 a.m. and 6 p.m. over at least 50% of the area of parks and public places, based on the maximum prescribed heights in metres and on the potential for development of adjacent lots, and assessed with and without the projects.

SUBSECTION 4
WIND IMPACT

38. Extra height projects must tend to conform to the wind impact standards prescribed in this subsection. To that end, wind impact studies on extra height projects must be based on the following parameters:
   (1) the wind impact studies must be carried out with and without the projects and, as the case may be, the mitigating measures decided upon;
   (2) the wind impact studies must be carried out in wind tunnels or hydraulic basins;
   (3) the average wind speed must be calculated on a base period of one hour;
   (4) the reference period for gust evaluation must be 2 s or less, with a turbulence of 30%;
   (5) the gust speed must be equal to twice the average speed.

39. Extra height projects must tend to meet the following criteria:
   (1) on the thoroughfare sections listed in paragraphs 1 and 2 of article 36, a ground average wind speed of 4 m/s in winter and 6 m/s in summer, with a maximum excess frequency corresponding to 15% of the time;
   (2) on thoroughfare sections other than those listed in paragraphs 1 and 2 of article 36, a ground average wind speed of 4 m/s in winter and 6 m/s in summer, with a maximum excess frequency corresponding to 25% of the time;
   (3) in parks, public places or rest areas, a ground average wind speed of 4 m/s in winter and 6 m/s in summer, with a maximum excess frequency corresponding to 10% of the time.

40. The ground gusts generated by a project may not exceed a ground speed of 20 m/s more than 1% of the time.

CHAPTER III
DENSITY

SECTION I
GENERAL PROVISION

41. The plans entitled "Maximum Coverage Ratios and Densities" attached to schedules A to E and G to I, as well as the plan entitled "Maximum Densities" attached to Schedule F, divide the territory described in article 1 into sectors.
   The density of constructions must be equal to or less than the maximum density prescribed by sector on those plans.

SECTION II
DENSITY CALCULATION

42. Density is measured by the floor area index (FAI), which is calculated as the ratio between the total floor area of a building and the area of the lot on which the building stands.

43. The floor area of a building is equal to the sum of the area of each of its floors, including a mezzanine and a basement floor. The floor area of a building is measured from the exterior face of exterior walls.
44. In extra height sectors, where a lot to be developed has been assigned more than one floor area index, the maximum index is calculated in proportion to the parts of a lot affected by each floor area index.

SECTION III
AREAS EXCLUDED FROM THE FLOOR AREA CALCULATION

45. The following areas are excluded from a building's floor area calculation:
   (1) underground vehicle parking areas and loading areas, as well as their service roads;
   (2) the ground floor of buildings in a sector where class C of category C.5 is authorized;
   (3) areas provided for service equipment, stairways, elevators and vertical pipes, up to a maximum of 15% of the total floor area;
   (4) in the case of lots used as metro sites, the underground spaces providing access to the metro or used for its animation;
   (5) the structural load transfer storey of a construction spanning an autoroute in a trench or a tunnel.

46. In buildings whose construction was duly authorized by the city before August 17, 1994, the following are excluded from the floor area calculation:
   (1) an enclosed pedestrian access on the ground floor of a building;
   (2) a shelter allowing the use of a roof for relaxation or recreation purposes by the occupants of a building.

CHAPTER IV
LAND COVERAGE RATIO

47. The plans entitled "Maximum Land Coverage Ratios and Maximum Densities" attached to schedules A to E and G to I, as well as the plan entitled "Maximum Land Coverage Ratios" attached to Schedule F, divide the territory specified in article 1 into sectors. The land coverage ratio of a lot must be equal to or less than the maximum land coverage ratio prescribed by sector on those plans.

48. On corner lots, the maximum land coverage ratio may be increased by 20%.

SECTION I
LAND COVERAGE RATIO CALCULATION

49. The land coverage ratio expresses the ratio between the coverage of a building and the area of the lot on which that building stands.

50. The land coverage of a building corresponds to the area of the horizontal projection of the building on the ground, except for part of the building that is entirely underground, a balcony, a stoop, a terrace, a step, a cornice, an exterior stairway, an exterior ramp and an open-air loading platform. That area includes a ventilation shaft, a light shaft and all spaces included in a building.

SECTION II
REQUIRED CLEARANCES
51. Constructions having a land coverage ratio greater than 85% and containing a residential use, whose erection was duly authorized by the city on or after August 17, 1994 must be provided with clearances. The total area of required clearances must be equal to 10% of the total floor area of each dwelling unit, without exceeding 10 m² a unit.

52. For the purposes of this chapter, a required clearance may be part of a lot, a balcony, a loggia, a terrace, an interior garden or an interior public space accessible to the occupants of a building.

CHAPTER V
MODES OF LAND COVERAGE

53. The plans entitled "Modes of Land Coverage" attached to schedules A to I divide the territory specified in article 1 into sectors, according to 4 types: detached, semi-detached, contiguous and sectors covered by integration rules. The layout of a building must conform to the modes of land coverage prescribed by sector on those plans.

SECTION I
CONTIGUITY

54. In sectors where contiguity is mandatory, buildings must occupy the full width of a lot to a minimum depth of 4 m.

SECTION II
INFILL CONSTRUCTION RULES

55. In sectors covered by infill construction rules and in sectors where several modes of land coverage are prescribed, except where the detached, semi-detached and contiguous modes are prescribed simultaneously, buildings must meet the following requirements:

(1) where on the same side of a block and to a minimum depth of 4 m from the building line, the adjacent lot is occupied by a building erected up to the lateral lot line, the building must be laid out, on that side, up to the lateral line and to a minimum depth of 4 m from the building line;

(2) where on the same side of a block, the adjacent lot is occupied by a building not erected up to the lateral lot line, the building must provide a setback on that side, in accordance with lateral setback provisions.

CHAPTER VI
BUILDING LINES AND SETBACKS

56. The plans entitled "Building Lines" attached to schedules A to I indicate, by street sections, the building lines prescribed in the territory referred to in article 1. No part of a building may be located between the prescribed building line and the right of way of a public thoroughfare.

57. The layout of a building wall may vary by about 15 cm from the prescribed building line and setbacks.
SECTION I
BUILDING LINES

SUBSECTION 1
GENERAL PROVISIONS

58. At least 60% of the façade area must be on the building line.

59. Where no building line is prescribed, the following requirements apply:
   (1) in sectors where the prescribed density is above 3, the building line must:
       (a) be between 0 and 6 m;
       (b) be in accordance with subsection 2 if there are benchmark façade planes;
   (2) in sectors where the prescribed density is equal to 3 or in sectors where no density is prescribed, the building line must:
       (a) be between 1.5 m and 6 m;
       (b) be in accordance with subsection 2 if there are benchmark façade planes.

60. The façade area of a building is equal to the sum of the projections of façade planes on a vertical plane parallel to the building line.

61. In cases of extra height, only the part of the façade below the extra height is considered for building façade area calculation purposes.

62. Openings and architectural adornments set back from the building line are considered on the prescribed building line when the setback is equal to or less than 1.5 m.

63. Where "line subject to R.B.C.M., chapter P-7" appears on the plans entitled "Building Line" in schedules A to I, the building line must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), based on the following criteria:
   (1) the preservation of the morphological features of the area and of its vegetation;
   (2) the preservation of the character of the built-up area into which the new construction is integrated;
   (3) the enhancement of a building of architectural significance, a vista or other distinctive urban feature.

SUBSECTION 2
INFILL CONSTRUCTION RULES

64. Where the distance between the extensions of adjacent or neighboring façade planes is less than 1.5 m, at least 60% of the façade area of the proposed building or part of building must be within the extension of the adjacent or neighboring façade plane closest to the right of way of the public thoroughfare.

65. Where the distance between the extensions of adjacent or neighboring façade planes is between 1.5 m and 6 m, at least 60% of the façade area of the proposed building must be within the extension of the adjacent or neighboring façade plane closest to the dominant line.
66. Where the distance between the extensions of adjacent or neighboring façade planes is over 6 m, the line of the proposed building or part of building must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), based on the criteria referred to in article 63.

67. Where a proposed building or part of building is on the side adjacent to a vacant lot, the benchmark façade plane used to establish the building line is, on that side, that of the closest building on the same side of the block.

68. The building line of a corner lot is that of the adjacent or neighboring façade plane or that of the façade plane of the building closest to the right of way of a public thoroughfare on the same side of the block, or it is established between those lines.

69. Where a proposed building or part of building is adjacent to a lane or a corner building, the benchmark façade plane used to establish the building line is that of the other adjacent building on the same side of the block. If the 2 adjacent buildings are corner buildings, the building line is established within the extension or between the extensions of adjacent or neighboring façade planes.

70. Where a proposed building or part of building is adjacent to a building made up of more than one adjacent façade plane, the benchmark façade plane is the adjacent façade plane covering the largest area.

71. Where an existing building occupies the entire side of a block, the prescribed building line is that of the point on the façade closest to the right of way of the public thoroughfare.

72. Where a proposed building occupies the unbuilt side of a block, the building line is that of either one of the closest buildings on the neighboring block on the same side of the public thoroughfare, or it is established between those lines.

73. Where adjacent or neighboring façade planes are parallel to each other but not to the right of way of a public thoroughfare, the façade plane of a proposed building or part of a building must be parallel to the adjacent or neighboring façade planes and must be at mid distance between the extension of adjacent or neighboring façade planes.

74. Where the façade plane of a building used to determine a building line is not parallel to the right of way of a public thoroughfare, the building line must conform to the general line of the benchmark façade planes without being closer to or farther from the right of way of those façade planes.

75. Where the distance between the right of way line of a public thoroughfare and the line of a proposed building or part of building under the integration rules meets either one of the following conditions, the building line must be approved in accordance with the second paragraph:
   (1) it is over 10 m in a sector where category C.6, C.7 or a category of the industrial group is authorized;
   (2) it is over 6 m in a sector where category C.1, C.2, C.3, C.4 or C.5 is authorized;
   (3) it is under 6 m in a sector where a category of the network of community and institutional facilities is authorized.
The building line must be approved in accordance with section III of the By-law concerning the procedure for approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), based on the following criteria:

1. the contribution of the building and its exterior layout to the street environment;
2. the enhancement of the building;
3. the restrictions relating to parking areas and unloading platforms in lateral or rear setbacks.

SECTION II
LATERAL AND REAR SETBACKS

76. A lateral building wall that is not erected on the lateral lot line must be laid out at a distance equal to or greater than the following minimum lateral setbacks, which vary according to the prescribed maximum heights in metres:

<table>
<thead>
<tr>
<th>MAXIMUM HEIGHT IN METRES</th>
<th>MINIMUM LATERAL SETBACK IN METRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>up to 12.5 m</td>
<td>1.5</td>
</tr>
<tr>
<td>over 12.5 m and up to 20 m</td>
<td>2.5</td>
</tr>
<tr>
<td>over 20 m and up to 30 m</td>
<td>3.0</td>
</tr>
<tr>
<td>over 30 m</td>
<td>4.0</td>
</tr>
</tbody>
</table>

77. The lateral setback of a lot adjacent to a lane may be calculated from the centreline of that lane.

78. The lateral setback requirements do not apply to a wall laid out between 2 façade planes or to part of a building entirely below grade.

79. Utility buildings whose layout does not conform to the prescribed lateral setback must be laid out up to the lateral line. No building may cover more than 40% of the depth of the lot measured from the rear line.

80. The rear wall of a building must be laid out at a distance equal to or greater than the following minimum rear setback, which varies according to the prescribed maximum heights in metres:

<table>
<thead>
<tr>
<th>MAXIMUM HEIGHT IN METRES</th>
<th>MINIMUM REAR SETBACK IN METRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>up to 20 m</td>
<td>3.0</td>
</tr>
<tr>
<td>over 20 m</td>
<td>4.0</td>
</tr>
</tbody>
</table>

81. The rear setback requirements do not apply to part of a building entirely below grade.

82. Utility buildings whose layout does not conform to the prescribed rear setback must be laid out up to
the rear line. No building may cover more than 50% of the lot width.

83. Where a category of the industrial group or where category C.4, C.5, C.6 or C.7 is authorized, or where a maximum land coverage ratio of 100% is prescribed, a building may be laid out on the rear lot line.

84. Buildings laid out along the St. Lawrence River or the Des Prairies River must provide a minimum setback of 15 m from the natural high water line.

85. The layout of buildings south of Saint-Jacques Street must provide a minimum setback of 5 m from the crest of the slope of Saint-Jacques Cliff.

CHAPTER VII
BUILDING APPEARANCE

86. For the purposes of this chapter, a façade includes all walls adjacent to a front yard or laid out on the right of way line of a public thoroughfare.

SECTION I
TRANSFORMATION OF RESIDENTIAL BUILDINGS

87. In the case of transformation of residential buildings for other purposes, the exterior appearance of the residential buildings must be preserved.

SECTION II
PROHIBITED MATERIALS

88. None of the following facing materials may be used on façades or exterior walls:
   (1) tar, mineralized or vinyl and similar paper;
   (2) paper board, material not designed for exterior use or of an unfinished appearance;
   (3) glass, mirror and any other material with an exterior daylight reflection rate over 20% on more than 5% of the façade surface including openings.

SECTION III
MASONRY

89. No facing stone used on a façade may be painted.

90. A façade must be covered with masonry on at least 80% of its surface, excluding openings, except for:
   (1) the ground floor of a building in a sector where a category of the commercial group is authorized;
   (2) a building in an extra height sector;
   (3) a building in a sector where category C.6, C.7, or a category of the industrial group is authorized as a main use category;
   (4) a detached building in a sector where only category H.1 is authorized.

91. Where the material referred to in article 90 is a composite stone, a concrete block or panel, its color and texture must be similar to those of natural stone.
SECTION IV
PROJECTIONS

92. A projecting exterior stairway that rises in whole or in part to a level higher than the ground floor of a building may be placed on a façade if it does not exceed the second floor and if the building on which it is to be placed is at one of the following locations:

(1) on a lot adjacent to a lot occupied by a building with such a stairway on its façade;
(2) on one side of a block where at least 60% of the buildings have such a stairway;
(3) in a sector where a category of the network of community and institutional facilities is authorized, except for categories E.1(1) to E.1(4).

93. No service equipment, except individual and removable air conditioning units, may be visible on a façade.

SECTION V
OPENINGS

94. The area of openings of a façade is equal to the sum of orthogonal projections of openings on that façade plane, except for garage doors.

95. Except in sectors where category C.7, I.5, I.6, I.7 or E.7 is authorized, the area of openings must be equal or greater than 10% of:

(1) the area of the ground floor façade;
(2) the area of a façade.

96. Except for the ground floor of buildings in sectors where a use category of the commercial group is authorized and for buildings in extra height sectors, the area of openings of a façade may not exceed 40% of the area of that façade.

CHAPTER VIII
SIGNIFICANT SECTORS AND IMMOVABLES

SECTION I
GENERAL PROVISIONS

97. This chapter applies to sectors and immovables specified on the plans entitled "Significant Sectors and Immovables" attached to schedules A to I, and on the list attached as Schedule J.

The following table indicates, for sectors subject to standards and for sectors subject to criteria, the architectural features specified in this chapter.

<table>
<thead>
<tr>
<th>TABLE OF DOMINANT ARCHITECTURAL FEATURES BY SECTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>SECTORS SUBJECT TO STANDARDS</td>
</tr>
<tr>
<td>SECTORS SUBJECT TO CRITERIA</td>
</tr>
<tr>
<td>FACING</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

98. In the case of significant sectors or immovables, all work relating to the construction or extension of buildings, the transformation, restoration or replacement of architectural features, must be carried out in accordance with the provisions of this chapter.

SECTION II
PROVISIONS COMMON TO SIGNIFICANT SECTORS AND IMMOVABLES

99. The facing, crown, opening, fore-building and façade projection of a building must be kept in good condition. They may be transformed if the replaced elements take on the original shape and appearance.

100. Despite article 99, any building façade component that does not conform to section III may be replaced in order to meet the requirements of that section.

SECTION III
SECTORS SUBJECT TO STANDARDS

101. This section applies to significant sectors designated by the letters A, B, C, D, E, F and G on the plans entitled "Significant Sectors and Immovables" in schedules A to I.

SUBSECTION 1
FACING

102. In significant sectors, where more than one facing material is provided for in article 97, either one of those materials may be used.
103. In significant sectors where brick facing is specified in the table of article 97, the brick must be of fine grain texture and of a color similar to the dominant color in the sector.

104. A foundation wall, a breast wall, a lintel, a string-course and an architectural motif integrated into a brick-covered façade may be made of stone or material similar to freestone in its texture, color and modulation.

105. Where a proposed building or part of building is between 2 buildings whose ground floors are covered with stone or similar material, the ground floor treatment of that building or part of a building must take those features into account.

106. In significant sectors where a stone facing is specified in the table of article 97, a facing of stone or other material similar to stone in its texture, color and modulation must be used.

107. In significant sectors where a clapboard facing is specified in the table of article 97, a facing of clapboard or other material similar to clapboard in texture, color and modulation must be used.

SUBSECTION 2
CROWNS

108. In significant sectors, any upper section of a façade must be enhanced by a distinctive architectural treatment or by a crown conforming to table 97 and to this subsection.

109. A false mansard is authorized where adjacent buildings are each provided with one. Its height and pitch must be comparable to those of adjacent false mansards and must be covered with the same materials or a material similar in texture, color and modulation.

110. A false gable is authorized where adjacent buildings are each provided with one. Its height and pitch must be comparable to those of adjacent false gables and must be covered with the same materials or a material similar in texture, color or modulation.

111. A sloped roof is authorized where adjacent buildings are each provided with one. Its height and pitch must be comparable to that of adjacent sloped roofs and must be covered with the same materials or a material similar in texture, color or modulation.

SUBSECTION 3
OPENINGS

112. The area of openings of a façade may vary between 20% and 40% of the area of that façade, except for the ground floor of a building in a significant sector where a category of the commercial group is authorized.

113. In significant sectors where a vertical opening is specified in the table of article 97, an opening in a façade must be higher than it is wide by at least 50% unless the opening is less than 70 cm high. Where an opening is fitted with more than one window, each window must be at least 50% higher than it is wide, and
must be divided by vertical muntins.

SECTION IV
WORK NOT CONFORMING TO PRESCRIPTIVE PROVISIONS

114. All work relating to the construction or extension of a building, the transformation, restoration or replacement of an architectural feature not conforming to sections II and III of this chapter must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), based on the criteria specified in section V of this chapter.

SECTION V
SECTORS SUBJECT TO CRITERIA

115. This section applies to the "Old Montréal" and "Lachine Canal" significant sectors and to sectors designated by the letters AA, BB, CC, DD, EE, FF, GG, HH, II on the plans entitled "Significant Sectors and Immovables" in schedules A to I.

116. The following work must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7), based on the criteria specified in this section:

(1) the construction or extension of a building in a significant sector or on a lot designated as a significant immovable;

(2) the transformation of an architectural feature, where that feature relates to a building in a significant sector or on a lot designated as a significant immovable and where it concerns work carried out on an exterior wall visible from a public thoroughfare.

117. The work referred to in article 116 must meet the criteria specified in this section, taking the following factors into account:

(1) the degree of homogeneity of the immediate environment;

(2) the use of the building and its architectural features;

(3) the site of the building on a block;

(4) the contribution of the building to the consolidation, preservation or evolution of the developed area.

118. The architectural features of the extension of existing buildings, including the level and type of access, must be compatible with the architectural features of those buildings. They may be of contemporary design where the context so allows.

119. The architectural features of a new building erected between 2 buildings whose original architectural features have been preserved, including the level and type of access, must be compatible with the architectural features of those adjacent buildings. They may be of contemporary design where the context so allows.

120. The architectural features of a new building erected between 2 buildings whose original architectural features were not preserved, including the level and type of access, must be compatible with the architectural
features specified in the table of article 97. They may be of contemporary design where the context so allows.

121. The transformation of the architectural features of a façade must be compatible with the building’s architectural style.

122. Alterations to an existing overhang in a front yard must, in their architectural treatment, be in keeping with the character of the building on which it is fixed.

123. Alterations to areaways must be compatible with the features of the significant sector where they are located.

124. Gates and enclosing walls of architectural significance must be preserved.

125. In significant sectors where categories of the commercial group are authorized, the work referred to in article 116 must tend to meet the following criteria:
   (1) the opening proportion specified in the table of article 97 applies to levels above the ground floor;
   (2) the façade opening proportion at the ground floor level may vary from 50% to 80%;
   (3) all non-fenestrated sections must be covered with a material compatible with the main facing material and be arranged in continuity with the non-fenestrated surfaces of the upper levels;
   (4) a cornice or band-type architectural element may mark the transition from the ground floor to the upper levels.

126. In significant sectors including parts of Gouin Boulevard or Notre-Dame Street, and located in the Ahuntsic — Cartierville and Rivière-des-Prairies — Pointe-aux-Trembles districts, the work referred to in article 116 must take into account:
   (1) the vistas and the urban landscape;
   (2) the distinctive character of the boulevard and the street.

127. On lots where a building or a group of buildings designated as a significant immovable are erected and in the "Old Montréal" and "Lachine Canal" significant sectors, the work referred to in article 116 must tend to meet the following criteria:
   (1) preservation of the unique and distinctive character of the buildings or site and the protection of each of their architectural parts or features;
   (2) preservation of dominant features of the urban landscape;
   (3) maintenance of the existing mode of land coverage.

CHAPTER IX
SECTORS SUBJECT TO SITE PLANNING

128. This chapter applies to sectors subject to site planning, as specified on the plans entitled "Site Plans" attached to schedules C, E, F, G, H and I.

129. In sectors subject to site planning, the construction of new buildings must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or
occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7).

TITLE III
USES

CHAPTER I
GENERAL PROVISIONS

130. The territory referred to in article 1 is divided into sectors on the plans entitled "Prescribed Uses".

The occupancy of lots or buildings must conform to the uses prescribed on those plans. However, despite what is specified on the plans, only uses in categories E.1 and E.7(4) are authorized in the right of way of an autoroute, a railway, a transmission line or a public thoroughfare.

For the purposes of this by-law, the main use category authorized in a sector corresponds to the one specified on those plans.

131. The conditional uses linked to the prescribed use categories may be authorized as main uses, by sector, in accordance with this title, under the conditional use procedure. Supplementary uses, by sector, are also authorized.

132. The following uses may be authorized under the conditional use procedure:

(1) the use, for purposes other than those specified in this by-law, of a building not used or intended to be used for the purposes specified in this by-law;

(2) the use, for purposes other than those specified in this by-law, of a building in the "Old Montréal" significant sector, as long as it is not a specific use in category C.5, C.6, C.7, I.2, I.4, I.5, I.6 or I.7;

(3) the use, for office purposes, of an industrial building that meets either one of the following conditions:
   (a) its height is equal to or greater than 4 storeys;
   (b) it is designated as a significant immovable;
   (c) it is in a significant sector;

(4) a specific use in category I.4, in a sector where category I.2 is authorized.

133. Despite any prescribed maximum floor area, an establishment may be set up in a building whose construction was duly authorized by the city before August 17, 1994 for the occupancy of the entire floor of that building, without exceeding 50% of the prescribed area.

This provision does not apply to supplementary uses.

134. Unless otherwise provided, the authorization to practise a main use includes that of practising uses that are accessory to that main use. An accessory use must be necessary or useful for the practice of the main use and may not be advertised by a sign visible from the exterior of a building.

135. In the nomenclature of uses, an activity listed in brackets next to a use indicates that only that activity is authorized.

CHAPTER II
USE CATEGORIES

94-077 / 24
136. Uses fall into 4 groups of categories, namely residential, commercial, industrial and community and institutional facilities. The groups and related categories are as follows:

<table>
<thead>
<tr>
<th>GROUPS</th>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>·1 dwelling unit</td>
<td>H.1</td>
</tr>
<tr>
<td>·2 dwelling units</td>
<td>H.2</td>
</tr>
<tr>
<td>·3 dwelling units</td>
<td>H.3</td>
</tr>
<tr>
<td>·4 to 8 dwelling units</td>
<td>H.4</td>
</tr>
<tr>
<td>·8 to 12 dwelling units</td>
<td>H.5</td>
</tr>
<tr>
<td>·12 to 36 dwelling units</td>
<td>H.6</td>
</tr>
<tr>
<td>·36 dwelling units and more</td>
<td>H.7</td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td></td>
</tr>
<tr>
<td>·Convenience stores and businesses</td>
<td>C.1(1), C.1(2)</td>
</tr>
<tr>
<td>·Businesses and services in light commercial activity sectors</td>
<td>C.2</td>
</tr>
<tr>
<td>·Businesses and services in designated sectors</td>
<td>C.3(1), C.3(2), C.3(3), C.3(4), C.3(5), C.3(6), C.3(7), C.3(8), C.3(9), C.3(10)</td>
</tr>
<tr>
<td>·Businesses and services in medium commercial activity sectors</td>
<td>C.4</td>
</tr>
<tr>
<td>·Businesses and services in high commercial activity sectors</td>
<td>C.5</td>
</tr>
<tr>
<td>·Heavy businesses</td>
<td>C.6(1), C.6(2)</td>
</tr>
<tr>
<td>·Wholesale businesses and warehousing</td>
<td>C.7</td>
</tr>
<tr>
<td>INDUSTRIAL</td>
<td></td>
</tr>
<tr>
<td>·Light industries compatible with other urban activities</td>
<td>I.1</td>
</tr>
<tr>
<td>·Light industries</td>
<td>I.2</td>
</tr>
<tr>
<td>·Industries in designated sectors</td>
<td>I.3(1), I.3(2), I.3(3), I.3(4)</td>
</tr>
</tbody>
</table>
137. For the purposes of this by-law:

1. "category C.1" groups categories C.1(1) and C.1(2);
2. "category C.3" groups categories C.3(1), C.3(2), C.3(3), C.3(4), C.3(5), C.3(6), C.3(7), C.3(8), C.3(9) and C.3(10);
3. "category C.6" groups categories C.6(1) and C.6(2);
4. "category I.3" groups categories I.3(1), I.3(2), I.3(3) and I.3(4);
5. "category I.7" groups categories I.7(1) and I.7(2);
6. "category E.1" groups categories E.1(1), E.1(2), E.1(3) and E.1(4);
7. "category E.2" groups categories E.2(1) and E.2(2);
8. "category E.3" groups categories E.3(1), E.3(2), E.3(3) and E.3(4);
9. "category E.4" groups categories E.4(1), E.4(2), E.4(3) and E.4(4);
10. "category E.5" groups categories E.5(1), E.5(2) and E.5(3);
11. "category E.6" groups categories E.6(1), E.6(2) and E.6(3);
12. "category E.7" groups categories E.7(1), E.7(2), E.7(3) and E.7(4).

CHAPTER III
RESIDENTIAL GROUP

SECTION I
GENERAL PROVISIONS

138. Buildings exclusively occupied by a use in the residential group must be at least 5.5 m wide.
139. Despite article 138, buildings exclusively occupied by a use in the residential group may have a width of 4.25 m to 5.5 m if they are attached and if they are laid out on a lot lower than 5.5 m in width on August 17, 1994.

140. The transformation for residential purposes of buildings intended for other uses and located in sectors where residential group uses are authorized may be carried out by departing from the requirements relating to the authorized number of dwelling units in a building.

SECTION II
CATEGORY H.1

SUBSECTION 1
USES AUTHORIZED IN CATEGORY H.1

141. Category H.1 consists of buildings containing only one dwelling unit.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY H.1

142. The following conditional uses are linked to category H.1:
   (1) of the commercial group:
       (a) postal counter
       (b) convenience store
       (c) automated teller machine;
   (2) of the network of community and institutional facilities:
       (a) preschool
       (b) religious institution such as a place of worship and convent
       (c) day nursery
       (d) retirement and convalescent home.

SECTION III
CATEGORY H.2

SUBSECTION 1
USES AUTHORIZED IN CATEGORY H.2

143. Category H.2 consists of buildings containing 2 dwelling units.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY H.2

144. The following conditional uses are linked to category H.2:
   (1) of the commercial group:
       (a) postal counter
       (b) convenience store
(c) automated teller machine;

(2) of the network of community and institutional facilities:
   (a) preschool and elementary school
   (b) religious institution such as a place of worship and convent
   (c) day nursery
   (d) retirement and convalescent home.

SECTION IV
CATEGORY H.3

SUBSECTION 1
USES AUTHORIZED IN CATEGORY H.3

145. Category H.3 consists of buildings containing 3 dwelling units.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY H.3

146. The following conditional uses are linked to category H.3:
   (1) of the commercial group:
       (a) postal counter
       (b) convenience store
       (c) automated teller machine;
       (d) beauty parlor
   (2) of the network of community and institutional facilities:
       (a) community and cultural centre
       (b) preschool and elementary school
       (c) religious institution such as a place of worship and convent
       (d) day nursery
       (e) retirement and convalescent home.

SECTION V
CATEGORY H.4

SUBSECTION 1
USES AUTHORIZED IN CATEGORY H.4

147. Category H.4 consists of buildings containing 4 to 8 dwelling units, as well as rooming houses.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY H.4

148. The following conditional uses are linked to category H.4:
   (1) of the commercial group:
       (a) automatic laundry
(b) medical clinic
(c) reception counter for laundry items
(d) postal counter
(e) convenience store
(f) automated teller machine
(g) beauty parlor;

(2) of the network of community and institutional facilities:
(a) library
(b) community and cultural centre
(c) reception centre and nursing home
(d) rehabilitation centre
(e) preschool and elementary school
(f) religious institution such as place of worship and convent
(g) day nursery
(h) retirement and convalescent home
(i) house of culture;

(3) the use:
(a) bed and breakfast establishment.

SECTION VI
CATEGORY H.5

SUBSECTION 1
USES AUTHORIZED IN CATEGORY H.5

149. Category H.5 consists of buildings containing 8 to 12 dwelling units, as well as rooming houses.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY H.5

150. The following conditional uses are linked to category H.5:
(1) of the residential group:
(a) apartment hotel;

(2) of the commercial group:
(a) automatic laundry
(b) medical clinic
(c) reception counter for laundry items
(d) postal counter
(e) grocery store
(f) automated teller machine
(g) hotel with no more than 25 rooms
(h) beauty parlor;

(3) of the network of community and institutional facilities:
(a) library
(b) community and cultural centre
(c) reception centre and nursing home
(d) recreation and sports centre
(e) rehabilitation centre
(f) specialized teaching institution
(g) preschool and elementary school
(h) religious institution such as a place of worship and convent
(i) day nursery
(j) retirement and convalescent home
(k) house of culture;

4. the use:
   (a) bed and breakfast establishment.

SECTION VII
CATEGORY H.6

SUBSECTION 1
AUTHORIZED USES IN CATEGORY H.6

151. Category H.6 consists of buildings containing 12 to 36 dwelling units, as well as rooming houses.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY H.6

152. The following conditional uses are linked to category H.6:

1 of the residential group:
   (a) apartment hotel;

2 of the commercial group:
   (a) automatic laundry
   (b) physical fitness centre
   (c) medical clinic
   (d) reception counter for laundry items
   (e) postal counter
   (f) shoe repair shop
   (g) grocery store
   (h) florist
   (i) automated teller machine
   (j) hotel
   (k) newspapers
   (l) pharmacy
   (m) restaurant
   (n) beauty parlor;

3 of the network of community and institutional facilities:
   (a) library
(b) community and cultural centre
(c) reception centre and nursing home
(d) recreation and sports centre
(e) rehabilitation centre
(f) hospital
(g) specialized teaching institution
(h) preschool and elementary school
(i) religious institution such as a place of worship and convent
(j) day nursery
(k) retirement and convalescent home
(l) house of culture
(m) museum;

(4) the use:
  (a) bed and breakfast establishment.

SECTION VIII
CATEGORY H.7

SUBSECTION 1
USES AUTHORIZED IN CATEGORY H.7

153. Category H.7 includes buildings containing more than 36 dwelling units, rooming houses and apartment hotels.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY H.7

154. The following conditional uses are linked to category H.7:

(1) of the commercial group:
  (a) physical fitness centre
  (b) medical clinic
  (c) grocery store
  (d) hotel
  (e) newspapers
  (f) restaurant;

(2) of the network of community and institutional facilities:
  (a) library
  (b) community and cultural centre
  (c) reception centre and nursing home
  (d) recreation and sports centre
  (e) rehabilitation centre
  (f) hospital
  (g) specialized teaching institution
  (h) preschool and elementary school
(i) high school
(j) religious institution such as a place of worship and convent
(k) day nursery
(l) retirement and convalescent home
(m) house of culture
(n) museum;

(3) the use:
(a) bed and breakfast establishment.

SECTION IX
CONDITIONAL OFFICE USE LINKED TO CERTAIN RESIDENTIAL GROUP CATEGORIES OF THE VILLE-
MARIE DISTRICT

155. The conditional office use is also linked to categories H.2, H.3, H.4, H.5, H.6 and H.7 in the Ville-
Marie district sectors, as shown on the plan entitled "Prescribed Uses" in Schedule F, located north of
Sherbrooke Street, west of McTavish Street, in buildings of 5 storeys or less.

SECTION X
REQUIREMENTS RELATING TO CONDITIONAL USES LINKED TO THE RESIDENTIAL GROUP

156. No conditional use in the commercial group linked to the residential group may be at the same level
or at a level above an existing dwelling unit in a building unless that conditional use is authorized in a
residential building of 36 dwelling units and more.

157. The following conditional uses in the commercial group, where linked to the residential group, must
meet the requirements of the second paragraph:

(1) automatic laundry
(2) reception counter for laundry items
(3) postal counter
(4) shoe repair shop
(5) convenience store
(6) florist
(7) automated teller machine
(8) newspapers
(9) pharmacy
(10) restaurant
(11) beauty parlor.

Those requirements are as follows:

(1) the conditional use must occupy the ground floor or the level immediately below it;
(2) the floor area taken up by the conditional use may not exceed 50 m² in an establishment.

158. Despite paragraph (2) of the second paragraph of article 157, conditional uses listed in the first
paragraph of that article, and occupying the ground floor, may be extended to the level immediately below
the ground floor, under the following conditions:

(1) that level may not have a separate entrance;
(2) the floor area taken up at that level may not exceed 50 m² in an establishment;
(3) no goods and services may be sold at that level.

159. The medical clinic and physical fitness centre conditional uses, linked to the residential group, must meet the following requirements:
(1) the conditional use must occupy the ground floor or the level immediately below it;
(2) the floor area taken up by the conditional use may not exceed 200 m² in an establishment.

160. Despite article 159, the medical clinic and physical fitness centre conditional uses, linked to the residential group, and occupying the ground floor, may be extended to the level immediately below the ground floor, under the following conditions:
(1) that level may not have a separate entrance;
(2) the floor area taken up at that level may not exceed 200 m² in an establishment.

SECTION XI
DWELLING UNITS BELOW THE GROUND FLOOR

161. Only one basement dwelling unit may be set up for uses in categories H.2 and H.3.

162. More than one basement dwelling unit may be set up for uses in categories H.4, H.5, H.6 and H.7.

163. Where authorized, basement dwelling units must be included in the calculation of the maximum number of units allowed in a building, except for basement dwelling units authorized for uses in categories H.2 and H.3.

SECTION XII
SUPPLEMENTARY USES

SUBSECTION 1
SUPPLEMENTARY USES AUTHORIZED FOR CERTAIN USES IN CATEGORY H.7

164. The following supplementary uses are authorized in residential buildings of 36 dwelling units and more and in apartment hotels of 36 dwelling units and more in sectors where category H.7 is authorized:
(1) automatic laundry
(2) laundry (without the use of explosive material)
(3) shoe repair shop
(4) convenience store
(5) florist
(6) beauty parlor.

165. The supplementary uses listed in article 164 are authorized under the following conditions:
(1) they may not occupy a floor area exceeding 50 m² in an establishment;
(2) they must be on the ground floor or at a level below the ground floor;
(3) they may be at the same level or at a level above a dwelling unit.
**SUBSECTION 2**
**HOME-BASED OFFICES AND STUDIOS**

166. A dwelling unit may be occupied in part as an office or as an artist or artisan studio by its occupant.

167. The floor area of a dwelling unit used for office or studio purposes may not exceed the lesser of the following areas:
   (1) 50 m²;
   (2) one third of the total floor area of that dwelling unit.

168. Each activity related to an office or a studio must be carried out within the dwelling unit.

169. No office or studio may give rise to activities:
   (1) that are hazardous or harmful with respect to the safety of persons occupying the building where the dwelling unit is located;
   (2) that make or produce noises, odor, gas, dust, heat or smoke emanations outside the dwelling unit;
   (3) that cause or produce vibrations in a wall or a floor;
   (4) that cause or produce interferences in electric or electronic instruments in other parts of the building where the dwelling unit is located.

170. No customers may be admitted in a dwelling unit partly used for office or studio purposes unless a separate exterior entrance to that unit is provided.

**SUBSECTION 3**
**ROOM RENTAL**

171. No more than 3 rooms in a dwelling unit may be rented for all uses in the residential group.

**CHAPTER IV**
**COMMERCIAL GROUP**

**SECTION I**
**GENERAL PROVISIONS**

172. The categories of the commercial group consist of establishments whose main activity is retail sale, wholesale, warehousing and services.

173. For the purposes of this chapter, a use is either an establishment or products and services sold by an authorized establishment.

174. Where a category of the commercial group is authorized, an establishment may be occupied by several uses in that category.

175. Unless otherwise provided, all operations linked to the practice of a use must be carried out inside a building.
176. No main entrance of a commercial establishment on the ground floor of a corner building may be located in the extension of a public thoroughfare where only a residential group category is authorized, unless that entrance is at the corner of façades.

177. Establishments having a floor area of over 10,000 m² must be set up in sectors where class C of category C.5 is authorized.

SECTION II
OCCUPANCY CLASSES

178. In class A, uses are authorized on the ground floor and at levels below the ground floor.

179. In class B, uses are authorized at levels below the ground floor, on the ground floor and at the level immediately above the ground floor.

180. In class C, uses are authorized at any level.

181. Unless otherwise provided, no specific uses in the commercial group may be set up at levels above the ground floor of a building.

182. Unless otherwise provided, additional uses in the commercial group may be set up at any level of a building.

183. Establishments in the commercial group occupying the ground floor and extending to the level immediately below may exceed the prescribed maximum floor area where the floor area occupied at that level does not exceed the area occupied on the ground floor.

184. No establishment in the commercial group occupying the ground floor and extending to the level immediately below may have a separate entrance at that level.

185. Below the ground floor, in buildings whose construction was duly authorized by the city on or after August 17, 1994, uses in the commercial group may be practised only at the level immediately below the ground floor and provided they are the extension of a ground floor establishment.

186. Despite articles 178 to 180, no use in the commercial group is authorized at the same level as a dwelling unit or above it unless it involves a non-conforming dwelling unit protected by acquired rights.

187. The addition of a dwelling unit at the same level or at a level below a duly authorized business does not render that business non-conforming.

188. Despite articles 178 to 180, 186 and 187, hotels duly authorized by the city may occupy any levels of a building.

189. Unless otherwise provided, conditional uses linked to the commercial group are subject to the requirements specified in class A, B or C of the category to which they are linked.
SECTION III
CONVENIENCE STORES AND BUSINESSES - CATEGORIES C.1(1) AND C.1(2)

SUBSECTION 1
USES AUTHORIZED IN CATEGORY C.1(1)

190. Category C.1(1) groups retail and service establishments catering to consumer needs in residential sectors.

191. Category C.1(1) consists of the following specific uses:
   1· laundry (without the use of explosive material)
   2· automatic laundry
   3· postal counter
   4· shoe repair shop
   5· grocery store
   6· florist
   7· automated teller machine
   8· newspapers
   9· pharmacy
   10· beauty parlor
   11· video and audio recording aids
   12· tailor.

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY C.1(1)

192. In sectors where category C.1(1) is authorized, the floor area occupied by uses in that category may not exceed 100 m² in an establishment.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY C.1(1)

193. The following conditional uses are linked to category C.1(1):
   (1) of the commercial group:
      (a) artist and artisan studio
      (b) medical clinic
      (c) specialized teaching institution
      (d) restaurant, caterer;
   (2) of the network of community and institutional facilities:
      (a) community and cultural centre
      (b) preschool and elementary school
      (c) religious institution such as a place of worship and convent
      (d) retirement and convalescent home.

SUBSECTION 4
REQUIREMENTS RELATING TO CONDITIONAL USES LINKED TO CATEGORY C.1(1)

194. The floor area occupied by the restaurant conditional use linked to category C.1(1) may not exceed 100 m² in an establishment.

195. The floor area occupied by the medical clinic or specialized teaching institution conditional uses linked to category C.1(1) may not exceed 200 m² in an establishment.

SUBSECTION 5
USES AUTHORIZED IN CATEGORY C.1(2)

196. Category C.1(2) groups retail sale and service establishments catering to the needs of businesses.

197. Category C.1(2) consists of:
   (1) the following specific uses:
       1· laundry (without the use of explosive material)
       2· motor fuel (sale)
       3· postal counter
       4· grocery store
       5· automated teller machine
       6· financial institution
       7· stationery, office supplies
       8· restaurant, caterer
       9· beauty parlor;
   (2) the following additional uses:
       10· office
       11· medical clinic
       12· physical fitness centre
       13· specialized teaching institution
       14· laboratory (except if hazardous or harmful).

SUBSECTION 6
REQUIREMENTS RELATING TO CATEGORY C.1(2)

198. In sectors where category C.1(2) is authorized, the floor area occupied by specific uses in that category may not exceed 200 m² in an establishment.

199. Where authorized, additional uses in category C.1(2) may be set up at any level, with no floor area limit.

SUBSECTION 7
CONDITIONAL USES LINKED TO CATEGORY C.1(2)

200. The following conditional use is linked to category C.1(2):
   (1) of the commercial group:
(a) drinking establishment.

SECTION IV
BUSINESSES AND SERVICES IN LIGHT COMMERCIAL ACTIVITY SECTORS – CATEGORY C.2
SUBSECTION 1
USES AUTHORIZED IN CATEGORY C.2

201. Category C.2 groups retail sale and general service establishments authorized in light commercial activity sectors.

202. Category C.2 consists of:
(1) the specific uses in category C.1(1);
(2) the following specific uses:
   13· electronic and computer accessories and equipment
   14· personal accessories
   15· domestic animals
   16· antiques, objets d’art, second hand goods
   17· sporting and recreation goods
   18· motor fuel (sale)
   19· drinking establishment
   20· bookstore, stationery, office supplies
   21· department store
   22· scientific and professional material
   23· home furniture, accessories and appliances
   24· motor vehicle parts and accessories (sale)
   25· fish market
   26· hardware store
   27· restaurant, caterer
   28· funeral home
   29· clothing, shoes
   30· wines, spirits;
(3) the following additional uses:
   31· artist or artisan studio
   32· office
   33· physical fitness centre
   34· medical clinic
   35· specialized teaching institution
   36· art gallery
   37· hotel
   38· financial institution
   39· laboratory (except if hazardous or harmful)
   40· billiard hall
   41· personal and domestic services
   42· production studio
SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY C.2

203. In sectors where category C.2 is authorized, the floor area occupied by a specific use in that category may not exceed 200 m² in an establishment.

204. Despite article 203, additional uses in category C.2 may be set up with no floor area limit, except for the following uses whose floor area may not exceed 200 m² in an establishment:
   (1) artist and artisan studio;
   (2) laboratory;
   (3) billiard hall;
   (4) personal and domestic services.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY C.2

205. The following conditional uses are linked to category C.2:
   (1) of the commercial group:
      (a) grocery store having a floor area of over 200 m² but under 1000 m²
      (b) entertainment hall;
   (2) of the network of community and institutional facilities:
      (a) arena
      (b) community and cultural centre
      (c) reception centre and nursing home
      (d) recreation and sports centre
      (e) rehabilitation centre
      (f) preschool and elementary school
      (g) high school
      (h) religious institution such as a place of worship and convent
      (i) house of culture
      (j) retirement and convalescent home
      (k) museum
      (l) swimming pool;
   (3) the uses:
      (a) ambulance station
      (b) family amusement hall
      (c) indoor and outdoor parking.

SECTION V
BUSINESSES AND SERVICES IN DESIGNATED SECTORS – CATEGORIES C.3(1) TO C.3(10)

206. Category C.3 groups uses in category C.1(1) and retail and service establishments meeting specific needs in designated sectors.
SUBSECTION 1
USES AUTHORIZED IN CATEGORY C.3(1) – OLD MONTRÉAL

207. Category C.3(1) – Old Montréal consists of the following specific uses:
   1. personal accessories
   2. antiques and objets d’art
   3. sporting and recreation goods
   4. artist and artisan studio
   5. laundry (without the use of explosive material)
   6. office
   7. postal counter
   8. drinking establishment
   9. grocery store
  10. florist
  11. art gallery
  12. automated teller machine
  13. hotel
  14. financial institution
  15. newspapers
  16. bookstore, stationery, office supplies
  17. furniture and accessories
  18. museum
  19. restaurant, caterer
  20. billiard hall
  21. dance hall
  22. entertainment hall
  23. beauty parlor
  24. personal and domestic services
  25. production studio
  26. clothing, shoes
  27. wines, spirits.

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY C.3(1) – OLD MONTRÉAL

208. In sectors where category C.3(1) is authorized, specific uses in that category may be set up at any level of a building.

209. In sectors where category C.3(1) is authorized, the floor area occupied by a use in that category may not exceed 200 m² in an establishment.

210. Despite article 209, in sectors where category C.3(1) is authorized, the following uses in that category are authorized with no floor area limit:
   (1) office
(2) drinking establishment
(3) art gallery
(4) hotel
(5) museum
(6) restaurant, caterer
(7) dance hall
(8) entertainment hall
(9) production studio

SUBSECTION 3
USES AUTHORIZED IN CATEGORY C.3(2) – MUSEUM DISTRICT

211. Category C.3(2) – Museum district consists of the following specific uses:
(1) personal accessories
(2) antiques and objets d'art
(3) sporting and recreation goods
(4) artist and artisan studio
(5) office
(6) medical clinic
(7) drinking establishment
(8) grocery store
(9) florist
(10) art gallery
(11) automated teller machine
(12) hotel
(13) financial institution
(14) newspapers
(15) bookstore, stationery, office supplies
(16) furniture and accessories
(17) museum
(18) pharmacy
(19) restaurant, caterer
(20) dance hall
(21) beauty parlor
(22) exhibition hall
(23) personal and domestic services
(24) clothing and shoes
(25) wines, spirits.

SUBSECTION 4
REQUIREMENTS RELATING TO CATEGORY C.3(2)

212. In sectors where category C.3(2) is authorized, specific uses in that category may be set up at any level of a building.
213. In sectors where category C.3(2) is authorized, the floor area occupied by a use in that category may not exceed 100 m² in an establishment.

214. Despite article 213, in sectors where category C.3(2) is authorized, the following uses in that category are authorized with no floor area limit:

(1) office  
(2) medical clinic  
(3) drinking establishment  
(4) art gallery  
(5) hotel  
(6) museum  
(7) restaurant, caterer  
(8) dance hall.

SUBSECTION 5  
USES AUTHORIZED IN CATEGORY C.3(3) – QUARTIER LATIN

215. Category C.3(3) – Quartier latin consists of the following specific uses:

1. electronic and computer accessories and equipment  
2. personal accessories  
3. sporting and recreation goods  
4. artist and artisan studio  
5. office  
6. drinking establishment  
7. specialized teaching institution  
8. grocery store  
9. florist  
10. art gallery  
11. automated teller machine  
12. hotel  
13. newspapers  
14. bookstore, stationery, office supplies  
15. furniture and accessories  
16. museum  
17. restaurant, caterer  
18. billiard hall  
19. dance hall  
20. entertainment hall  
21. beauty parlor  
22. personal and domestic services  
23. clothing, shoes  
24. wines, spirits.
SUBSECTION 6
REQUIREMENTS RELATING TO CATEGORY C.3(3)

216. In sectors where category C.3(3) is authorized, specific uses in that category may be set up at any level of a building.

217. In sectors where category C.3(3) is authorized, the floor area occupied by a use in that category may not exceed 200 m² in an establishment.

218. Despite article 217, in sectors where category C.3(3) is authorized, the following uses in that category are authorized with no floor area limit:
   (1) office
   (2) drinking establishment
   (3) art gallery
   (4) hotel
   (5) museum
   (6) restaurant, caterer
   (7) dance hall
   (8) entertainment hall.

SUBSECTION 7
USES AUTHORIZED IN CATEGORY C.3(4) – CHINATOWN

219. Category C.3(4) – Chinatown consists of the following specific uses:
   1· electronic and computer accessories equipment
   2· personal accessories
   3· antiques and objets d’art
   4· sporting and recreation goods
   5· artist and artisan studio
   6· laundry (without the use of explosive material)
   7· automatic laundry
   8· office
   9· physical fitness centre
   10· medical clinic
   11· postal counter
   12· shoe repair shop
   13· drinking establishment
   14· specialized teaching institution
   15· grocery store
   16· florist
   17· art gallery
   18· automated teller machine
   19· hotel
   20· financial institution
21· newspapers
22· bookstore, stationery, office supplies
23· department store
24· furniture and accessories
25· museum
26· pharmacy
27· fish market
28· restaurant, caterer
29· billiard hall
30· dance hall
31· reception hall
32· meeting hall
33· entertainment hall
34· exhibition hall
35· beauty parlor
36· personal and domestic services
37· production studio
38· video and audio recording aids
39· tailor
40· clothing, shoes
41· wines, spirits.

SUBSECTION 8
REQUIREMENTS RELATING TO CATEGORY C.3(4)

220. In sectors where category C.3(4) is authorized, specific uses in that category may be set up at any level of a building.

SUBSECTION 9
AUTHORIZED USES IN CATEGORY C.3(5) – SAINT-LAURENT BOULEVARD

221. Category C.3(5) – Saint-Laurent Boulevard consists of:

(1) the following specific uses:
   1· electronic and computer accessories and equipment
   2· personal accessories
   3· domestic animals
   4· antiques and objets d'art
   5· sporting and recreation goods
   6· laundry (without the use of explosive material)
   7· automatic laundry
   8· postal counter
   9· shoe repair shop
  10· drinking establishment
  11· grocery store
12. florist
13. automated teller machine
14. newspapers
15. bookstore, stationery, office supplies
16. department store
17. scientific and professional material
18. furniture and accessories
19. pharmacy
20. fish market
21. hardware store
22. restaurant, caterer
23. billiard hall
24. dance hall
25. bowling alley
26. reception hall
27. video and audio recording aids
28. clothing, shoes
29. wines, spirits.

(2) the following additional uses:
30. artist and artisan studio
31. office
32. physical fitness centre
33. medical clinic
34. specialized teaching institution
35. art gallery
36. hotel
37. financial institution
38. laboratory (except if hazardous or harmful)
39. meeting hall
40. entertainment hall
41. exhibition hall
42. beauty parlor
43. personal and domestic services
44. production studio
45. tailor.

SUBSECTION 10
REQUIREMENTS RELATING TO CATEGORY C.3(5)

222. In sectors where category C.3(5) and other categories are authorized, the ground floor of a building must be occupied by uses in category C.3(5) or authorized uses in the network of community and institutional facilities.

223. In sectors where category C.3(5) is authorized, the following specific uses are authorized on the
ground floor, at the level immediately below the ground floor and at the level immediately above the ground floor:

(1) personal accessories
(2) antiques, objets d'art
(3) drinking establishment
(4) bookstore, stationery, office supplies
(5) restaurant, caterer
(6) billiard hall
(7) dance hall
(8) bowling alley
(9) reception hall
(10) video and audio recording aids.

SUBSECTION 11
USES AUTHORIZED IN CATEGORY C.3(6) – PRINCE-ARTHUR AND DULUTH STREETS

224. Category C.3(6) – Prince-Arthur and Duluth streets consists of:

(1) the following specific uses:
   1· personal accessories
   2· antiques, objets d'art
   3· sporting and recreational articles
   4· artist and artisan studio
   5· laundry (without the use of explosive material)
   6· postal counter
   7· drinking establishment
   8· grocery store
   9· florist
  10· automated teller machine
  11· bookstore
  12· home furniture and accessories
  13· restaurant, caterer
  14· beauty parlor
  15· personal and domestic services
  16· video and audio recording aids
  17· clothing, shoes

(2) the following additional uses:
   18· office
   19· medical clinic
   20· specialized teaching institution
   21· art gallery.

SUBSECTION 12
REQUIREMENTS RELATING TO CATEGORY C.3(6)
225. In sectors where category C.3(6) and other categories are authorized, the ground floor of a building must be occupied by uses in category C.3(6) or authorized uses in the network of community and institutional facilities.

226. In sectors where category C.3(6) is authorized, the floor area occupied by uses in that category may not exceed 150 m² in an establishment.

227. In sectors where category C.3(6) is authorized, the following specific uses are authorized on the ground floor, at the level immediately below the ground floor and at the level immediately above the ground floor:

(1) personal accessories
(2) antiques, objets d’art
(3) artist and artisan studio
(4) bookstore, stationery, office supplies
(5) beauty parlor
(6) personal and domestic services.

SUBSECTION 13
USES AUTHORIZED IN CATEGORY C.3(7) – SAINT-DENIS STREET

228. Category C.3(7) – Saint-Denis Street consists of:

(1) the following specific uses:
   1· electronic and computer accessories and equipment
   2· personal accessories
   3· antiques, objets d’art
   4· sporting and recreation goods
   5· laundry (without the use of explosive material)
   6· postal counter
   7· drinking establishment
   8· grocery store
   9· florist
   10· automated teller machine
   11· financial institution
   12· newspapers
   13· bookstore, stationery, office supplies
   14· domestic furniture and accessories
   15· pharmacy
   16· restaurant, caterer
   17· beauty parlor
   18· billiard hall
   19· personal and domestic services
   20· clothing, shoes
   21· wines, spirits;

(2) the following additional uses:
22. artist and artisan studio
23. office
24. medical clinic
25. specialized teaching institution
26. art gallery
27. entertainment hall.

SUBSECTION 14
REQUIREMENTS RELATING TO CATEGORY C.3(7)

229. In sectors where category C.3(7) and other use categories are authorized, the ground floor of a building must be occupied by uses in category C.3(7) or authorized uses in the network of community and institutional facilities.

230. In sectors where category C.3(7) is authorized, the floor area occupied by specific uses in that category may not exceed 150 m² in an establishment.

231. Despite article 230, in sectors where category C.3(7) is authorized, additional uses in that category may be set up with no floor area limit, except for artist and artisan studios whose floor area may not exceed 150 m² in an establishment.

232. In sectors where category C.3(7) is authorized, the following specific uses are authorized on the ground floor, at the level immediately below the ground floor and at the level immediately above the ground floor:
   (1) personal accessories
   (2) antiques, objets d'art
   (3) drinking establishment
   (4) financial institution
   (5) bookstore, stationery, office supplies
   (6) home furniture and accessories
   (7) restaurant, caterer
   (8) billiard hall
   (9) beauty parlor
   (10) clothing, shoes
   (11) personal and domestic services.

SUBSECTION 15
USES AUTHORIZED IN CATEGORY C.3(8) – PUBLIC MARKETS

233. Category C.3(8) – Public markets consists of:
   (1) farm produce;
   (2) the following specific uses:
      1. domestic animals
      2. antiques, objets d'art
      3. sporting and recreation goods
4· postal counter
5· shoe repair shop
6· grocery store
7· flowers, plants, gardening products
8· automated teller machine
9· fish market
10· restaurant, caterer
11· wines, spirits;
(3) the following additional uses:
12· artist and artisan studio
13· office
14· physical fitness centre
15· medical clinic
16· specialized teaching institution
17· art gallery.

SUBSECTION 16
REQUIREMENTS RELATING TO CATEGORY C.3(8)

234. In sectors where category C.3(8) is authorized, the specific uses in that category are authorized on the ground floor and at the level immediately above the ground floor.

SUBSECTION 17
USES AUTHORIZED IN CATEGORY C.3(9) – DÉCARIE, METROPOLITAN AUTOROUTE, VENDÔME AND SHERBROOKE EAST OFFICE CLUSTERS

235. Category C.3(9) – Décarie, Metropolitan Autoroute, Vendôme and Sherbrooke East office clusters consists of:
(1) the following specific uses:
1· electronic and computer accessories and equipment
2· personal accessories
3· sporting and recreation goods
4· laundry (without the use of explosive material)
5· motor fuel (sale)
6· postal counter
7· drinking establishment
8· grocery store
9· florist
10· automated teller machine
11· bookstore, stationery, office supplies
12· scientific and professional material
13· restaurant, caterer
14· beauty parlor
15· personal and domestic services
16. wines, spirits;

(2) the following additional uses:
17. office
18. physical fitness centre
19. medical clinic
20. specialized teaching institution
21. art gallery
22. hotel
23. financial institution
24. exhibition hall.

SUBSECTION 18
REQUIREMENTS RELATING TO CATEGORY C.3(9)

236. In sectors where category C.3(9) is authorized, the floor area occupied by specific uses in that category may not exceed 200 m² in an establishment, except for restaurants that may be set up with no floor area limit.

SUBSECTION 19
USES AUTHORIZED IN CATEGORY C.3(10) – QUARTIER ITALIEN – JEAN-TALON STREET

237. Category C.3(10) – Quartier italien – Jean-Talon Street consists of:

(1) the following specific uses:
   1. electronic and computer accessories and equipment
   2. personal accessories
   3. domestic animals
   4. antiques, objets d'art and second-hand goods
   5. sporting and recreation goods
   6. laundry (without the use of explosive material)
   7. automatic laundry
   8. postal counter
   9. shoe repair shop
  10. drinking establishment
  11. grocery store
  12. florist
  13. automated teller machine
  14. newspapers
  15. bookstore, stationery, office supplies
  16. home furniture, accessories and appliances
  17. pharmacy
  18. fish market
  19. hardware store
  20. restaurant, caterer
  21. beauty parlor
22· video and audio recording aids
23· tailor
24· clothing, shoes
25· wines, spirits

(2) the following additional uses:
26· artist and artisan studio
27· office
28· physical fitness centre
29· medical clinic
30· specialized teaching institution
31· art gallery
32· hotel
33· financial institution
34· billiard hall
35· personal and domestic services.

SUBSECTION 20
REQUIREMENTS RELATING TO CATEGORY C.3(10)

238. In sectors where category C.3(10) and other categories are authorized, the ground floor of a building must be occupied by uses in category C.3(10) or authorized uses in the network of community and institutional facilities.

239. In sectors where category C.3(10) is authorized, the floor area occupied by uses in that category may not exceed 200 m² in an establishment.

240. In sectors where category C.3(10) is authorized, the floor area occupied by the following additional uses may not exceed 200 m² in an establishment:
   (1) artist and artisan studio;
   (2) billiard hall;
   (3) personal and domestic services.

SUBSECTION 21
CONDITIONAL USES LINKED TO CATEGORY C.3

241. The following conditional uses are linked to uses in category C.3:
   (1) of the network of community and institutional facilities:
      (a) community and cultural centre
      (b) sports and recreation centre
      (c) general and vocational college (CEGEP)
      (d) religious institution such as a place of worship and convent
      (e) house of culture
      (f) museum;
   (2) of the commercial group:
(a) drinking establishment;
(3) the use:
   (a) indoor parking.

SECTION VI
BUSINESSES AND SERVICES IN MEDIUM COMMERCIAL ACTIVITY SECTORS — CATEGORY C.4

SUBSECTION 1
USES AUTHORIZED IN CATEGORY C.4

242. Category C.4 groups authorized retail and service establishments in medium commercial activity sectors.

243. Category C.4 consists of:
   (1) the specific uses in category C.1(1);
   (2) the specific uses in category C.2;
   (3) the additional uses in category C.2;
   (4) the following specific uses:
       43· dance hall
       44· bowling alley
       45· reception hall
       46· meeting hall
       47· entertainment hall
       48· exhibition hall.

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY C.4

244. In sectors where category C.4 and other categories are authorized, the ground floor of a building must be occupied by uses in category C.4 or by authorized uses in the network of community and institutional facilities.

245. In sectors of the Ville-Marie district where class B or class C in category C.4 is authorized, specific uses in that category occupying the ground floor may be extended to the level immediately above the ground floor if they occupy a floor area equal to or below the one occupied on the ground floor.

246. Despite article 185, in sectors of the Ville-Marie district where category C.4 is authorized, uses in that category may be practised at a level below the ground floor in buildings whose construction was duly authorized by the city on or after August 17, 1994. However, the floor area occupied by those uses may not exceed 50 m² in an establishment, unless it is for restaurants that may be set up with no floor area limit.

247. Outside the Ville-Marie district, the dance hall and reception hall uses must be authorized in accordance with the conditional use procedure.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY C.4

248. The following conditional uses are linked to category C.4:
(1) of the network of community and institutional facilities:
   (a) community and cultural centre
   (b) reception centre and nursing home
   (c) sports and recreation centre
   (d) rehabilitation centre
   (e) preschool and elementary school
   (f) high school
   (g) religious institution such as a place of worship and convent
   (h) house of culture
   (i) retirement and convalescent home
   (j) museum
   (k) swimming pool
   (l) university;
(2) the uses:
   (a) teaching institution;
   (b) ambulance station
   (c) indoor parking.

SECTION VII
BUSINESSES AND SERVICES IN HIGH COMMERCIAL ACTIVITY SECTORS – CATEGORY C.5

SUBSECTION 1
USES AUTHORIZED IN CATEGORY C.5

249. Category C.5 groups retail and service establishments authorized in high commercial activity sectors.

250. Category C.5 consists of:
(1) the specific uses in category C.1(1);
(2) the specific uses in category C.2;
(3) the additional uses in category C.2;
(4) the specific uses in category C.4;
(5) the following specific uses:
   49· establishment dealing in eroticism
   50· amusement hall.

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY C.5

251. In sectors where class B of category C.5 is authorized, specific uses in that category may be set up at the level immediately above the ground floor.
252. In sectors where class C of Category C.5 is authorized, specific uses in that category may be set up at levels above the ground floor.

253. In sectors where category C.5 and other categories are authorized, the ground floor of a building must be occupied by uses in category C.5 or authorized uses in the network of community and institutional facilities.

254. Despite article 253, in sectors of the Ville-Marie district where category C.5 is authorized, none of the following uses may be set up on the ground floor:

(1) artist and artisan studio
(2) office
(3) medical clinic
(4) specialized teaching institution
(5) laboratory.

255. Despite article 185, in sectors of the Ville-Marie district where category C.5 is authorized, uses in that category may be set up at a level below the ground floor of buildings whose construction was duly authorized by the city on or after August 17, 1994. However, the floor area occupied by those uses may not exceed 50 m² in an establishment, except for restaurants that may be set up with no floor area limit.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY C.5

256. The following conditional uses are linked to category C.5:

(1) of the network of community and institutional facilities:
   (a) arena
   (b) community and cultural centre
   (c) reception centre and nursing home
   (d) sports and recreation centre
   (e) rehabilitation centre
   (f) hospital centre
   (g) preschool and elementary school
   (h) high school
   (i) religious institution such as a place of worship and convent
   (j) house of culture
   (k) retirement and convalescent home
   (l) museum
   (m) swimming pool;

(2) the uses:
   (a) teaching institution
   (b) ambulance station
   (c) indoor parking.
HEAVY BUSINESSES – CATEGORIES C.6(1) AND C.6(2)

SUBSECTION 1
USES AUTHORIZED IN CATEGORIES C.6(1) AND C.6(2)

257. Category C.6(1) groups commercial activities not easily integrated into mixed residential and business sectors.

258. Category C.6(2) groups heavy commercial activities.

259. Category C.6(1) consists of the following specific uses:
   1. motor fuel (sale)
   2. renovation centre
   3. driving school (with or without garage)
   4. automatic car wash
   5. tombstones
   6. motor vehicle parts and accessories
   7. swimming pools and outdoor furnishings
   8. indoor shooting range
   9. commercial greenhouse or nursery
   10. passenger vehicles (rental, sale)
   11. pleasure vehicles (repair, maintenance)
   12. recreational vehicles and similar equipment.

260. Category C.6(2) consists of the following uses:
   1. the specific uses in category C.6(1);
   2. the following specific uses:
      1. domestic animals (care and training)
      2. industrial laundry, cleaning shop
      3. motor fuel (sale)
      4. renovation centre
      5. contractors and building materials
      6. automatic car wash
      7. tools and machinery
      8. indoor shooting range
      9. motor vehicles (rental, sale)
     10. motor vehicles (repair, maintenance).

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORIES C.6(1) AND C.6(2)

261. In sectors where category C.6(1) or C.6(2) are authorized, uses in that category must meet the following requirements:
   1. no explosive materials or materials constituting a toxic emanation hazard may be used;
(2) no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
(3) no glaring light may be visible beyond the lot limits.

262. Despite articles 178 and 179, in sectors where category C.6(1) or C.6(2) is authorized, uses in those categories may be set up at any level of a building.

263. In class A, all operations of a use in category C.6(1) or C.6(2), including storage, must be carried out inside a building.

264. In class B, outdoor storage areas are authorized for uses in category C.6(1) or C.6(2).

265. Motor vehicle repair shops or automatic car washes must be set up at least 50 m from a lot in sectors where a category of the residential group is authorized as a main use category.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORIES C.6(1) AND C.6(2)

266. The following conditional uses are linked to categories C.6(1) and C.6(2):
   (1) of the network of community and institutional facilities:
       (a) arena
       (b) police station
       (c) fire station;
   (2) the uses:
       (a) ambulance station
       (b) indoor and outdoor parking.

SECTION IX
WHOLESALE AND STORAGE BUSINESSES – CATEGORY C.7

SUBSECTION 1
USES AUTHORIZED IN CATEGORY C.7

267. Category C.7 groups storage and wholesale activities.

268. Category C.7 consists of the following specific uses:
   1· storage
   2· bulk goods
   3· transport and distribution.

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY C.7

269. In sectors where category C.7 is authorized, uses in that category must meet the following requirements:
   (1) no explosive materials or materials that constitute a toxic emanation hazard may be used;
(2) no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
(3) no glaring light may be visible beyond the lot limits.

270. Despite articles 178 and 179, in sectors where category C.7 is authorized, uses in that category may be set up at any level of a building.

271. In class A, all operations relating to a use in category C.7, including storage, must be carried out inside a building.

272. In class B, outdoor storage areas are authorized for uses in category C.7.

SECTION X
SUPPLEMENTARY USES

273. Where authorized under this by-law, billiard halls, bowling alleys, museums, exhibition halls, entertainment halls, reception halls, meeting halls, convention centres, or hotels or clubs as defined in the Act respecting liquor permits (R.S.Q., chapter P-9.1) may include a drinking establishment as a supplementary use under the following conditions:
   (1) the maximum area occupied exclusively for the sale and consumption of alcoholic beverages may not exceed 20% of the total area of the establishment;
   (2) no sign visible from the exterior of the building may indicate the presence of that supplementary use.

274. Despite article 273, no drinking establishment may be set up as a supplementary use in a billiard hall located in a sector where category C.3(5) or C.3(7) is authorized.

SECTION XI
PROVISIONS AND REQUIREMENTS RELATING TO CERTAIN USES

275. For the purposes of this section, where the minimum distance between establishments is prescribed, that distance is measured from the closest points on lots where the establishments concerned are located.

SUBSECTION 1
SALE OF FUEL

276. In sectors where category C.1(2), C.2, C.3(9), C.4, C.5 or C.6 is authorized, fuel may be sold under the following conditions:
   (1) fuel sale outlets must be at least 50 m from a lot occupied by the following uses:
       (a) uses in category E.1, E.2, E.3, E.4 or E.5;
       (b) an entertainment hall;
       (c) a hotel;
   (2) no part of a lot where a fuel sale outlet is established may be occupied by a use in the residential group;
   (3) no maintenance, mechanical or lubrication activity, or other similar services are authorized as an
accessory to the sale of fuel, except in sectors where category C.6 is authorized.

SUBSECTION 2
RESTAURANTS

277. In sectors where a category listed in the following table is authorized, restaurants authorized after August 17, 1994 must be at a minimum distance from an existing restaurant, according to the distances prescribed in this table:

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>C.2A</th>
<th>C.2B</th>
<th>C.2C</th>
<th>C.3(6)</th>
<th>C.4A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum distance from an existing restaurant</td>
<td>100 m</td>
<td>50 m</td>
<td>25 m</td>
<td>25 m</td>
<td>25 m</td>
</tr>
</tbody>
</table>

278. In sectors covered by this subsection, only one restaurant is authorized on a lot.

279. This subsection do not apply to buildings having a floor area of more than 25 000 m² in sectors where category C.4 is authorized, or to buildings having a floor area of more than 10 000 m² in sectors where category C.2 is authorized.

280. In sectors where category C.3(6) is authorized, restaurants occupying, on the ground floor, a floor area equal to or less than 150 m² may be extended to the level immediately above the ground floor, without exceeding a total floor area of 300 m².

SUBSECTION 3
DRINKING ESTABLISHMENTS

281. Drinking establishments must be at least 50 m from an existing preschool, elementary or high school, rehabilitation or detention centre, or park.

282. Drinking establishments must be at least 25 m from an existing amusement hall.

SUBSECTION 4
SPECIFIC REQUIREMENTS FOR DRINKING ESTABLISHMENTS IN CERTAIN SECTORS

283. In sectors where categories listed in the following table are authorized, the maximum floor area occupied by drinking establishments authorized on or after August 17, 1994, as well as their distance from an existing drinking establishment, must be in accordance with that table:

<p>| CATEGORY | C.2A | C.2B | C.2C | C.3(5) | C.3(6) | C.3(7) | C.3(9) | C.3(10) | C.4A | C.4B | C.4C | C.5A | C.5B | C.5C |
|----------|------|------|------|--------|--------|--------|--------|--------|------|-----|-----|-----|-----|-----|-----|
| Maximum area occupied by a drinking establishment | 100 m² | 100 m² | 100 m² | Nil | Nil | Nil | 100 m² | Nil | Nil | Nil | Nil | Nil | Nil | Nil |</p>
<table>
<thead>
<tr>
<th>Minimum distance from an existing drinking establishment</th>
<th>200 m</th>
<th>150 m</th>
<th>100 m</th>
<th>50 m</th>
<th>100 m</th>
<th>50 m</th>
<th>Nil</th>
<th>100 m</th>
<th>75 m</th>
<th>50 m</th>
<th>75 m</th>
<th>50 m</th>
<th>25 m</th>
</tr>
</thead>
</table>

In the table, "Nil" indicates that no maximum area or minimum distance requirement applies.

284. In sectors covered by this subsection, only one drinking establishment is authorized on a lot.

285. This subsection does not apply to bars in a hotel, to clubs as defined in the Act respecting liquor permits (R.S.Q., chapter P-9.1) or to drinking establishments authorized as a supplementary use in billiard halls, museums, exhibition halls, entertainment halls, reception halls, meeting halls or convention centres, or to drinking establishments authorized as supplementary uses in billiard halls, except in sectors where category C.3(5) or C.3(7) is authorized.

286. This subsection applies neither to buildings having a floor area over 25 000 m², nor to buildings having a floor area over 10 000 m² in sectors where category C.2 is authorized.

287. Drinking establishments set up in buildings having a floor area over 10 000 m² in sectors where category C.2 is authorized must occupy a maximum floor area of 100 m².

**SUBSECTION 5**

**ESTABLISHMENTS DEALING IN EROTICISM**

288. Establishments dealing in eroticism must be set up in sectors where class C of category C.5 is authorized.

289. In sectors where category C.5 is authorized, establishments dealing in eroticism must meet the following conditions:

1. occupy a maximum floor area of 250 m²;
2. be at least 100 m from a sector where category E.1(1), E.1(3), E.2(1), E.4 or E.5 is authorized;
3. be at least 25 m from an adjacent sector where only categories of the residential group are authorized.

The distance referred to in paragraph 2 of the first paragraph is measured from the closest points of a lot in a sector where one of those categories is authorized and a lot where the establishment concerned is located.

For the purposes of this article, a sector is not adjacent if it is separated from the sector concerned by a lane.

290. In sectors where category C.5 is authorized, establishments dealing in eroticism authorized on or after August 17, 1994 must be at least 100 m from an existing establishment dealing in eroticism and at least 25 m from an existing amusement hall.

291. Only one establishment dealing in eroticism may be set up on a lot.

**SUBSECTION 6**

**AMUSEMENT HALLS AND MACHINES**
292. Amusement halls must be set up in sectors where class C of category C.5 is authorized.

293. In sectors where category C.5 is authorized, amusement halls must meet the following conditions:
   (1) occupy a maximum floor area of 250 m²;
   (2) be at least 25 m from establishments in category E.1(1), E.1(3), E.2(1), E.4 or E.5.

294. In sectors where category C.5 is authorized, amusement halls authorized on or after August 17, 1994 must be least 25 m from an existing amusement hall, drinking establishment or establishment dealing in eroticism.

295. Articles 292 to 294 do not apply to shopping centres having a floor area of more than 25 000 m².

296. Only one amusement hall is authorized on a lot.

297. No persons under 18 may be admitted into or allowed to remain in amusement halls.

SUBSECTION 7
AMUSEMENT AND VIDEO LOTTERY MACHINES

298. Video lottery machines may be put at the disposal of the public in state casinos or establishments determined in accordance with the Act respecting lotteries, publicity contests and amusement machines (R.S.Q., chapter L-6) and located in sectors where category E.3 is authorized, or in sectors where a use category of the commercial group is authorized, except for category C.1(1) or C.2.

299. Amusement machines must be set up in amusement halls or in establishments in sectors where category E.3 is authorized.

CHAPTER V
INDUSTRIAL GROUP

SECTION I
GENERAL PROVISIONS

300. The categories of the industrial group consist of establishments whose main activity is manufacturing, assembly, treatment, research and development, separation, recovery and conditioning.

301. For the purposes of this chapter, uses correspond either to activities, or to products manufactured or recovered by an authorized establishment, or to the raw materials used by an authorized establishment.

SECTION II
LIGHT INDUSTRIES COMPATIBLE WITH OTHER URBAN ACTIVITIES — CATEGORY I.1

SUBSECTION 1
USES AUTHORIZED IN CATEGORY I.1
302. Category I.1 groups uses that cause little nuisance and constitute no explosion or toxic emanation hazard.

303. Category I.1 consists of the following specific uses:
   1. artist or artisan studio
   2. jeweller’s shop, goldsmith’s shop, clock and watchmaker’s shop
   3. small electrical and electronic instruments
   4. printing shop
   5. musical instruments
   6. scientific and professional instruments (assembly, adjustment, repair)
   7. mirrors (manufacture with finished products)
   8. small objects and articles (manufacture with finished products such as paper, wood, cardboard, rubber, plastic, glass)
   9. upholstery
   10. production studio
   11. textile, non-patent leather, fur products (manufacture) and clothing
   12. caterer
   13. video and audio recording, editing and duplication.

**SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY I.1**

304. In sectors where category I.1 is authorized, uses in that category must meet the following requirements:
   (1) the floor area may not exceed 200 m²;
   (2) no explosive materials or materials constituting a toxic emanation hazard may be used;
   (3) no vibrations, odors, dust, noise, vapor or gas may be perceptible outside the establishment;
   (4) no glaring light may be visible outside the establishment;
   (5) all operations, including storage, must be carried out inside the building;
   (6) they may not be located at the same level as or at a level above a dwelling unit, unless it is a non-conforming dwelling unit protected by acquired rights.

305. In class A, uses in category I.1 are authorized on the ground floor and at levels below the ground floor.

306. In class B, uses in category I.1 are authorized on the ground floor, at levels below the ground floor and at the level immediately above the ground floor.

307. In class C, uses in Category I.1 are authorized at any level.

**SECTION III
LIGHT INDUSTRIES – CATEGORY I.2**

**SUBSECTION 1
USES AUTHORIZED IN CATEGORY I.2**
308. Category I.2 groups uses that cause little nuisance and constitute no explosion or toxic emanation hazard.

309. Category I.2 consists of:
(1) the specific uses in category I.1;
(2) the following specific uses:
   14· clothing accessories
   15· awnings
   16· brooms, brushes and mops
   17· electrical and electronic instruments and products (assembly and repair)
   18· signs and displays
   19· metal wire products (manufacture)
   20· computer, audio and video recording aids (manufacture)
   21· scientific and professional instruments
   22· toys and games
   23· laboratory (unless hazardous or harmful)
   24· light machinery (assembly and fitting)
   25· furniture and furnishings
   26· wallpaper
   27· umbrellas
   28· food products for human consumption
   29· pharmaceutical products (cold manufacturing in a laboratory)
   30· toiletries
   31· bags (assembly from fabrics, paper or plastic materials)
   32· photographic solutions (cold mixtures with no harmful emanations)
   33· welding (with no quenching, annealing or forging of large parts)
   34· cathode-ray tubes (manufacture and recycling)
   35· glass (folding).

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY I.2

310. In sectors where category I.2 is authorized, uses in that category must meet the following requirements:
   (1) no explosive materials or materials that may constitute a toxic emanation hazard may be used;
   (2) no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
   (3) no glaring light may be visible beyond the lot limits;
   (4) all operations, including storage, must be carried out inside the building;
   (5) they may not be at the same level or at a level above a dwelling unit unless it is a non-conforming dwelling unit protected by acquired rights.

311. In class A, uses in category I.2 are authorized on the ground floor and at levels below the ground floor.
312. In class B, uses in category I.2 are authorized at levels below the ground floor, on the ground floor and at the level immediately above the ground floor.

313. In class C, uses in category I.2 are authorized at any level.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY I.2

314. The following conditional uses are linked to category I.2:
   (1) of the commercial group:
       (a) physical fitness centre
       (b) medical clinic
       (c) convenience store
       (d) automated teller machine
       (e) financial institution
       (f) restaurant;
   (2) of the industrial group:
       (a) uses in category I.4;
   (3) of the network of community and institutional facilities:
       (a) arena
       (b) specialized teaching institution
       (c) day nursery
       (d) police station
       (e) fire station
       (f) electrical station and substation;
   (4) the uses:
       (a) ambulance station
       (b) indoor and outdoor parking.

SECTION IV
INDUSTRIES IN DESIGNATED SECTORS – CATEGORIES I.3(1) TO I.3(4)

315. Categories I.3(1), I.3(2), I.3(3) and I.3(4) group industrial activities meeting needs in designated sectors.

SUBSECTION 1
USES AUTHORIZED IN CATEGORY I.3(1) – DOWNTOWN

316. Category I.3(1) – Downtown consists of the following specific uses:
   1· artist and artisan studio
   2· jeweller's shop, goldsmith's shop, clock and watchmaker's shop
   3· rubber (manufacture of finished products, with no moulding or heating)
   4· electrical and electronic instruments (assembly and repair)
   5· printing shop
6· musical instruments
7· professional and scientific instruments (assembly, adjustment, repair)
8· toys and games
9· laboratory (except if hazardous or harmful)
10· mirrors (manufacture with finished products)
11· small objects and articles (manufacture with finished products such as paper, wood, cardboard, rubber, plastic, glass)
12· upholstery
13· photographic solutions (cold mixtures with no harmful emanations)
14· production studio
15· textile, non-patent leather, fur products (manufacture) and clothing
16· video and audio recording, editing and duplication.

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY I.3(1) – DOWNTOWN

317. In sectors where category I.3(1) is authorized, uses in that category must meet the following requirements:
(1) no explosive materials or materials that may constitute a toxic emanation hazard may be used;
(2) no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
(3) no glaring light may be visible beyond the lot limits;
(4) all operations, including storage, must be carried out inside the building;
(5) they may not be at the same level or at a level above a dwelling unit unless it is a non-conforming dwelling unit protected by acquired rights.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY I.3(1)

318. The following conditional uses are linked to category I.3(1):
(1) of the commercial group:
   (a) medical clinic
   (b) physical fitness centre
   (c) convenience store
   (d) automated teller machine
   (e) financial institution
   (f) restaurant;
(2) of the network of community and institutional facilities:
   (a) specialized teaching institution
   (b) police station
   (c) fire station;
(3) the use:
   (a) indoor and outdoor parking.

SUBSECTION 4
USES AUTHORIZED IN CATEGORY I.3(2) – TECHNOPARC AND CITÉ SCIENTIFIQUE

319. Category I.3(2) – Technoparc and Cité scientifique consists of the following specific uses:

1. research and development centre and laboratory that may include production, distribution, research and administration activities;
2. business administration centre, technical centre where operations linked to the advancement of research and high technology are carried out, teaching institution and training centre in the following fields:
   (a) aerospace and aeronautics
   (b) biotechnology
   (c) electronics
   (d) materials engineering
   (e) computer science
   (f) scientific instruments
   (g) pharmaceuticals
   (h) optics
   (i) telecommunications.

SUBSECTION 5
REQUIREMENTS RELATING TO CATEGORY I.3(2) – TECHNOPARC AND CITÉ SCIENTIFIQUE

320. In sectors where category I.3(2) is authorized, all operations relating to uses in that category, including storage, must be carried out inside a building.

SUBSECTION 6
CONDITIONAL USES LINKED TO CATEGORY I.3(2) – TECHNOPARC AND CITÉ SCIENTIFIQUE

321. The following conditional uses are linked to category I.3(2) – Technoparc and Cité scientifique:

(1) of the commercial group:
   (a) laundry (without the use of explosive material)
   (b) physical fitness centre
   (c) medical clinic
   (d) postal counter
   (e) convenience store
   (f) florist
   (g) automated teller machine
   (h) newspapers
   (i) financial institution
   (j) stationery, office supplies
   (k) restaurant
   (l) beauty parlor;

(2) of the network of community and institutional facilities:
   (a) specialized teaching institution
   (b) day nursery.
SUBSECTION 7
USES AUTHORIZED IN CATEGORY I.3(3) – CITÉ DES ONDES

322. Category I.3(3) – Cité des Ondes consists of industries related to:
   (1) telecommunications
   (2) audiovisual production and broadcasting.

SUBSECTION 8
REQUIREMENTS RELATING TO CATEGORY I.3(3) – CITÉ DES ONDES

323. In sectors where category I.3(3) is authorized, uses in that category must meet the following requirements:
   (1) no explosive materials or materials that may constitute a toxic emanation hazard may be used;
   (2) no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
   (3) no glaring light may be visible beyond the lot limits;
   (4) all operations, including storage, must be carried out inside the building.

SUBSECTION 9
USES AUTHORIZED IN CATEGORY I.3(4) – POINTE-PAPINEAU SECTOR

324. Category I.3(4) – Pointe-Papineau sector consists of:
   (1) uses in category I.4;
   (2) the following specific uses:
      1· municipal shops
      2· facilities linked to the restoration, rehabilitation and environmental control of landfill sites.

SUBSECTION 10
REQUIREMENTS RELATING TO CATEGORY I.3(4) – POINTE-PAPINEAU SECTOR

325. In sectors where category I.3(4) is authorized, uses in that category must meet the following requirements:
   (1) no activities may constitute environmental hazards, such as emanations, explosions or toxic discharges;
   (2) no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
   (3) all operations, including storage, must be carried out inside a building.

SECTION V
INDUSTRIES – CATEGORY I.4

SUBSECTION 1
USES AUTHORIZED IN CATEGORY I.4

326. Category I.4 groups uses that may occupy large production areas and whose activities are likely to create certain nuisances within an industrial sector.
327. Category I.4 consists of:

(1) the specific uses in category I.1;
(2) the specific uses in category I.2;
(3) the following specific uses:

- 36. abrasives
- 37. adhesives, except strong glues
- 38. alcohol and wine, except methyl alcohol
- 39. starch manufacturing plant
- 40. clay products (manufacture)
- 41. bicycles
- 42. wood products (processing, treatment and manufacture)
- 43. bakery
- 44. rubber products (manufacture)
- 45. heating and air conditioning equipment (manufacture)
- 46. cement products (manufacture without firing)
- 47. wax and paraffin products (manufacture and treatment)
- 48. patent leather
- 49. detergents (manufacture by cold mixture with no harmful emanations)
- 50. dextrin
- 51. electrical and electronic instruments and products (manufacture)
- 52. electrolysis (treatment)
- 53. bottling
- 54. ink
- 55. tin plate and other small metal objects (stamping and manufacture)
- 56. fibres and woven fibres (production and treatment)
- 57. vegetable based gelatin
- 58. dry ice
- 59. glucose
- 60. vegetable oil (extraction, treatment)
- 61. linoleum
- 62. malt house
- 63. metal products (forging and manufacture)
- 64. flour milling
- 65. tanned skins (treatment)
- 66. photographs, photo-engraving, X-ray films and plates (manufacture, cutting and preparation)
- 67. stone products (cutting and manufacture)
- 68. plastic products (manufacture)
- 69. polishing products (manufacture)
- 70. doors, windows and wood, metal or vinyl casings
- 71. refractory products
- 72. hardware, tools and cutlery
- 73. resin, except pitch and rosin
- 74. soap (manufacture by melting or treatment of fatty matters)
SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY I.4

328. In sectors where category I.4 is authorized, uses in that category must meet the following requirements:

1. no activities may constitute environmental hazards such as emanations, explosions or toxic discharges;
2. no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
3. they may not be at the same level or at a level above a dwelling unit unless it is a non-conforming dwelling unit protected by acquired rights.

329. In class A, all operations relating to uses in category I.4, including storage, must be carried out inside a building.

330. In class B, outdoor storage areas for uses in category I.4 are authorized.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY I.4

331. The following conditional uses are linked to category I.4:

1. of the commercial group:
   a. physical fitness centre
   b. medical clinic
   c. drinking establishment
   d. convenience store
   e. automated teller machine
   f. financial institution
   g. restaurant
   h. passenger vehicles;
2. of the industrial group:
   a. uses in category I.7(1);
3. of the network of community and institutional facilities:
   a. public works yard
   b. marshalling yard
   c. establishments and services linked to waste snow and waste management
   d. fire station
   e. electrical station and substation;
4. the uses:
   a. stable
   b. indoor and outdoor parking.
SECTION VI
HEAVY INDUSTRIES – CATEGORY I.5

SUBSECTION 1
USES AUTHORIZED IN CATEGORY I.5

332. Category I.5 groups uses that may occupy large production areas and whose activities may generate nuisances beyond the immediate area.

333. Category I.5 consists of:
(1) the specific uses in category I.1;
(2) the specific uses in category I.2;
(3) the specific uses in category I.4;
(4) the following specific uses:
   78· steel works, wire works
   79· matches
   80· asbestos products (manufacture)
   81· shingles (manufacture and treatment)
   82· yachts (manufacture and repair)
   83· prefabricated buildings
   84· brewery
   85· rubber, gutta-percha, synthetic rubber (manufacture and treatment)
   86· celluloid (manufacture and shaping)
   87· coal products (manufacture)
   88· chalk
   89· strong glue
   90· creosote (manufacture and treatment)
   91· forging with a power hammer
   92· tar, pitch, rosin products (manufacture)
   93· graphite, artificial graphite and products
   94· gypsum and plaster
   95· lubricating oil and grease
   96· oil and oil products for domestic use
   97· yeast
   98· heavy machinery, machine tools, motors
   99· mobile homes
   100· rolling stock
   101· animal substances (treatment for the extraction of fats, oils, gelatins and other products)
   102· molasses (storage, treatment and handling)
   103· metals and alloys (casting, quenching, annealing and refining)
   104· cleaning (establishments using flammable or explosive products)
   105· bones (depots and distillation)
   106· paper
   107· paraffin
108· rawhides
109· paint, varnish, lacquer
110· plastic
111· tires, bands for vehicles (manufacture, retreading and moulding)
112· food products for animal consumption
113· chemical products: acetylene (compressed, liquid and dissolved), strong acids (hydrochloric and nitric), methyl alcohol, ammonia (solution and salt), calcium carbonate, chlorine, cyanide, disinfectants and insecticides, bleach and other alkaline hypochlorites, fertilizer (manufacture, deposit, except those containing nitrates and nitrites), ether
114· soda and its compounds (manufacture and treatment of fats)
115· tobacco products (manufacture and treatment)
116· aniline dye
117· sheet iron
118· transformers and other electrical products for industrial use
119· motor vehicles
120· poultry (slaughter).

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY I.5

334. In sectors where category I.5 is authorized, the practice of uses in that category may not constitute environmental hazards such as emanations, explosions or toxic discharges.

335. In sectors where category I.5 is authorized, indoor or outdoor storage areas are authorized for uses in that category.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY I.5

336. The following conditional uses are linked to category I.5:

(1) of the commercial group:
   (a) physical fitness centre
   (b) drinking establishment
   (c) convenience store
   (d) automated teller machine
   (e) financial institution
   (f) restaurant;

(2) of the industrial group:
   (a) uses in category I.7(1);

(3) of the network of community and institutional facilities:
   (a) public works yard
   (b) marshalling yard
   (c) establishments and services linked to waste snow management
   (d) fire station
(e) electrical station and substation;

(4) the use:
   (a) indoor and outdoor parking.

SECTION VII
INDUSTRIES NOT EASILY INCORPORATED – CATEGORY I.6

SUBSECTION 1
USES AUTHORIZED IN CATEGORY I.6

337. Category I.6 groups uses that do not necessarily require processing procedures but rather storage over large areas. Those uses may generate heavy traffic and create certain nuisances.

338. Category I.6 includes the following specific uses:
   1· asphaltic and bituminous mixtures (distribution)
   2· cement products (manufacture)
   3· ore, except sulfide or arsenical ore (storage, calcination, reduction and dressing)
   4· fireworks (manufacture and storage)
   5· stone (grinding and crushing)
   6· refinery.

SUBSECTION 2
REQUIREMENTS RELATING TO CATEGORY I.6

339. In sectors where category I.6 is authorized:
   (1) the practice of uses in that category may not constitute environmental hazards such as emanations, explosions or toxic discharges;
   (2) indoor and outdoor storage areas are authorized for uses in that category.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORY I.6

340. The following conditional uses are linked to category I.6:
   (1) of the industrial group:
      (a) uses in category I.7(1);
   (2) of the network of community and institutional facilities:
      (a) public works yard
      (b) marshalling yard
      (c) establishments and services linked to waste snow management
      (d) fire station
      (e) electrical station and substation;
   (3) the use:
      (a) indoor and outdoor parking.

SECTION VIII
341. Categories I.7(1) and I.7(2) group uses linked to the separation, recovery and processing of recoverable resources and solid waste.

**SUBSECTION 1**
USES AUTHORIZED IN CATEGORY I.7(1)

342. Category I.7(1) consists of the following specific uses:
1. wood
2. construction, renovation and demolition waste
3. metal
4. paper, cardboard and derivatives
5. plastic
6. textile and leather
7. glass.

**SUBSECTION 2**
REQUIREMENTS RELATING TO CATEGORY I.7(1)

343. In sectors where category I.7(1) is authorized, uses in that category must meet the following requirements:
1. no activities and resources recovered, separated or packaged may constitute environmental hazards such as emanations, explosions or toxic discharges;
2. no vibrations and no odors, dust, noise, vapor or gas may be perceptible beyond the lot limits;
3. all operations, including storage, must be carried out inside a building;
4. they must be set up on lots at least 15 m from a lot where a building containing a use in the residential group is located.

**SUBSECTION 3**
USES AUTHORIZED IN CATEGORY I.7(2)

344. Category I.7(2) consists of:
1. the specific uses in category I.7(1);
2. the following specific uses:
   8. solid waste (discharge and separation)
   9. organic waste
   10. motor vehicles (dismantling and recovery of parts).

**SUBSECTION 4**
REQUIREMENTS RELATING TO CATEGORY I.7(2)

345. In sectors where category I.7(2) is authorized:
1. the practice of uses in that category may not constitute environmental hazards such as emanations, explosions or toxic discharges;
indoor and outdoor storage areas are authorized for uses in that category.

SECTION IX
REQUIREMENTS RELATING TO CONDITIONAL USES AUTHORIZED IN INDUSTRIAL GROUP SECTORS

346. The floor area occupied by the convenience store, automated teller machine, drinking establishment, financial institution and restaurant conditional uses, linked to a category of the industrial group, may not exceed 200 m² in an establishment.

SECTION X
OFFICE USE IN CERTAIN SECTORS ALONG THE METROPOLITAN AUTOROUTE AND HENRI-BOURASSA BOULEVARD

347. The office use is authorized on lots along the Metropolitan Autoroute or Henri-Bourassa Boulevard, where those lots are in sectors where category I.4 is authorized as a main use category.

CHAPTER VI
NETWORK OF COMMUNITY AND INSTITUTIONAL FACILITIES

348. The categories of the network of community and institutional facilities group public spaces and places, as well as establishments providing services in the field of education, sports and recreation, culture, religion, health, public utilities and public administration.

SECTION I
PUBLIC SPACES AND PLACES – CATEGORIES E.1(1) TO E.1(4)

SUBSECTION 1
GENERAL PROVISION

349. No buildings other than utility buildings are authorized in sectors where category E.1(1), E.1(2), E.1(3) or E.1(4) is authorized.
However, facilities linked to the restoration, rehabilitation or environmental control of a landfill site are authorized in the park shown on Plan P-107 Saint-Michel, prepared by the city of Montréal, and dated December 10, 1987.

SUBSECTION 2
USES AUTHORIZED IN CATEGORIES E.1(1) TO E.1(4)

350. Categories E.1(1) to E.1(4) group cemeteries, public spaces and places used for relaxation, ornamentation, outdoor sports and activities, as well as natural spaces such as woods and shores of particular ecological significance.

351. Category E.1(1) consists of the following specific uses:
   1· community garden
   2· park
   3· promenade.
Category E.1(2) consists of the following specific use:
   1. natural space.

Category E.1(3) consists of the following specific uses:
   1. esplanade
   2. place
   3. square.

Category E.1(4) consists of the following specific use:
   1. cemetery.

SUBSECTION 3
CONDITIONAL USES LINKED TO CATEGORIES E.1(1) TO E.1(4)

The following conditional uses are linked to categories E.1(1), E.1(2) and E.1(3):
(1) of the commercial group:
   (a) sporting and recreation goods
   (b) florist
   (c) restaurant;
(2) of the network of community and institutional facilities:
   (a) arena
   (b) community centre
   (c) recreation and sports centre
   (d) equestrian centre
   (e) cultural centre
   (f) house of culture
   (g) marina
   (h) swimming pool.

The following conditional uses are linked to category E.1(4):
(1) of the commercial group:
   (a) florist
   (b) stone monuments (display and sale, with no cutting)
   (c) funeral parlor;
(2) the uses:
   (a) chapel
   (b) charnel house.

SECTION II
SPORTS AND RECREATION FACILITIES – CATEGORIES E.2(1) AND E.2(2)

SUBSECTION 1
USES AUTHORIZED IN CATEGORIES E.2(1) AND E.2(2)
Categories E.2(1) and E.2(2) group establishments whose main activity is to provide services linked to sports, recreation, education and community activities.

Category E.2(1) consists of the following specific uses:
   1. arena
   2. swimming pool
   3. community and cultural centre
   4. sports and recreation centre.

Category E.2(2) consists of the following specific uses:
   1. hippodrome
   2. marina
   3. golf course
   4. amusement park.

CONDITIONAL USES LINKED TO CATEGORY E.2(1)

The following conditional use is linked to category E.2(1):
   (1) in the commercial group:
      (a) drinking establishment.

SECTION III
COMMUNITY AND INSTITUTIONAL FACILITIES IN DESIGNATED SECTORS – CATEGORIES E.3(1) TO E.3(4)

USES AUTHORIZED IN CATEGORIES E.3(1) TO E.3(4)

Categories E.3(1), E.3(2), E.3(3) and E.3(4) group uses meeting specific needs in designated sectors.

Category E.3(1) – Parc des Îles consists of the following specific uses:
   1. casino
   2. marina
   3. museum
   4. park
   5. amusement park
   6. swimming pool
   7. police station
   8. fire station
   9. entertainment hall.

Category E.3(2) – Vieux-Port consists of the following specific uses:
   1. marina
2· museum
3· park
4· amusement park
5· entertainment hall.

364. Category E.3(3) — Parc olympique consists of the following specific uses:
   1· arena
   2· outdoor sports area
   3· physical fitness centre
   4· museum
   5· swimming pool
   6· park
   7· meeting hall
   8· exhibition hall
   9· entertainment hall.

365. Category E.3(4) — Jardin botanique consists of the following specific uses:
   1· botanical garden
   2· museum.

SUBSECTION 2
CONDITIONAL USES LINKED TO CATEGORY E.3(3) — PARC OLYMPIQUE

366. The following conditional use is linked to category E.3(3) — Parc olympique:
   (1) amusement park.

SECTION IV
EDUCATIONAL AND CULTURAL FACILITIES — CATEGORIES E.4(1) TO E.4(4)

367. Categories E.4(1), E.4(2), E.4(3) and E.4(4) group establishments operating in the field of education and culture.

368. Category E.4(1) consists of the following specific uses:
   1· community and cultural centre
   2· sports and recreation centre
   3· preschool and elementary school
   4· high school
   5· day nursery.

369. Category E.4(2) consists of the following specific uses:
   1· library
   2· house of culture.

370. Category E.4(3) consists of the following specific uses:
1· general and vocational college (CEGEP)
2· specialized teaching institution
3· university.

371. Category E.4(4) consists of the following specific uses:
   1· convention and exhibition centre
   2· museum
   3· entertainment hall.

SECTION V
RELIGIOUS, SOCIAL SERVICE AND HEALTH FACILITIES – CATEGORIES E.5(1) TO E.5(3)

372. Categories E.5(1), E.5(2) and E.5(3) group religious facilities, as well as establishments providing health services and social services.

373. Category E.5(1) consists of the following specific uses:
   1· community and cultural centre
   2· sports and recreation centre
   3· religious institution such as a place of worship and convent.

374. Category E.5(2) consists of the following specific uses:
   1· reception centre and nursing home
   2· rehabilitation centre
   3· retirement and convalescent home.

375. Category E.5(3) consists of the following specific uses:
   1· hospital
   2· health and social services centre.

SECTION VI
CIVIC AND ADMINISTRATIVE FACILITIES – CATEGORIES E.6(1) TO E.6(3)

376. Categories E.6(1), E.6(2) and E.6(3) group federal, provincial and municipal government services, as well as paragovernmental organizations.

377. Category E.6(1) consists of the following specific uses:
   1· barracks
   2· police station
   3· fire station.

378. Category E.6(2) consists of the following specific uses:
   1· court of law
   2· city hall
   3· government agency.
379. Category E.6(3) consists of the following specific use:
   1· detention or rehabilitation centre.

SECTION VII
TRANSPORT AND COMMUNICATIONS FACILITIES AND INFRASTRUCTURES — CATEGORIES E.7(1) TO E.7(4)

380. Categories E.7(1), E.7(2), E.7(3) and E.7(4) group transport and communications facilities, as well as large infrastructures.

381. Category E.7(1) consists of the following specific uses:
   1· municipal shops
   2· telephone exchange
   3· public works yard
   4· marshalling yard
   5· water sanitation, filtration and purification establishment
   6· establishments and services linked to waste snow management
   7· electrical station and substation.

382. Category E.7(2) consists of the following specific uses:
   1· railway station
   2· heliport

383. Category E.7(3) consists of uses linked to the port such as handling and storage of containers, storage of imported or exported goods, as well as maintenance and repair of ships.

384. Category E.7(4) consists of the following specific uses:
   1· autoroute
   2· railway
   3· transmission line
   4· public thoroughfare

SECTION VIII
DAY NURSERIES AND LIBRARIES

385. Day nurseries or libraries may be set up in sectors where categories of the network of community and institutional facilities, or categories of the commercial group, except categories C.6 and C.7, is authorized. In sectors where categories of the commercial group are authorized, day nurseries or libraries must be set up at a level where those categories are authorized.

SECTION IX
SUPPLEMENTARY USES

386. The following supplementary uses are authorized for uses in category E.2(2), E.3(1), E.3(2), E.4(3), E.4(4), E.5(3) or E.7(2):
1. gifts and souvenirs
2. rental counter
3. postal counter
4. shoe repair shop
5. drinking establishment
6. grocery store
7. florist
8. automated teller machine
9. newspapers
10. bookstore
11. professional and scientific material
12. stationery and office supplies
13. restaurant
14. beauty parlor.

387. The following supplementary uses are authorized for uses in category E.3(3) – Parc olympique:
   1. sporting and recreation goods (sale, rental and repair)
   2. gifts and souvenirs
   3. medical clinic
   4. drinking establishment
   5. specialized teaching institution
   6. grocery store
   7. bookstore
   8. restaurant
   9. amusement hall
  10. personal services.

CHAPTER VII
CONDITIONAL USES

SECTION I
PROCEDURE FOR AUTHORIZATION TO PRACTISE A CONDITIONAL USE

388. Conditional uses authorized under this by-law must be approved in accordance with the provisions of
      this chapter.

389. Applications for authorization to practise a conditional use must be submitted to the director of the
      Service de l'habitation et du développement urbain on the form provided by the city for that purpose, duly
      completed and signed, together with the required fees.

390. The executive committee rules on all applications for authorization to practise a conditional use.

391. The executive committee submits all applications for authorization to practise the following
      conditional uses to the district councils for public review:
(1) a use linked to a category, as provided for in chapters III to VII of this title and where that use is to be carried on in a sector where a category of the residential group constitutes the main authorized category;
(2) the indoor and outdoor parking use linked to a category, as provided for in chapters III to VI of this title;
(3) the setting up of an outdoor café for a non-conforming establishment, where specified in chapter 1 of title VII and where that use is to be carried on in a sector where a category of the residential group constitutes the main authorized category;
(4) a parking unit subordinate to a main use not authorized under this by-law, except a parking unit subordinate to a use in the residential group;
(5) the use of a construction not designed and used in accordance with this by-law;
(6) the extension of a non-conforming use, where provided for in chapter 1 of title VII, if this use is carried on in a sector where a category of the residential group is the main authorized category;
(7) the installation of an advertising sign, where provided for in chapter III of title V.

392. On receipt of an application for authorization to practise a conditional use, the director of the Service de l'habitation et du développement urbain must post on the immovable referred to in the application, for a minimum period of 10 consecutive days, a clearly visible notice containing the following information:
(1) the nature and effect of the application;
(2) the description of the immovable referred to;
(3) the file reference number;
(4) the place where requests for information may be sent.

393. The city clerk publishes a notice in accordance with the law, at the expense of any person who applies to practise a conditional use.

394. All comments by interested persons concerning applications to carry on a conditional use must be made no later than 10 days after the publication date of the notice referred to in article 393.

395. The application file is submitted to the executive committee together with the comments made in accordance with article 394 and, as the case may be, the recommendation of the district council.

396. The authorization of the executive committee may be subject to conditions relating to the items referred to in article 409.

SECTION II
EVALUATION CRITERIA

SUBSECTION 1
EVALUATION CRITERIA FOR CONDITIONAL USES LINKED TO A CATEGORY

397. Applications for authorization to practise a conditional use linked to a category referred to in this title, except for indoor and outdoor parking, must meet the following criteria:
(1) the compatibility and complementarity of a proposed use with the surrounding area;
(2) the quality of integration of the project into the surrounding area as to the external appearance of
the construction, the layout and occupancy of outdoor spaces.

**SUBSECTION 2**
EVALUATION CRITERIA FOR THE REPLACEMENT AND EXTENSION OF NON-CONFORMING USES

398. Applications for authorization to replace a non-conforming use by a conditional use linked to that non-conforming use, for the development and expansion of an outdoor café for a non-conforming establishment and for the extension of a non-conforming use, where provided for in chapter 1 of title VII, must meet the following criteria:

1. the compatibility of the proposed use with the surrounding area;
2. the quality of integration of the project with the surrounding area as to the external appearance of the construction, layout and occupancy of outdoor spaces.

399. No applications for authorization to replace a non-conforming use by a conditional use linked to that non-conforming use may create a greater degree of nuisance than the non-conforming use that is replaced.

**SUBSECTION 3**
EVALUATION CRITERIA FOR THE USE OF BUILDINGS NEITHER DESIGNED NOR USED FOR AUTHORIZED PURPOSES, AND FOR INDUSTRIAL BUILDINGS USED FOR OFFICE PURPOSES

400. Applications must meet the criteria specified in the second paragraph where the conditional use concerns:

1. the use of a building neither designed nor used for the purposes authorized under this by-law;
2. the use of an industrial building that meets one of the following conditions:
   a. its height is equal to 4 storeys or more;
   b. it is designated as a significant building;
   c. it is in a significant sector.

The criteria are as follows:

1. the compatibility of the proposed use with the surrounding area;
2. the quality of integration of the project with the surrounding area as to the external appearance of the construction, layout and occupancy of outdoor spaces;
3. it must be proven that the building cannot reasonably be used for purposes allowed under this by-law.

**SUBSECTION 4**
EVALUATION CRITERIA FOR THE USE OF BUILDINGS WITHIN THE BOUNDARIES OF THE OLD MONTRÉAL SIGNIFICANT SECTOR

401. Where the conditional use is the use of a building within the boundaries of the Old Montréal significant sector, applications must meet the following criteria:

1. the proposed use must be compatible with other existing uses in the building or the surrounding area;
2. the proposed use may not detract from the architectural integrity of the building.

**SUBSECTION 5**
PARKING PROJECT EVALUATION CRITERIA
402. Applications for authorization to set up indoor or outdoor parking areas as a main use linked to a category listed in chapters IV to VI of this title, and applications to set up accessory parking units not authorized under this by-law must meet the following criteria:

1. the compatibility of the proposed use with the surrounding area;
2. the quality of integration of the project with the surrounding area as to the external appearance of the construction, layout and occupancy of outdoor spaces;
3. the availability of on-street and off-street parking in the surrounding area;
4. the particular needs of the use for which parking units must be set up, as the case may be;
5. the quality of public transit service to the site;
6. the adequacy of user safety facilities.

SUBSECTION 6
SHARED PARKING EVALUATION CRITERIA

403. Applications for authorization to set up fewer parking units than the number required for uses where supplementary time periods are called for, must meet the criteria established in this subsection.

404. This subsection applies to one or more immovables containing more than one use, where supplementary time periods are called for.

405. The minimum number of parking units must tend to conform to the number of units set for peak usage periods.

406. The number of parking units required for peak usage periods is set as follows:

1. for each use, the minimum number of parking units required under this by-law is multiplied by the usage rate set for a given period, in the table of article 408;
2. the sum of parking units required for each use in a given usage period is calculated;
3. the calculations in paragraphs (1) and (2) are repeated for each usage period;
4. the minimum number of parking units required for peak usage periods corresponds to the usage period for which the number of parking units, calculated in accordance with paragraph (3), is the greatest.

407. The distance between buildings that share parking facilities must tend to conform to 150 m, as measured from the closest points of the lots concerned.

408. The usage rate for parking units by period for the various uses is as follows:

<table>
<thead>
<tr>
<th>USES</th>
<th>MONDAY THROUGH FRIDAY</th>
<th>SATURDAYS AND SUNDAYS</th>
<th>NIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DAY %</td>
<td>EVENING %</td>
<td>DAY %</td>
</tr>
<tr>
<td>Uses in the residential group</td>
<td>60</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>
Civic and administrative facilities E.6(2)  
Educational and cultural facilities E.4(1)  
Office  

<table>
<thead>
<tr>
<th>Uses in the industrial group</th>
<th>100</th>
<th>30</th>
<th>30</th>
<th>30</th>
<th>20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amphitheatre</td>
<td>20</td>
<td>70</td>
<td>30</td>
<td>100</td>
<td>20</td>
</tr>
<tr>
<td>Bar</td>
<td>70</td>
<td>30</td>
<td>100</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Concert hall</td>
<td>100</td>
<td>70</td>
<td>20</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>Entertainment hall</td>
<td>50</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>0</td>
</tr>
<tr>
<td>Restaurant</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

In that table, the following words mean:
"day": from 9 a.m. to 6 p.m.;
"evening": from 6 p.m. to 9 p.m.;
"night": from 9 p.m. to 9 a.m.

SUBSECTION 7
FEATURES CONSIDERED IN THE REVIEW OF APPLICATIONS

409. The following elements are taken into account in the evaluation of applications to practise a conditional use:

1. the location of a use within the sector, on the lot and inside the building;
2. the nature and degree of concentration of other uses set up in the building and in the sector;
3. the location of accesses to the site and inside the building;
4. the features of the building occupied, as well as those of the layout and occupancy of outdoor spaces;
5. the type of alterations to the construction to accommodate the new use;
6. the volume of pedestrian and vehicular traffic generated by the project;
7. the vibrations and dust, smoke, odors, light and noise generated by the project;
8. the intensity of use in terms of floor area, number of employees, volume of users and opening hours.

TITLE IV
CHAPTER I
PROJECTIONS

SECTION I
PROJECTION INTO A SETBACK

410. No constructions other than the following are authorized on lateral, front and rear setbacks:
   (1) oriel whose horizontal planes do not exceed 3 m², provided they do not project by more than
       1.5 m;
   (2) galleries and balconies, provided they do not project by more than 1.5 m;
   (3) constructions such as terraces and patios that do not exceed 1 m in height and that may encroach
       up to the lot line;
   (4) retaining walls;
   (5) awnings and tarpaulins;
   (6) cornices, friezes, corbels, false mansards and eaves, provided they do not project by more than
       0.75 m;
   (7) chimneys forming part of a building, provided they do not project by more than 0.5 m;
   (8) access ramps and elevator platforms for wheelchairs.

411. Stoops and stairways conforming to article 92 are authorized in the front setback, provided they do
      not project more than 5 m.

412. The constructions listed in articles 410 and 411, except for retaining walls, in the lateral or rear
      setbacks, must be 1.2 m from the lateral or rear lines if their height is more than 1 m above natural grade.

413. Constructions entirely below grade are authorized in the lateral and rear setbacks.

414. In sectors where categories of the residential group are authorized, canopies and drums are
      authorized in the front and rear setbacks, provided they do not project more than 1.5 m.

415. In sectors where categories of the commercial group are authorized, canopies are authorized in the
      front, rear and lateral setbacks.

416. Solariums in the front setback are authorized for restaurants and drinking establishments.

417. The construction of glass enclosures for restaurants or drinking establishments, in the front setback
      or departing from the minimum prescribed height, must be approved in accordance with section III of the
      By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and
      concerning the Commission Jacques-Viger (chapter P–7).

Each glass enclosure must meet the following conditions:
   (1) it may not extend more than one storey of a building;
   (2) its area may not exceed 50% of the area of the establishment to which it is attached;
   (3) its floor may not, at any point, exceed an elevation of 0.5 m from the grade or sidewalk at the right
of way line of a public thoroughfare;
(4) it must have a minimum depth of 4 m;
(5) at least 80% of its exterior surface must be glazed;
(6) it must be at least 1 m from a sidewalk;
(7) it is authorized in classes B and C of categories C.2, C.3, C.4 and C.5.

418. The decision to approve or reject a glass enclosure project is based on the following evaluation criteria:
(1) the glass enclosure must be in harmony with the exterior appearance of a building and preserve the integrity of its façade in case the building is restored to its original condition;
(2) the addition of a glass enclosure must make a positive contribution to the character and atmosphere of the street as a whole;
(3) the existence of such a construction on a neighboring lot and the setback of the building’s façade from neighboring façades are favorable factors for the project.

SECTION II
PROJECTIONS OVER THE PUBLIC DOMAIN

419. Subject to any resolution or by-law provision relating to the public domain, canopies, awnings and tarpaulins are authorized on the public domain under the following conditions:
(1) they must have a clearance of at least 2.4 m above a sidewalk;
(2) they must be at least 0.6 m from the roadway.

420. Subject to any resolution or by-law provision relating to the public domain, cornices and eaves are authorized on the public domain under the following conditions:
(1) they may not project more than 0.6 m if located between 3 m and 16 m from the sidewalk level;
(2) they may not project more than 1 m if located over 16 m from the sidewalk level.

421. Subject to any resolution or by-law provision relating to the public domain, projecting constructions other than those listed in articles 419 and 420 are authorized on the public domain under the following conditions:
(1) they must be more than 2.4 m from the sidewalk surface;
(2) they may not project more than 0.6 m.

CHAPTER II
OCCUPANCIES AND CONSTRUCTIONS IN YARDS

SECTION I
GENERAL PROVISIONS

422. In this chapter, the tables indicate occupancies, buildings and constructions that are authorized under specific conditions or those that are not authorized.

423. The standards specified in the following table apply to all uses except those in category E.1:
OCCUPANCIES AND CONSTRUCTIONS

<table>
<thead>
<tr>
<th>NO.</th>
<th>OCCUPANCY/CONSTRUCTION</th>
<th>FRONT YARD</th>
<th>OTHER YARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Air conditioning unit and heat pump</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>a) Minimum distance from any lot line:</td>
<td></td>
<td>3 m</td>
</tr>
<tr>
<td>2.</td>
<td>Wood cord, waste container, recreation equipment and other accessories</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>a) Minimum height of pile up:</td>
<td></td>
<td>2 m</td>
</tr>
<tr>
<td>3.</td>
<td>Outdoor swimming pool</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>a) Minimum distance from a fence or a lot line:</td>
<td></td>
<td>1 m</td>
</tr>
<tr>
<td>4.</td>
<td>Utility building</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>a) Maximum height:</td>
<td></td>
<td>3.5 m</td>
</tr>
<tr>
<td></td>
<td>b) Minimum distance in front of a window:</td>
<td></td>
<td>2 m</td>
</tr>
<tr>
<td>5.</td>
<td>Outdoor displays of flowers or plants for a use in the commercial group</td>
<td>yes</td>
<td>yes</td>
</tr>
</tbody>
</table>

SECTION II
COMMERCIAL SECTORS

424. The standards specified in the following table apply to categories of the commercial group:

<table>
<thead>
<tr>
<th>OCCUPANCIES AND CONSTRUCTIONS</th>
<th>FRONT YARD</th>
<th>OTHER YARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Outdoor displays of flowers, plants, fruits or vegetables on a lot not adjacent to a</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>sector where a category of the residential group is authorized as a main use category</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Outdoor displays of flowers, plants, fruits or vegetables on a lot adjacent to a sector</td>
<td>yes</td>
<td>no</td>
</tr>
<tr>
<td>where a category of the residential group is authorized as a main use category</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Outdoor displays for a use in category C.3(8)</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>4. Storage and outdoor displays for a use in category C.6 or C.7</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>a) Height of opaque screen serving as a storage enclosure</td>
<td></td>
<td>2.5 to 3 m</td>
</tr>
</tbody>
</table>

425. In sectors where category C.3(8) is authorized, on the block bounded by Henri-Julien, Mozart, and
Casgrain streets and by Place du Marché-du-Nord, the uses in that category are authorized only in yards adjacent to Place du Marché-du-Nord.

426. In sectors where category C.6 is authorized, the development of vehicle depots must be in accordance with section V of chapter II of title VI.

SECTION III
INDUSTRIAL SECTORS

427. The standards specified in the following table apply to uses in category I.4 of class B and those in categories I.5, I.6 and I.7(2):

<table>
<thead>
<tr>
<th>OCCUPANCIES AND CONSTRUCTIONS</th>
<th>FRONT YARD</th>
<th>OTHER YARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Outdoor industrial storage for uses in category I.4 of class B and uses in categories I.5, I.6 and I.7(2)</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>a) height of the required opaque screen around the area used for that purpose:</td>
<td></td>
<td>2.5 m to 3 m</td>
</tr>
</tbody>
</table>

CHAPTER III
OUTDOOR CAFÉS

SECTION I
GENERAL PROVISIONS

428. Outdoor cafés are authorized where they are attached to restaurants or drinking establishments:

(1) in sectors where category C.2, C.3, C.4 or C.5 is authorized, according to the conditions of class B or C;

(2) in sectors where a category of the industrial group or in the network of community and institutional facilities is authorized.

429. The area of an outdoor café may not exceed 50% of the area occupied on the ground floor by the establishment to which it is attached.

430. No equipment used for the operation of outdoor cafés may be left outside on the premises from November 1 to April 1.

431. No dances, theatre or film performances, concerts, shows, use of sound equipment and cooking of food are allowed in outdoor cafés.

432. No more than 3 tables and chairs, for food consumption purposes, may be put up in the front yard of a building between April 1 and November 1.
433. An outdoor café may be set up in any yard except in the following situations:

(1) the establishment to which the outdoor café is attached is on a lot adjacent to a sector where a
category of the residential group is authorized as a main use category, in which case it must be
located in the front yard;

(2) the establishment to which an outdoor café is attached is on a corner lot, in which case no outdoor
café may be in a front yard adjacent to the extension of a public thoroughfare where a category of
the residential group is authorized as a main use category.

A lot separated by a lane from a sector where a category of the residential group is authorized is considered
to be adjacent to that sector.

434. An outdoor café may be set up on the roof of a building under the following conditions:

(1) it is in a sector where one or the other of the following categories is authorized:
    (a) category C.3 or C.5, according to the conditions of class C;
    (b) a category of the industrial group or of the network of community and institutional facilities;

(2) it is attached to a restaurant or a drinking establishment at the same level or at the level immediately
    below;

(3) it is not at the same level as a dwelling unit or at the level immediately above;

(4) the lot on which it is located is not adjacent to a lot occupied by a building containing at least one
dwelling unit.

SECTION III
OUTDOOR CAFÉS AUTHORIZED AS CONDITIONAL USES

435. Where the development of an outdoor café is not authorized in sectors where category C.2, C.3, C.4
or C.5 is authorized, it may be approved in accordance with the conditional use procedure if it is attached to
a restaurant or a drinking establishment, under the following conditions:

(1) it is in the front yard of a building;

(2) its area does not exceed 50% of the area occupied on the ground floor by the establishment to
    which it is attached;

(3) no equipment used for its operation may be left outside on the premises from November 1 to April
    1;

(4) the following are prohibited:
    (a) dances
    (b) theatre and film performances
    (c) concerts
    (d) shows
    (e) use of sound equipment
    (f) cooking.

CHAPTER IV
ANTENNAS

SECTION I
APPLICATION
436. This chapter applies to antennas on the same lots as the uses they serve.

437. This by-law does not apply to:
   (1) conventional antennas less than 2 m high;
   (2) conventional antennas or their upper part if those antennas or parts of antennas consist entirely of vertical rods less than 10 cm in diameter;
   (3) dish antennas, no more than 2 m in diameter and 3 m in height, in sectors where a category of the industrial group or category E.7 is authorized as a main use category;
   (4) dish antennas exclusively for reception purposes, no more than 0.6 m in diameter and 1.2 m in height, in sectors where a category of the residential or commercial group, or of the network of community and institutional facilities is authorized as a main use category.

SECTION II
CONSTRUCTION
SUBSECTION 1
GENERAL PROVISIONS

438. The distance of an antenna from a point must be measured horizontally from its support axis.

439. For the purposes of this chapter, the height of a building or part of a building must be measured vertically from the grade of the façade closest to the antenna up to the level of the base of that antenna or of the roof to which it is fixed.

440. On vacant lots, no antennas may be located:
   (1) less than 12 m from the right of way of the closest public thoroughfare, in the case of conventional antennas;
   (2) less than 24 m from the right of way of the closest public thoroughfare, in the case of dish antennas;
   (3) less than 1 m from the lot line, in the case of conventional antennas;
   (4) less than 2 m from the lot line, in the case of dish antennas.

441. On built-up lots, no antennas may be located:
   (1) on a façade;
   (2) on the part of a lot adjacent to a public thoroughfare and bounded by a façade and the longitudinal extension of that façade up to the lot limits;
   (3) on ground level, less than 1 m from the lot line, in the case of conventional antennas;
   (4) on ground level, less than 2 m from the lot line, in the case of dish antennas;
   (5) such that one of its parts is less than 2 m from the front of a window.

Paragraphs (1) and (2) do not apply where antennas are installed in accordance with paragraphs (1) and (2) of article 440.

442. Antennas installed before August 17, 1991 may depart from the height limits provided for in this by-law. However, non-conforming antennas not protected by acquired rights must conform to the other provisions of this by-law and must, in order to ensure their conformity, be moved on the lots or on the
buildings, as the case may be.

SUBSECTION 2
DISH ANTENNAS

443. In sectors where a category of the residential group, the commercial group or the network of community and institutional facilities, except for category E.7, is authorized as a main use category, dish antennas must meet the following conditions:

   (1) on ground level, their height may not exceed 4 m;
   (2) on a building, they must conform to the height and setback requirements prescribed in the following table, where "H" is the antenna height.

<table>
<thead>
<tr>
<th>HEIGHT OF A BUILDING OR PART OF A BUILDING</th>
<th>MAXIMUM ANTENNA HEIGHT</th>
<th>MINIMUM SETBACK FROM A FAÇADE</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 6 m</td>
<td>3.5 m</td>
<td>3 H</td>
</tr>
<tr>
<td>6 to 12 m</td>
<td>4 m</td>
<td>2 H</td>
</tr>
<tr>
<td>more than 2 m</td>
<td>4.5 m</td>
<td>1 H</td>
</tr>
</tbody>
</table>

444. In sectors where a category of the industrial group or category E.7 is authorized as a main use category, dish antennas must meet the following conditions:

   (1) on ground level, their height may not exceed 7 m;
   (2) on a building, their height may not exceed 5 m.

445. On sloping roofs, no dish antennas may be installed:

   (1) on a slope facing a public thoroughfare;
   (2) less than 3 m from a slope facing a public thoroughfare.

SUBSECTION 3
CONVENTIONAL ANTENNAS

446. In sectors where a category of the residential group, the commercial group or the network of community and institutional facilities, except for category E.7, is authorized, conventional antennas must meet the following conditions:

   (1) on ground level, their height may not exceed 15 m;
   (2) on a building, they must conform to the height and setback requirements prescribed in the following table, where "H" is the antenna height:

<table>
<thead>
<tr>
<th>HEIGHT OF A BUILDING OR PART OF A BUILDING</th>
<th>MAXIMUM ANTENNA HEIGHT</th>
<th>MINIMUM SETBACK FROM A FAÇADE</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 12 m</td>
<td>9 m</td>
<td>H/2</td>
</tr>
<tr>
<td>12 to 24 m</td>
<td>12 m</td>
<td>H/2</td>
</tr>
</tbody>
</table>
447. For the purposes of the table in article 446, no exterior wall erected on a roof and facing a public thoroughfare is taken into account where the setback of that wall in relation to the façade is greater than its height.

448. In sectors where a category of the industrial group or category E.7 is authorized as a main use category, ground antennas must meet the following conditions:
   (1) on ground level, their height may not exceed 24 m;
   (2) on a building, their height may not exceed 18 m.

449. The support structure of conventional antennas over 15 m high must be a self-supporting mast, a guyed mast, or a guyed structure.

CHAPTER 5
PLANTING, MAINTENANCE AND FELLING OF TREES

SECTION I
APPLICATION

450. This chapter does not apply to the territory covered by the By-law concerning the protection and planting of trees on private property within the Mont-Royal heritage site (chapter P-16).

SECTION II
PERMITS

451. Each person wishing to fell a tree whose trunk is equal to or greater than 10 cm in diameter measured at 1.3 m from ground level, must first secure a permit for that purpose.

452. Tree felling permits are issued in the following situations:
   (1) a tree is likely to cause damage or constitute a nuisance to persons or property;
   (2) a tree is dead or is attacked by an irreversible disease;
   (3) a tree is in or near the layout area of a proposed construction.

453. Each person wishing to raise the level of ground beneath the boughs of a tree by more than 20 cm must first secure a permit for that purpose.

454. The permits referred to in articles 451 to 453 may concern more than one tree on the same property.

455. Permit applications must be filed together with a plan drawn to a scale of at least 1:200, specifying the location, size and species of the tree concerned.

SECTION III
PLANTING OF TREES
456. Owner of lots or which a building permit is issued must plant or maintain trees whose trunk is equal to or over 5 cm in diameter and equal to or over 1.5 m in height, at a rate of one tree for every 200 m² of the vacant lot, including outdoor parking areas. Trees must be kept in good condition and be replaced if necessary. This article does not apply in the case of lots on which a building occupied exclusively by 3 dwelling units or less is erected.

SECTION IV
MAINTENANCE OF TREES

457. Trees must be pruned, trimmed or felled, as the case may be, if their condition constitutes a public safety hazard or if they hinder the use or maintenance of a public thoroughfare.

458. Where an owner refuses or neglects to prune, trim or fell a tree in accordance with article 457, the city may have the work carried out at the owner’s expense. Subject to article 459, the city serves a notice on each owner before carrying out the work referred to in the first paragraph.

459. The city may, without notice, prune or fell a tree at the owner’s expense, where its condition or situation constitutes a hazard requiring emergency action.

TITLE V
SIGNS AND ADVERTISING SIGNS

CHAPTER I
GENERAL PROVISIONS

SECTION I
APPLICATION

460. A sign is accessory to a use and must be installed on the site of the establishment or the immovable that is advertised.

461. An advertising sign is a sign constituting a main use that may be installed in a location other than that of the establishment, product, service or immovable that is advertised.

462. The height of a sign or an advertising sign is measured in relation to the level of a sidewalk or edge of a public thoroughfare, or in relation to grade, where it is higher than that of the sidewalk or the edge.

SECTION II
PUBLIC SAFETY

463. No signs or advertising signs may constitute a public safety hazard or detract from property integrity. They must be kept in good condition.

464. Signs, advertising signs, and their lighting may not be such that they could be mistaken for public
signs or reduce their visibility.

465. The lighting for signs or advertising signs may not be glaring or harmful.

466. No poster panel or autoroute poster panel type advertising signs may contain a direct flashing light source or an animated or variable illuminated advertisement, except for information relating to time or temperature.

467. The guy wire or an anchor tie supporting a sign or an advertising sign must be at least 2.4 m above a private sidewalk.

468. Signs or advertising signs higher or wider than 1 m must be at least 2.4 m above a private sidewalk or above part of a lot less than 5 m from the public thoroughfare roadway curve at an intersection. Where those signs are on ground level, they may be supported by posts or uprights.

SECTION III
SUPPORT

469. No message may be written and no sign may be glued or stapled elsewhere than on a surface provided for that purpose.

470. No sign or advertising sign may be fixed to a tree.

471. No removable or portable signs or advertising signs are allowed, except in the cases provided for in this by-law.

472. No sign or advertising sign installed may damage the ornamentation of a façade.

473. In sectors where category I.4, I.5, I.6, E.7(1), E.7(2) or E.7(3) is authorized as a main use category, signs or advertising signs may be painted or glued on dish antennas or on the metallic surface of reservoirs, with no area or height limit.

CHAPTER II
SIGNS

SECTION I
GENERAL PROVISIONS

474. The provisions of this chapter apply to signs.

475. The provisions relating to building lines and setbacks do not apply to signs.

476. Unless otherwise provided, the maximum area of signs authorized under this chapter may be divided into one or more signs.
AREA CALCULATION

477. The maximum area of signs authorized for an establishment is limited to the quotas established under this by-law, which may vary according to the main use category authorized in a sector, the level where the establishment is located, the width of its façade and its floor area.

478. The area of a sign is the net area of the part of the side taken up by its content.

479. In sectors where a category of the residential group or category C. 1 is authorized as a main use category, the maximum area of authorized signs is 1 m² in an establishment.

480. In sectors other than those referred to in article 479, the maximum area of authorized signs for an establishment is based on the following formula:

\[ S = (Q \times W_f) \]

In that formula:
1. \( S \) corresponds to the maximum area of an authorized sign;
2. \( Q \) corresponds to the area quota allocated in the table of article 481 according to the main use category authorized in the sector involved, depending on whether the establishment occupies the ground floor (Q1), the level below the ground floor or one or the other of the 2 levels above the ground floor (Q2);
3. \( W_f \) corresponds to the width of the façade of an establishment in multiples of 1 m.

481. The quota used in the formula of article 480 is based on the following parameters:

<table>
<thead>
<tr>
<th>MAIN USE CATEGORY</th>
<th>Q1</th>
<th>Q2</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.2</td>
<td>0.5 m²</td>
<td>0.25 m²</td>
</tr>
<tr>
<td>C.3(1)</td>
<td>0.25 m²</td>
<td>0.1 m²</td>
</tr>
<tr>
<td>C.3(2)</td>
<td>0.5 m²</td>
<td>0.25 m²</td>
</tr>
<tr>
<td>C.3(3)</td>
<td>0.75 m²</td>
<td>0.35 m²</td>
</tr>
<tr>
<td>C.3(4), C.3(5)</td>
<td>1 m²</td>
<td>0.5 m²</td>
</tr>
<tr>
<td>C.3(6), C.3(7)</td>
<td>0.75 m²</td>
<td>0.35 m²</td>
</tr>
<tr>
<td>C.3(8), C.3(9), C.3(10), C.4</td>
<td>1 m²</td>
<td>0.5 m²</td>
</tr>
<tr>
<td>C.5, C.6</td>
<td>1.5 m²</td>
<td>0.5 m²</td>
</tr>
<tr>
<td>C.7</td>
<td>0.75 m²</td>
<td>0.35 m²</td>
</tr>
<tr>
<td>I.1</td>
<td>0.5 m²</td>
<td>0.25 m²</td>
</tr>
<tr>
<td>I.2, I.4, I.5, I.6, I.7</td>
<td>0.75 m²</td>
<td>0.35 m²</td>
</tr>
<tr>
<td>I.3</td>
<td>0.5 m²</td>
<td>0.25 m²</td>
</tr>
</tbody>
</table>
482. Where an establishment occupies many floor levels, the area of signs authorized at each level is added up.

483. The width of a façade corresponds to the width of a building or part of a building facing a public thoroughfare and occupied by an establishment adjacent to that façade.

484. In sectors where a category of the commercial group is authorized as a main use category, the façade of an establishment facing the extension of a public thoroughfare where only a category of the residential group is authorized, is excluded from the calculation of the area of an authorized sign.

485. Where an establishment meets either one of the following conditions, the maximum area of the authorized sign for that establishment is based on the formula in the second paragraph:
   (1) it is not adjacent to a façade;
   (2) it is at a level higher than the first 2 levels above the ground floor;
   (3) it is at a level lower than the level immediately below the ground floor.

The formula is as follows:

\[ S = \frac{Q_1 \times F}{100} \]

In that formula:
   (1) \( S \) corresponds to the maximum area of the authorized sign;
   (2) \( Q_1 \) corresponds to the \( Q_1 \) area quota in the table of article 481, according to the main use category authorized in the sector concerned;
   (3) \( F \) corresponds to the floor area of an establishment in multiples of 1 m².

486. Despite articles 480 and 485, in sectors where a category of the commercial group is authorized as a main use category, establishments whose main entrance is on the extension of a public thoroughfare, where only categories of the residential group are authorized, are entitled to only one sign, of a maximum area of 1 m², with no direct light source visible from the outside.

487. Despite article 485:
   (1) the minimum area of an authorized sign for an establishment is:
      (a) 2 m², in sectors where category C.2, C.3(1), C.3(2), I.3 or a category of the network of community and institutional facilities is authorized as a main use category;
      (b) 4 m², in sectors other than those listed in subparagraph a;
   (2) the maximum area of an authorized sign may not exceed 10 m².

488. Where the façade of a building occupies less than 60% of the lot width, and in the case of vacant lots,
the maximum area of the authorized sign is allocated for the lot or for the establishments that occupy it. That area is based on the following formula:

\[ S = \frac{Q_1 \times W_1}{5} \]

In that formula:

1. \( S \) corresponds to the maximum area of the authorized sign;
2. \( Q_1 \) corresponds to the \( Q_1 \) area quota in the table of article 481 according to the main use category authorized in the sector concerned;
3. \( W_1 \) corresponds to the width of the lot or the undeveloped part of the lot in multiples of 1 m.

SECTION III
SIGNS LAID FLAT

489. No part of a sign laid flat against a building may exceed 16 m in height.

490. Each sign laid flat that exceeds the floor of the storey immediately above the ground floor by 1 m must be made of detached letters or symbols.

491. No sign laid flat may project more than 0.5 m from the surface of a wall.

SECTION IV
PROJECTING SIGNS OR SIGNS ON A PROJECTION

492. No part of a projecting sign fixed to a building may exceed 16 m in height.

493. The maximum projection of a projecting sign is 1 m from the wall where it is installed more than 1 m above the floor of the storey immediately above the ground floor. The maximum width of such a sign is 0.5 m.

494. Signs on awnings, tarpaulins or canopies protecting an opening, on balconies or on stoops, are authorized at a height of less than 16 m provided their content does not exceed their sides by more than 1 m above or below the projection.

SECTION V
SIGN ON GROUND LEVEL

495. Signs on ground level may have a maximum height of 5.5 m.

496. Despite article 495, signs on ground level may have a maximum height of 9 m in sectors where category C.5, C.6, C.7, E.7(1), E.7(2) or E.7(3) or a category of the industrial group is authorized as a main use category.

SECTION VI
SIGNS ON A ROOF
497. No sign may be installed on a roof and no sign installed on a building may exceed the parapet or the ridge line of a façade where there is no parapet.

498. Where the façade of the higher storeys of a building is set back from the façade of the lower storeys, a sign fixed to the façade of the upper storeys is not considered as a sign on a roof.

499. Above the ground floor, a sign may exceed by 1 m the elevation of the section of roof adjacent to the sign.

SECTION VII
ENCROACHMENT OVER THE PUBLIC DOMAIN

500. Subject to any resolution or by-law provision relating to the public domain, signs may project by up to 1 m over the right of way of a public thoroughfare, keeping a minimum distance of 0.6 m from the roadway, measured from a horizontal plane.

501. Subject to any resolution or regulatory provision relating to the public domain, in sectors where category C.5 is authorized as a main use category, banners or flags may project up to 1.5 m above the right of way of a public thoroughfare, keeping a minimum distance of 0.6 m from the roadway, measured from a horizontal plan.

502. Subject to any resolution or regulatory provision relating to the public domain, a vertical clearance of 2.4 m is required above the right of way of a public thoroughfare.

SECTION VIII
LIGHTING

503. In sectors where a category of the residential group is authorized as a main use category, no sign, inside or outside a building, with a direct light source may be visible from the outside.

504. In sectors where category C.3(2), C.3(3), C.3(4), C.3(5), C.3(6), C.3(7), C.3(8), C.3(10), class C of C.4, class C of C.5, C.6, C.7, E.2(2), E.3(2), E.4(4) or a category of the industrial group is authorized as a main use category, a sign with a direct, flashing light source may be set up.

SECTION IX
DWELLING UNIT PROTECTION

505. No signs may obstruct the windows of dwelling units.

506. Projecting signs or signs on ground level must keep, in relation to windows of dwelling units, the following minimum distances measured from a horizontal plane:
   (1) 2 m for a non-illuminated sign or a sign illuminated by reflection;
   (2) 4 m for an illuminated sign.

507. In sectors where category C.1, C.2, C.3, C.4 or class A of category C.5 is authorized as a main use
category, no sign fixed to a building higher than one storey may exceed 1 m above the floor of the storey immediately above the ground floor, except in front of the façade of an establishment.

508. In sectors where category C.1, C.2, C.3, C.4 or class B of category C.5 is authorized as a main use category, no sign fixed to a building higher than 2 storeys may exceed 1 m above the floor of the second storey above the ground floor, except in front of the façade of an establishment.

SECTION X
PARKING AREAS

509. Commercially operated parking area must be provided with a sign visible from the public thoroughfare specifying:
   (1) parking fees;
   (2) mode of fee calculation;
   (3) business hours.

SECTION XI
OLD MONTRÉAL

510. In the Old Montréal historic district, the installation of signs must be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects and concerning the Commission Jacques-Viger (chapter P-7).

The decision to approve or reject signs is based on the following evaluation criteria:
   (1) signs must be in harmony with the architecture of buildings to which they are fixed and contribute to their enhancement;
   (2) signs must be in harmony integrate with the character and the general atmosphere of the street;
   (3) no sign may detract from the physical integrity of a building.

511. The following signs, whose number is limited to one for each establishment and public thoroughfare, are not subject to the procedure referred to in article 510:
   (1) non-illuminated signs or signs illuminated by reflection, laid flat on the plane part of a wall and having a maximum area of 1.2 m²;
   (2) non-illuminated signs or signs illuminated by reflection, projecting, perpendicular to a building and having no more than 2 faces, each with a maximum area of 0.6 m².

512. In the Old Montréal historic district, no signs inside a building, with a direct light source, may be visible from the outside.

SECTION XII
EXTRA HEIGHT SECTORS

513. In extra height sectors, signs made up of detached letters or symbols, laid flat on the wall of a building at a height over 16 m and with an area exceeding the specifications of this by-law, may be approved in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects and concerning the Commission Jacques-Viger (chapter P-7).
The decision to approve or reject signs is based on the following evaluation criteria:

1. signs must be in harmony with the architecture of buildings and contribute to their enhancement;
2. the size, number and diversity of signs must correspond to the minimum required to identify the building or its main use, the building itself being the main indicator of its presence or its use;
3. the use of a logo is preferable to a written message.

CHAPTER III
ADVERTISING SIGNS

SECTION I
GENERAL PROVISIONS

514. This chapter applies to advertising signs.

515. The area of an advertising sign corresponds to the area of the side bearing the content.

516. The provisions relating to lateral and rear setbacks do not apply to advertising signs.

517. Advertising signs may be set back from a prescribed building line. Lighting systems and walkways may exceed that line.

518. Subject to any resolution or by-law provision relating to the public domain, lighting systems and retractable walkways may project up to 1 m over the right of way of a public thoroughfare, keeping a minimum distance of 0.6 m from the roadway, measured from a horizontal plane.

519. Subject to any resolution or by-law provision relating to the public domain, a vertical clearance of 2.4 m is required above the right of way of a public thoroughfare.

520. Where a distance between 2 advertising signs is prescribed, that distance does not apply to advertising signs installed on the public domain.

521. Permanent advertising signs installed on private property must bear the name of their owner.

522. Except for advertising signs authorized by ordinance, no advertising signs are authorized in a significant sector or on a significant immovable, on the site of a cultural property, a historic or natural district, a historic site and site of a historic monument as defined in the Cultural Property Act (R.S.Q., chapter B-4).

523. Unless otherwise provided, advertising signs on ground level must conform to the following minimum distances measured from a horizontal plane:

1. 3 m from a building;
2. 3 m from a lot in sectors where a category of the residential group is authorized as a main use category;
3. 9 m in front of a window.

524. Advertising signs on or in front of a lateral wall erected at the line of 2 private properties or erected
less than 0.5 m from that line must meet the following conditions:

1. they may not obstruct an opening;
2. they must be at a minimum distance, measured from a horizontal plane, of at least 3 m from another building or a window of a dwelling unit on that wall;
3. they may not exceed the limits of that wall.

525. No advertising signs are allowed on a vehicle unless it is on a bus, where they are authorized without limit.

526. Advertising signs made up exclusively of growing plants are authorized without limit.

SECTION II
ADVERTISING DISPLAY MODULES

SUBSECTION 1
AREA AND LOCATION

527. The maximum area of an advertising display module is 5 m².

528. Advertising display modules on ground level may have 2 faces, each with a maximum area of 5 m², provided each face is oriented in a different direction.

529. Advertising display modules are authorized in sectors where category C.4, C.5, C.6, C.7, I.1, I.2, I.4, I.5, I.6, I.7, E.7(1), E.7(2) or E.7(3) is authorized as a main use category.

SUBSECTION 2
SITE, HEIGHT AND DISTANCE

530. Advertising display modules may be installed on ground level or on a lateral wall erected on the line of 2 private properties or erected less than 0.5 m from that line. They may also stand against that wall.

531. The maximum height of advertising display modules is 5.5 m.

532. The maximum height of advertising display modules installed on a lateral wall erected on the line of 2 private properties or erected less than 0.5 m from that line or standing against that wall is 16 m.

533. Advertising display modules duly authorized by the city on or after August 17, 1994 must be at least 30 m from other advertising display modules that face the same direction and that are on the same side of a public thoroughfare.

SECTION III
POSTER PANELS

SUBSECTION 1
AREA AND LOCATION
534. The maximum area of poster panels is 25 m².

535. Poster panels on ground level may have 2 faces each having a maximum area of 25 m², provided each face is oriented in a different direction.

536. Poster panels are authorized in sectors where category I.4, I.5, I.6, or I.7 is authorized as a main use category.

537. Poster panels are authorized in sectors where category C.6, C.7, I.1, I.2, E.7(1), E.7(2) or E.7(3) is authorized as a main use category, under the following conditions:
   (1) no category of the residential group is authorized;
   (2) they are at least 25 m from a lot, measured from a horizontal plane, in sectors where only categories of the residential group are authorized.

SUBSECTION 2
SITE, HEIGHT AND DISTANCE

538. Poster panels may be installed on ground level or on a lateral wall erected on the line of 2 private properties or erected less than 0.5 m from that line. They may also stand against that wall.

539. The maximum height of poster panels on ground level is 9 m.

540. The maximum height of poster panels installed on a lateral wall erected on the line of 2 private properties or erected less than 0.5 m from that line or standing against that wall is 23 m.

541. Poster panels duly authorized by the city on or after August 17, 1994 must be at least 60 m from other poster panels facing the same direction and located on the same side of a public thoroughfare.

SECTION IV
AUTOROUTE POSTER PANELS

SUBSECTION 1
AREA AND LOCATION

542. The maximum area of autoroute poster panels is 75 m².

543. Autoroute poster panels may have 3 faces, each with a maximum area of 75 m². The total area of those faces may not exceed 200 m² and each face must be oriented in a different direction.

544. Autoroute poster panels oriented in the direction of an autoroute or its access lane is authorized in sectors where category C.6, C.7, I.1, I.2, I.4, I.5, I.6, I.7, E.7(1), E.7(2) or E.7(3) is authorized as a main use category, where housing is not authorized. However, no such poster panels are allowed in the Ville-Marie district.

545. No autoroute poster panels may be installed on immovables containing dwelling units or be located less than 50 m from a lot, measured from a horizontal plane, in sectors where only categories of the
residential group are authorized.

**SUBSECTION 2**  
SITE, HEIGHT, SUPPORT AND DISTANCE

546. Autoroute poster panels may be installed on ground level, on a lateral wall erected at the line of 2 private properties or erected less than 0.5 m from that line or standing against that wall. They may also be installed on a roof, on the wall of a roof-top enclosure provided for service equipment or against that wall.

547. The maximum height of autoroute poster panels is 44 m.

548. The part of the support structure under the face of autoroute poster panels installed on ground level and higher than 12.5 m and that is visible from a public thoroughfare, must be made up of non perforated uprights. Where autoroute poster panels are installed on a roof, they may be supported by uprights or by a pedestal.

549. Autoroute poster panels duly authorized by the city on or after August 17, 1994 must be at least 90 m from other autoroute poster panels facing the same direction and located on the same side of an autoroute.

550. Autoroute poster panels duly authorized by the city before August 17, 1994 and located less than 90 m from other autoroute poster panels may be replaced by poster panels or advertising display modules.

**SECTION V**  
ADVERTISING SIGNS AUTHORIZED AS CONDITIONAL USES

551. In sectors where category C.4 or C.5 is authorized as a main use category, advertising signs may be installed under the conditional use procedure, at the following places:

1. on a vacant lot or a lot with only one shelter;
2. on a lateral wall erected on the line of 2 private properties or erected less than 0.5 m from that line, or against that wall.

Advertising signs must meet the following criteria:

1. they must be in harmony with the urban environment as a transitory occupancy of a site to be developed;
2. they must help to enhance the layout of the area by their very presence or by related developments which, for example, conceal or restore a dilapidated wall, restructure an area not clearly delineated and that detracts from the unity of the built-up street area, and improve public safety by lighting or otherwise;
3. on ground level, they may not crowd and obstruct an attractive view or one that is vital to the safety of the premises;
4. they may not detract from the quality of life of occupants of the dwelling units on the premises or in the neighborhood;
5. they must conform to the character of the premises and the architectural integrity of buildings;
6. they must preserve the integrity of supporting walls by the use, for example, of stretched canvases instead of paintings on masonry;
7. their location must be distanced from a cultural property, a natural or historic district, a historic site...
and a historic monument as defined in the Cultural Property Act (R.S.Q., chapter B-4), from a
significant immovable, a place of worship or a museum;
(8) their maximum area is 25 m².

552. Despite article 551, no advertising signs may be installed:
(1) on the site of a cultural property, a natural or historic district, a historic site and a historic
monument as defined in the Cultural Property Act (R.S.Q., chapter B-4);
(2) in a significant sector or on a significant immovable;
(3) in Ville-Marie district, along René-Lévesque Boulevard or Sherbrooke Street.

CHAPTER IV
ORDINANCES

553. The executive committee may, by ordinance, control or authorize:
(1) signs and advertising signs on the occasion of events, celebrations or demonstrations;
(2) the inscription of the name and trademark of the sponsor of a work of art, of a monument or of the
restoration of an old building;
(3) the installation of advertising signs on lots that cannot be developed;
(4) the following advertising signs:
   (a) advertising display modules on bus shelters;
   (b) advertising display modules on advertising pillars;
   (c) banners on street lamps;
   (d) advertising display modules on benches, garbage cans or flower boxes or other items of
       street furniture;
   (e) advertising displays on parking meters, bicycle stands or bus stop signs;
(5) signs and advertising signs for public, cultural, tourist and community purposes, for a specific
    period.

CHAPTER V
SIGNS AND ADVERTISING SIGNS AUTHORIZED WITHOUT A PERMIT

554. The signs and advertising signs provided for in this chapter are authorized without a permit under the
conditions that have been set.

SECTION I
SMALL SIGNS

555. Signs less than 0.2 m² in area are excluded from the maximum authorized area calculation. Only one
such sign is authorized in an establishment or an immovable for each public thoroughfare.

In the case of home-based offices constituting a supplementary use, or in the case of supplementary uses
authorized in sectors where category H.7, E.4(3), E.4(4) or E.5(3) is authorized, the sign may be laid on a
window or laid flat on the building. It may not, however, be illuminated.

556. In sectors where a category of the residential group or category C.1 is authorized as a main use
category, the name of a building having a floor area greater than 1000 m² may be advertised by means of a
single sign for each public thoroughfare. The maximum area of that sign is 1 m².

SECTION II
SIGNS AND ADVERTISING SIGNS

557. Despite any provision to the contrary, banner-type signs, flags or temporary posters, and temporary portable signs are authorized without limit, in the following cases:

1. in sectors where category C.5(C) or a category of the network of community and institutional facilities is authorized as a main use category, on the occasion of events, celebrations or demonstrations;
2. on immovables occupied by a convention and exhibition centre, a museum or an entertainment hall, in order to advertise an exhibition or a show;
3. on immovables occupied by an establishment to advertise, for non-commercial purposes, a cultural or community event;
4. for 90 consecutive days, to advertise the opening of a building or an establishment;
5. under the shelter or awning of a filling station, or less than 2 m from a distribution pump or from the façade of a building serving the filling station.

558. In sectors where a category of the residential group or category C.1 is authorized as a main use category, only one sign for each public thoroughfare may be used to advertise the sale or the rental of an immovable. Those signs must have a single face with a maximum area of 1 m² or 2 faces with a maximum area of 0.5 m² each.

559. In sectors other than those referred to in article 558, only one sign for each public thoroughfare may be used to advertise the sale or rental of an immovable. Those signs must have a single face with a maximum area of 3 m² or 2 faces with a maximum area of 1.5 m² each.

560. The sale of vacant lots may be advertised by means of a single sign for each public thoroughfare. The total area of those signs may not exceed 0.2% of the area of the lot and 25 m² for each public thoroughfare.

561. On construction sites, a temporary sign may be used to advertise the project, identify the organizations and persons involved, its rental or sale or its future uses. The total area of the sign may not exceed 0.3% of the floor area of the building to be erected and 25 m² for each public thoroughfare.

562. On hoardings, signs are authorized without limit.

563. The following signs or advertising signs are authorized with no area limit:

1. signs or advertising signs inside a building;
2. engraved or raised inscriptions, integrated into the facing of a building and made of the same materials as the facing;
3. signs on a parasol or a retractable tarpaulin;
4. signs made up exclusively of growing plants
5. signs beside the entrance of an entertainment hall and located beneath a canopy or a roof, advertising a show;
(6) signs installed on Sainte-Hélène and Notre-Dame islands;
(7) historic inscriptions or commemorative plaques;
(8) public signs;
(9) public safety signs;
(10) signs identifying a vehicle or specifying its use;
(11) signs specifying the time and temperature, installed elsewhere than on a roof;
(12) religious or government symbols.

SECTION III
TEMPORARY ADVERTISING POSTERS

564. Temporary advertising posters may be put up without limit on poster display modules, specifically intended for that purpose by the city and located on the public domain.

565. Temporary advertising posters may be put up without limit on hoardings except if the owner prohibits it or limits it by means of a notice to that effect.

TITLE VI
LOADING AND PARKING

CHAPTER I
LOADING UNITS

SECTION I
GENERAL PROVISIONS

566. The floor area used to determine the required number of loading units is equal to the total floor area of a building, except for spaces used for parking and loading purposes.

567. Small loading units must have:
   (1) a minimum width of 2.5 m;
   (2) a minimum length of 6 m;
   (3) a minimum clearance of 2.5 m.

568. Large loading units must have:
   (1) a minimum width of 3 m;
   (2) a minimum length of 9 m;
   (3) a minimum clearance of 4.3 m.

569. Despite article 568, outside the Ville-Marie district, large loading units required for uses in category C.7, I.4, I.5, I.6 or I.7 must have:
   (1) a minimum width of 3.5 m;
   (2) a minimum length of 15 m;
   (3) a minimum clearance of 4.3 m.
SECTION II
REQUIRED NUMBER OF LOADING UNITS

570. The minimum number of large loading units required for buildings having a floor area equal or greater than 500 m², occupied by uses in the industrial group or the commercial group, except for additional uses in category C.2, is determined as follows:
   (1) 1 small unit for a floor area of 500 m² to 5000 m²;
   (2) 2 units, one of which is large, for a floor area greater than 5000 m², without exceeding 10 000 m²;
   (3) 3 units, 2 of which are large, for a floor area greater than 10 000 m², without exceeding 15 000 m²;
   (4) 4 units, 3 of which are large, for a floor area greater than 15 000 m², without exceeding 30 000 m²;
   (5) 5 units, 4 of which are large, for a floor area greater than 30 000 m², without exceeding 60 000 m²;
   (6) 6 units, 4 of which are large, for a floor area greater than 60 000 m².

571. The minimum number of loading units required for buildings having a floor area equal or greater than 5000 m², occupied by additional uses in category C.2 or uses in the network of community and institutional facilities, is determined as follows:
   (1) 1 small unit for a floor area of 5000 m² to 20 000 m²;
   (2) 2 units, one of which is large, for a floor area greater than 20 000 m², without exceeding 40 000 m²;
   (3) 3 units, 2 of which are large, for a floor area greater than 40 000 m², without exceeding 60 000 m²;
   (4) 4 units, 2 of which are large, for a floor area greater than 60 000 m², without exceeding 80 000 m²;
   (5) 5 units, 2 of which are large, for a floor area greater than 80 000 m², without exceeding 100 000 m²;
   (6) 6 units, 2 of which are large, for a floor area greater than 100 000 m².

SECTION III
DEVELOPMENT STANDARDS

SUBSECTION 1
LOADING UNITS

572. This subsection applies to loading units set up outside buildings.

573. Loading units must be on the same lot as the use they serve. No unit may be set up in the front yard of a building.

574. Despite article 573, loading units may be set up in the front yard, except in sectors where a category of the residential group is authorized, in the following cases:
   (1) where the other yards are not available, inaccessible and unfit for loading purposes, for all or part of the required loading units;
   (2) where the space between the building line or the main façade plane of a building and the right of way line of a public thoroughfare is at least 30 m.

575. Where a loading unit is in the front yard, a paved or grassed border must be laid out and must meet the following conditions:
(1) it must be at the same level as a sidewalk along the public thoroughfare bordering a front yard, except in front of a vehicle or pedestrian access; 
(2) it must be at least 1.5 m and no more than 2 m wide; 
(3) trees must be planted every 5 m along the border and 0.8 m from a fence.

The trees provided for in paragraph 3 must be at least 2 m high and a 5 cm in diameter and must be maintained, cared for, and replaced when necessary.

576. Where a loading unit is in the front yard, a fence must be put up and must meet the following conditions:

(1) it must be within the border required under article 575;
(2) it must be made of forged metal, masonry or preserved wood;
(3) it must be finely worked and perforated in a proportion of more than 60%;
(4) it may not be made of chain link;
(5) it must be at least 1.5 m and no more than 2 m high;
(6) it may not have any asperity likely to cause bodily harm;
(7) it must be firm and anchored in the ground on a concrete base whose height may not exceed by more than 0.5 m the level of the sidewalk or adjacent roadway.

577. Loading units must be entirely paved.

578. In the case of buildings bordering on sectors where only categories of the residential group are authorized, loading units must be at least 3 m from the lot lines in those sectors.

579. Loading units must be separated from a sector where only categories of the residential group are authorized by a solid and opaque fence from 2 m to 3 m high.

SUBSECTION 2
ACCESS TO LOADING UNITS

580. The access to small loading units must be set up more than 12 m from the intersection of 2 public thoroughfares. That distance is measured from the end of the curve of the roadway or sidewalk. However, where the lot configuration prevents compliance with this requirement, the access must be located so as to avoid traffic congestion.

581. The access to large loading units must be set up more than 18 m from the intersection of 2 public thoroughfares. That distance is measured from the end of the curve of the roadway or the sidewalk. However, where the lot configuration prevents compliance with this requirement, the access must be located so as to avoid traffic congestion.

582. Accesses to loading units must be paved.

583. Accesses to small loading units must:

(1) be from 3.5 m to 5 m wide;
(2) have a minimum clearance of 3.5 m.
584. Accesses to large loading units must:
(1) be from 4.5 m to 6.5 m wide;
(2) have a minimum clearance of 4.3 m.

585. A loading area may only have one access for each public thoroughfare where the lot frontage on a public thoroughfare is less than 40 m.

586. Where more than one loading unit is required, access by a motor vehicle to that unit must be in forward drive, with no additional maneuver on the public thoroughfare. Proper room for maneuver must be provided for that purpose within each loading area.

SECTION IV
CHANGE OF OCCUPANCY

587. Where a change in the uses of an existing building requires a greater number of loading units, the number of additional units required is limited to the number of units that may be set up on the remaining free space of a lot.

SECTION V
EXTENSION OF CONSTRUCTIONS

588. Buildings that are extended must be provided with the number of additional loading units required for the extension, in accordance with the standards specified in this by-law.

However, in the case of an extension in height of buildings existing on August 17, 1994, the number of additional units required is limited to the number of units that may be set up on the remaining free space of a lot.

CHAPTER II
PARKING

SECTION I
REQUIRED NUMBER OF PARKING UNITS

589. In accordance with this chapter, parking units are required when a building is constructed or extended. In the case of an extension, only the part added on is considered in the calculation of the required number of parking units.

590. The surface of a building may be increased up to a maximum of 10% of its floor area without providing the required number of parking units.

591. Where there is a change in the uses of a building, that building must be provided with the number of additional parking units required under this by-law for the new use. The number of additional units corresponds to the difference between the number of units required under this by-law for the new use and the number required under this by-law for the replaced use.

592. The floor area used to determine the required number of parking units is equal to the total floor area
of a building, except for the spaces used for parking and loading purposes.

593. The minimum number of parking units required and the maximum number of parking units authorized for a building containing more than one use corresponds to the sum of the respective requirements of each use.

594. Where the minimum or maximum number of parking units corresponds to a fractional number, the number of units is rounded off to the closest whole number. A fractional number including a half is rounded up to the higher whole number.

595. Where the total area of uses in the commercial group, the industrial group or the network of community and institutional facilities is lower than 500 m² in a building, those uses are not subject to the requirements relating to the minimum number of units required under this by-law.

596. In the Ville-Marie district, the number of parking units must meet the requirements specified in the following table:

<p>| REQUIREMENTS RELATING TO THE NUMBER OF PARKING UNITS IN THE VILLE-MARIE DISTRICT |
|-------------------------------|-----------------|-----------------|
| USES                          | MINIMUM NUMBER OF UNITS REQUIRED | MAXIMUM NUMBER OF UNITS REQUIRED |
|  |  |  |
| RESIDENTIAL GROUP             |  |  |
| Building containing 3 dwelling units and less (subject to article 175) | 1 unit for a dwelling unit | 2 units for a dwelling unit |
| Building containing more than 3 dwelling units (total floor area less than 50 m² for a dwelling unit) | 1 unit for a group of 4 dwelling units | 1 unit for a dwelling unit |
| Building containing more than 3 dwelling units (total floor area over 50 m² for a dwelling unit) | 1 unit for a group of 2 dwelling units; minimum of 3 units | 1.5 units for a dwelling unit |
| Rooming house                 | No minimum       | 1 unit for a group of 2 rooms |
| COMMERCIAL GROUP              |  |  |
| Additional uses in category C.2 | 1 unit for every 350 m² | 1 unit for every 150 m² |
| Hotel                         | 1 unit for a group of 5 rooms | 1 unit for a room |
| Other uses in the commercial group | 1 unit for every 350 m² of floor area | 1 unit for every 100 m² of floor area |
| INDUSTRIAL GROUP              |  |  |
| All uses in the industrial group | 1 unit for every 350 m² of floor area | 1 unit for every 150 m² of floor area |
| NETWORK OF COMMUNITY AND INSTITUTIONAL FACILITIES |  |  |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Unit per 500 m² of floor area</th>
<th>Unit per 150 m² of floor area</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Arena, sports and recreation centre, entertainment hall, place of worship with more than 500 permanent seats</td>
<td>1 unit</td>
<td>1 unit for every 150 m² of floor area</td>
</tr>
<tr>
<td>(2) Hospital, reception centre and nursing home, retirement and convalescent home with more than 500 beds</td>
<td>1 unit</td>
<td>1 unit for every 150 m² of floor area</td>
</tr>
<tr>
<td>(3) Preschool, elementary school and high school, general and vocational college (CEGEP), university and other teaching institutions that can accommodate more than 500 students</td>
<td>1 unit</td>
<td>1 unit for every 250 m² of floor area</td>
</tr>
<tr>
<td>Other uses in the network of community and institutional facilities, except those in category E.1</td>
<td>1 unit for every 500 m² of floor area</td>
<td>1 unit for every 250 m² of floor area</td>
</tr>
</tbody>
</table>
Except in the Ville-Marie district, the number of parking units must meet the requirements listed in the following table:

<table>
<thead>
<tr>
<th>USES</th>
<th>MINIMUM NUMBER OF UNITS REQUIRED</th>
<th>MAXIMUM NUMBER OF UNITS REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL GROUP</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building containing 3 dwelling units and less (subject to article 175)</td>
<td>1 unit for a dwelling unit</td>
<td>2 units for a dwelling unit</td>
</tr>
<tr>
<td>Building containing more than 3 dwelling units (total floor area less than 50 m² for a dwelling unit)</td>
<td>1 unit for a group of 4 dwelling units</td>
<td>1 unit for a dwelling unit</td>
</tr>
<tr>
<td>Building containing more than 3 dwelling units (total floor area over 50 m² for a dwelling unit)</td>
<td>1 unit for a group of 2 dwelling units; minimum of 3 units</td>
<td>1.5 units for a dwelling unit</td>
</tr>
<tr>
<td>Rooming house</td>
<td>No minimum</td>
<td>1 unit for a group of 2 rooms</td>
</tr>
<tr>
<td><strong>COMMERCIAL GROUP</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional uses in category C.2</td>
<td>1 unit for every 200 m² of floor area</td>
<td>1 unit for every 100 m² of floor area</td>
</tr>
<tr>
<td>Hotel</td>
<td>1 unit for a group of 3 rooms</td>
<td>1 unit for a room</td>
</tr>
<tr>
<td>Other uses in the commercial group</td>
<td>1 unit for every 200 m² of floor area</td>
<td>1 unit for every 75 m² of floor area</td>
</tr>
<tr>
<td><strong>INDUSTRIAL GROUP</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All uses in the industrial group</td>
<td>1 unit for every 200 m² of floor area</td>
<td>1 unit for every 100 m² of floor area</td>
</tr>
<tr>
<td><strong>NETWORK OF COMMUNITY AND INSTITUTIONAL FACILITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1) Arena, sports and recreation centre, entertainment hall, place of worship with more than 500 permanent seats</td>
<td>1 unit for every 300 m² of floor area</td>
<td>1 unit for every 75 m² of floor area</td>
</tr>
<tr>
<td>(2) Hospital, reception centre and nursing home, retirement and convalescent home, containing more than 500 beds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(3) Preschool, elementary school and high school, general and vocational college (CEGEP), university and other teaching institutions that can accommodate more than 500 students</td>
<td>1 unit for every 300 m² of floor area</td>
<td>1 unit for every 100 m² of floor area</td>
</tr>
<tr>
<td>Other uses in the network of community and institutional facilities, except those in category E.1</td>
<td>1 unit for every 300 m² of floor area</td>
<td>1 unit for every 100 m² of floor area</td>
</tr>
</tbody>
</table>
598. The minimum number of parking units required may be reduced by 50% where a building occupied by uses other than those in the residential group is within a radius of 150 m from an access to a metro that is open during metro opening hours.

599. In the Old Montréal historic district, on heritage sites or in significant sectors, no parking unit is required for a building containing 6 dwelling units or less that meets the following conditions:
   (1) it is contiguous with the lot lines;
   (2) the width of its façade is 8 m or less;
   (3) only the front yard is accessible from a public thoroughfare.

SECTION II
SITE OF PARKING UNITS

600. In the Ville-Marie district, a parking unit must be set up inside the building it serves. However, a parking unit may be set up outside the building that it serves where that building meets one of the following conditions:
   (1) it is occupied exclusively for residential purposes by no more than 6 dwelling units;
   (2) it is located in a sector where category C.6, C.7, I.4, I.5, I.6 or I.7 is authorized as a main use category;
   (3) it is occupied for purposes other than residential and has a floor area of 1000 m² or less.

601. In other districts, a parking unit may be set up inside or outside the building it serves, except for a building occupied by a use in category H.6 or H.7, for which half the parking units required must be set up inside the building.

602. Subject to articles 603 to 606, no parking unit may be set up in the front yard or on a vacant lot between the building line and the right of way line of a public thoroughfare.

SECTION III
FAÇADE PARKING

603. In sectors where only category H.1, H.2 or H.3 is authorized, a parking unit may be set up along the façade of a building existing on August 17, 1994, under the following conditions:
   (1) the building is detached or semi-detached;
   (2) only the front yard is accessible from a public thoroughfare;
   (3) the lateral setback is less than 2 m;
   (4) the development of the parking unit does not require the felling of a tree belonging to the city.

604. Only one parking unit for each building may be set up along a façade.

605. A parking unit set up along a façade must meet the following conditions:
   (1) it may not encroach by more than 1.2 m on the part of the front yard between the extension of the lateral walls of the main building;
   (2) it must be at least 0.75 m from the main building and the edge of the sidewalk or, where there is no
sidewalk, from the edge of the pavement.

606. In sectors where categories of the commercial group, except category C.1, categories of the industrial group or categories of the network of community and institutional facilities are authorized, and except for significant immovables, recognized or classified cultural properties, designated constructions or constructions in a historic district or a historic site as defined in the Cultural Property Act (R.S.Q., chapter B-4), a parking area of 1500 m² or less may be set up in a front yard under the following conditions:

(1) where the other yards are unavailable, inaccessible and unsuitable for parking purposes, for all or part of the required number of parking units;

(2) where the space between the building line and the right of way of a public thoroughfare is at least 10 m or where the building line is at least 4.5 m long and the main façade plane of the building is at least 10 m from the right of way line of a public thoroughfare.

SECTION IV
DEVELOPMENT OF PARKING UNITS

607. A parking unit must be at least:

(1) 2.75 m wide;

(2) 5.5 m long.

608. A parking unit must be directly accessible from a public thoroughfare, from a lane or from a private passageway leading to a public thoroughfare or a lane.

609. In sectors where only categories of the residential group are authorized, no vehicles other than passenger vehicles may be parked outside a building.

SECTION V
DEVELOPMENT OF PARKING AREAS OF MORE THAN 75 M²

SUBSECTION 1
GENERAL PROVISIONS

610. This section applies to the development of parking areas of more than 75 m², whether they constitute a main or an accessory use.

611. The surfaces of parking units and access lanes must be covered with asphalt, concrete, concrete slabs or paving blocks.

612. Motor vehicles must be able to gain access to a parking unit and a public thoroughfare in forward motion, without necessarily having to move other motor vehicles.

613. Parking units must be marked on the ground by painted stripes or a distinctive ground covering.

614. The opening in a façade of the access to an indoor parking area 3 m or less from the right of way of a public thoroughfare must meet the following requirements:

(1) the installation on the façade, near the opening, of a warning sign 2 m above the sidewalk level,
lighting up or flashing at the exit of a vehicle. That sign must be visible to pedestrians and may in no way impede motor vehicular and pedestrian traffic;

(2) the laying of a speed bump and the installation of a sign requiring vehicles to stop before exiting at 1.5 m from the vertical projection line on ground level of the façade plane where the opening is made.

SUBSECTION 2
REQUIREMENTS CONCERNING EXTERIOR PARKING AREAS OF MORE THAN 75 M²

615. This subsection applies to the development of exterior parking areas of more than 75 m².

616. Exterior parking areas must have a clearance of at least 1.5 m from a public thoroughfare and at least 1 m from a lane, a lateral or rear lot line and the exterior wall of a building.

617. Clearances must be covered with plant material such as ground covers, shrubs, trees or mineral material such as bricks, slabs or paving blocks.

618. Where the width of a clearance along a public thoroughfare is greater than 1.5 m, at least 60% of its area must be covered with plant material such as ground covers, shrubs and trees.

619. Clearances, except for clearances along a public thoroughfare, must be separated from the parking areas, except in front of an access, by a border embedded in the ground, a wall, a low wall, a fence or other similar partition, of a minimum height of 0.15 m.

620. The clearances required along public thoroughfares must be separated from the parking areas, except in front of an access, by elements in one of the following 3 groups:

   (1) a low wall, a fence or buffer fixed in the ground, of a minimum height of 0.6 m and a maximum height of 1 m, set up at a distance at least equal to the clearance required along a public thoroughfare;

   (2) a hedge made up of shrubs planted every 0.3 linear metres, of a minimum of 0.6 m and a maximum height of 1 m, maintained so as to form an opaque and continuous screen, set up at a distance at least equal to the clearance required along a public thoroughfare and a border of mineral material embedded in the ground, of a minimum height of 0.15 m and of a width of 0.15 m, located at least 0.6 m from the hedge, and set up between the hedge and the parking area;

   (3) a grassy mound at least 0.6 m high and no more than 1 m high and whose slope does not exceed 40°, and a concrete border of mineral material embedded in the ground, at least 0.15 m high and 0.15 m wide, located at least 0.6 m from a clearance, and set up between the mound and the parking area.

621. Where the length of a parking area along a public thoroughfare, including its accesses, is greater than 30 m, the clearance on the side of the public thoroughfare must also be provided with at least one tree for every 10 linear metres of land bordering the public thoroughfare.

622. The trunk of each tree must be at least 5 cm in diameter and 2 m in height, and be at least 5 m away from other trees.
623. A control station must be at least 6 m from the right of way of a public thoroughfare.

624. An automatic gate designed for supplying tickets must be set up at least 6 m from the right of way of a public thoroughfare.

625. Electrical cables and water pipes must be buried.

626. A parking area must be provided with only one access for each public thoroughfare where the frontage of the lot on the public thoroughfare is less than 30 m. The width of each access must be at least 3.75 m and no more than 4.5 m.

627. A parking area may be provided with 2 accesses for each public thoroughfare, each measuring no more than 4.5 m in width, where the frontage of a lot on a public thoroughfare is greater than 30 m. If they are separated, the distance between the centrelines of the 2 accesses may be less than 7.5 m. If they are joined, the total width may not exceed 10 m. In the latter case, a dividing strip of at least 1.5 m and no more than 2 m is required between those 2 accesses.

628. In front of an access used as a motor vehicle exit, a speed bump and a sign requiring vehicles to stop must be installed inside the parking area, 1.5 m from the inside edge of the roadway or the sidewalk.

629. An access must be at least 9 m from the intersection of 2 public thoroughfares and from an access to a filling station. That distance is measured from the centreline of the access.

630. An access must be at least 5 m from an access on another lot. That distance is measured from the centreline of the accesses.

631. A walkway must be set up between the entrance to a building and the sidewalk. That walkway must be marked out and be clear at all times.

632. Each parking area must, during night time operating hours, be provided with a level of lighting ranging from 6 to 15 lx. The light beam must light only the parking area.

SUBSECTION 3
REQUIREMENTS RELATING TO EXTERIOR PARKING AREAS OF MORE THAN 1000 M²

633. This subsection applies to exterior parking areas of more than 1000 m², whether they constitute a main or an accessory use.

634. The minimum clearances prescribed in subsection 2 apply and at least 10% of the total area of those clearances must be landscaped in accordance with the following requirements:

1. the landscaped area must be developed in one or more places, each space having a minimum area of 5 m²;
2. the landscaped area must be covered with ground covers, flowers or shrubs;
3. there must be at least one tree, with a trunk at least 5 cm in diameter and a height of at least 2 m, for each 150 m² of a parking area;
4. the trees must be at least 5 m apart;
(5) up to half the required number of trees must be planted within the minimum required clearances;  
(6) the landscaped area must be surrounded by a border of mineral material embedded in the ground,  
at least 0.15 m high and at least 0.15 m wide.  

In the calculation of the lot area to be landscaped, the entire area of the parking area is taken into account,  
including the area of service roads and traffic lanes, and the area of the minimum required clearances.  

635. Each parking area must be provided with a drain connected to the public sewer.  

SECTION VI  
DEVELOPMENT AND USE OF PARKING UNITS ON OTHER SITES  

636. Where no parking units may be developed on the lots for which they are required, they may be  
developed on other sites within a radius of 150 m from the building for which the units are required. That  
distance is measured from the closest points on the lots involved.  

637. Parking units on other sites are authorized where the total number of parking units conforms to the  
minimum and maximum number of parking units required for all uses included in the buildings involved.  

638. For the purposes of this section and in the case of shared parking units referred to in paragraph 2 of  
article 639, where 2 immovables are involved, a declaration is published in accordance with the law.  

SECTION VII  
CONDITIONAL USES  

639. The following conditional uses may be authorized according to the conditional use procedure:  
(1) parking units not authorized under this chapter;  
(2) the development of less than the required number of parking units, in the case of uses requiring  
    supplementary time periods.  

SECTION VIII  
BICYCLE PARKING REQUIREMENTS  

640. Bicycle parking units must include a metal support, fixed to the ground or to a building, so that a  
bicycle may be kept in the normal position on 2 wheels or suspended by one wheel, as well as a locking  
device.  

641. Units for bicycles parked in the normal position must be at least:  
(1) 2 m long;  
(2) 0.4 m wide.  

642. Units for bicycles parked in a suspended position must be at least:  
(1) 1.2 m long;  
(2) 2 m high;  
(3) 0.4 m wide.
643. A bicycle parking unit may be located inside a building containing the use it serves or outside on the same lot.

644. A bicycle parking unit is required when a building is constructed or extended. In the case of an extension, only the part added on is considered in determining the number of bicycle parking units to be provided.

645. A number of bicycle parking units greater than the required number is authorized.

646. For buildings containing 10 or more dwelling units, the minimum number of bicycle parking units is 5 for the first group of 10 dwelling units, plus one unit for each additional group of 10 dwelling units.

647. For uses in the commercial group and the industrial group, having a floor area greater than 500 m², the minimum number of bicycle parking units is 5, plus one unit for each floor area section of 1000 m², up to 100 units.

648. Subject to article 649, for uses in the network of community and institutional facilities having a floor area greater than 500 m², the minimum number of bicycle parking units is 5, plus one unit for each floor area section of 100 m², up to 100 units.

649. For uses in categories E.2(1), E.4(1), E.4(2) and E.4(3), the minimum number of parking units is 5, plus one unit for each floor area section of 500 m², up to 100 units.

650. Where the minimum number of bicycle parking units corresponds to a fractional number, the number of units is rounded off to the closest whole number. A fractional number including a half is rounded up to the higher whole number.

TITLE VII
NON-CONFORMING USES AND CONSTRUCTIONS

CHAPTER I
NON-CONFORMING USES PROTECTED BY ACQUIRED RIGHTS

SECTION I
GENERAL PROVISIONS

651. The use of a lot, building or construction that does not conform to this by-law is referred to as a non-conforming use, either on account of the use that is practised or its layout requirements.

652. A non-conforming use is protected by acquired rights where it conformed to the by-laws in force when it began to be practised.

653. For the purposes of this chapter, a non-conforming use is a non-conforming use protected by acquired rights.

SECTION II
EXTENSION OF NON-CONFORMING USES

654. No non-conforming use of a lot may be extended.

655. Subject to this section, the non-conforming use of a building may be extended up to an area corresponding to a maximum of 100% of the area occupied by that use on August 17, 1994, at the same level as the one it occupied or at the level immediately below, and the building may be extended for that purpose.

656. The following area limits apply to extensions of non-conforming uses:

(1) in a sector or at any level of a building where only categories of the residential group are authorized, the maximum area of a non-conforming use in the commercial group is 100 m²;

(2) in a sector or at any level of a building where only categories of the residential group are authorized, the maximum area of a non-conforming use in the industrial group is 200 m²;

(3) in a sector or at any level of a building where a use in the commercial group is authorized, the area of a non-conforming use in the commercial and industrial groups corresponds to the area limit that applies to uses in the commercial group at that level;

(4) in a sector or at any level of a building where a use in the industrial group is authorized, the area of a non-conforming use in the commercial and industrial groups corresponds to the area limit that applies to uses in the industrial group at that level;

(5) in a sector or at any level of a building where a use in the commercial or the industrial group is authorized, the area limit of a non-conforming use in the commercial group corresponds to the area limit that applies to uses in the commercial group at that level, and the area limit of a non-conforming use in the industrial group corresponds to the area limit that applies to uses in the industrial group at that level.

657. No specific use in category I.5, I.6 or I.7, no establishment dealing in eroticism and no amusement hall may be extended, and no increase in the number of amusement machines is allowed in a non-conforming amusement hall.

658. In a sector or at a level where only categories of the residential group are authorized, none of the following uses may be extended:

(1) drinking establishment
(2) automatic car wash
(3) dance hall
(4) reception hall
(5) meeting hall
(6) filling station
(7) motor vehicles (repair and maintenance).

659. In a sector or at a level where only categories of the residential group are authorized, none of the following uses may be accessory to a non-conforming use:

(1) drinking establishment
(2) automatic car wash
(3) filling station
(4) motor vehicles (repair and maintenance).

660. In a sector or at a level where only categories of the residential group are authorized, the extension of specific uses in category I.1, I.2, I.4, I.7, E.4(3), E.5(3), E.6(2), E.6(3), E.7(1) or E.7(2) may be authorized under the conditional use procedure.

SECTION III
CHANGE IN THE NUMBER OF DWELLING UNITS IN RESIDENTIAL BUILDINGS CONTAINING A NON-CONFORMING NUMBER OF DWELLING UNITS

661. In sectors where a category of the residential group is authorized:

1. where the number of dwelling units in a building is higher than the prescribed number, the number of dwelling units in that building may not be increased, but it may be reduced without attaining the maximum prescribed number of dwelling units;

2. where the number of dwelling units in a building is lower than the prescribed number, the number of dwelling units in that building may be increased without attaining the maximum prescribed number of dwelling units.

662. In sectors where no category of the residential group is authorized, the number of dwelling units in a building may not be increased.

SECTION IV
REPLACEMENT OF A NON-CONFORMING USE BY A USE IN THE RESIDENTIAL GROUP

663. In sectors where a category of the residential group is authorized, no requirements as to the minimum and maximum number of dwelling units apply where a non-conforming use is replaced by a use in the residential group.

SECTION V
REPLACEMENT OF USES DEPARTING FROM AREA REQUIREMENTS

664. Where a use departing from the maximum authorized floor area is replaced, the floor area of the new use may reach that of the replaced non-conforming use.

SECTION VI
LOSS OF ACQUIRED RIGHTS

665. Acquired rights to a non-conforming use are lost in the following situations:

1. where it is replaced by a conforming use under title III or by a conditional use linked to a use under title III, in accordance with the layout requirements in this by-law;

2. where it has been abandoned, has ceased or has been interrupted for at least 6 months.

SECTION VII
REPLACEMENT OF A USE THAT IS NON-CONFORMING DUE TO ITS PROXIMITY TO A RESIDENTIAL AREA
666. A use that is non-conforming due to its location at the same level or at a level above a conforming
dwelling unit under this title may be replaced according to the options provided for uses in the residential
group or the network of community and institutional facilities authorized at that level.

SECTION VIII
DEVELOPMENT OF OUTDOOR CAFÉS

667. No outdoor café may be developed for a non-conforming establishment in a sector where only
categories of the residential group are authorized, unless it is a non-conforming restaurant for which an
outdoor café may be developed under the conditional use procedure.

668. An outdoor café may be developed for a non-conforming establishment where no categories of the
residential group are authorized in the sector where that establishment is located.
However, where the establishment is located on a lot adjacent to a sector where only categories of the
residential group are authorized, an outdoor café may be developed in the front yard.
A lot divided by a lane in a sector where a category of the residential group is authorized is considered as an
adjacent lot.

669. An outdoor café for a non-conforming establishment may be developed in accordance with the
conditional use procedure where a category of the residential group is authorized together with a category of
the commercial group or the industrial group.

SECTION IX
OPTIONS FOR THE REPLACEMENT OF NON-CONFORMING USES

SUBSECTION 1
GENERAL PROVISIONS

670. The options specified in this section for the replacement of non-conforming uses apply to uses that
depart from the type of uses authorized in a sector or that depart because they are at a level not authorized in
a building.

671. In a sector or at any level of a building where more than one use category is authorized, the options
for the replacement of a non-conforming use provided for each category of uses authorized at that level may
be added up.

672. Where an establishment occupies more than one level of a building, the replacement options provided
for each level may be added up for the entire space occupied by the non-conforming use.

673. For the purposes of this section, a use in a lower category is a use in a lower numerical category of
the same group.

SUBSECTION 2
SECTORS WHERE CATEGORY H.1, H.2 OR H.3 IS AUTHORIZED

674. In sectors where category H.1, H.2 or H.3 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by:
   (a) a use in the residential group;
   (b) an additional use in category C.2, except for a billiard hall;
   (c) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure;
(2) at that level, a non-conforming use in the commercial group, other than an additional use in category C.2, may be replaced by:
   (a) a use in the residential group;
   (b) a specific use in category C.1(1);
   (c) an additional use in category C.2, except for a billiard hall;
   (d) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure;
(3) at that level, a non-conforming use in the industrial group may be replaced by:
   (a) a use in the residential group;
   (b) an additional use in category C.2, except for a billiard hall;
   (c) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure;
(4) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
   (a) a use in the residential group;
   (b) another use in the same category;
   (c) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure.

SUBSECTION 3
SECTORS WHERE CATEGORY H.4, H.5, H.6 OR H.7 IS AUTHORIZED

675. In sectors where category H.4, H.5, H.6 or H.7 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by:
   (a) a use in the residential group;
   (b) an additional use in category C.2, except for a billiard hall;
   (c) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure;
(2) at that level, a non-conforming specific use in the commercial group may be replaced by:
   (a) a use in the residential group;
   (b) a specific use in category C.1(1);
   (c) an additional use in category C.2, except for a billiard hall;
   (d) a use in a lower category of the commercial group, except for a drinking establishment, a restaurant, a billiard hall, or a specific use in category C.5, C.6 or C.7, according to the conditional use procedure;
   (e) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure;
(3) at that level, a non-conforming use in the industrial group may be replaced by:
   (a) a use in the residential group;
(b) an additional use in category C.2, except for a billiard hall;
(c) a specific use in category I.1, according to the conditional use procedure;
(d) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure;

(4) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
   (a) a use in the residential group;
   (b) a use in the same category;
   (c) a specific use in category E.2(1), E.4(1), E.4(2), E.5(1) or E.5(2), according to the conditional use procedure.

SUBSECTION 4
SECTORS WHERE CATEGORY C.1 IS AUTHORIZED

676. In sectors where category C.1 is authorized at a given level:
(1) at that level, a non-conforming additional use may be replaced by:
   (a) an additional use in category C.2;
   (b) a specific use in category E.2(1), E.4, E.5, E.6(2) or E.6(3), according to the conditional use procedure;
(2) at that level, a non-conforming specific use in the commercial group may be replaced by:
   (a) an additional use in category C.2;
   (b) a use in a lower category of the commercial group, except for a drinking establishment, a restaurant or a specific use in category C.5, C.6 or C.7;
   (c) a specific use in category E.2(1), E.4, E.5, E.6(2) or E.6(3), according to the conditional use procedure;
(3) at that level, a non-conforming use in the industrial group may be replaced by:
   (a) an additional use in category C.2;
   (b) a specific use in category I.1, according to the conditional use procedure;
   (c) a specific use in category E.2(1), E.4, E.5, E.6(2) or E.6(3), according to the conditional use procedure;
(4) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
   (a) another use in the same category;
   (b) a specific use in category E.2(1), E.4, E.5, E.6(2) or E.6(3), according to the conditional use procedure.

SUBSECTION 5
SECTORS WHERE CATEGORY C.2 IS AUTHORIZED

677. In sectors where category C.2 is authorized at a given level:
(1) at that level, a non-conforming use in category C.6 or C.7 may be replaced by a specific use in category I.1;
(2) at that level, a non-conforming specific use in the industrial group may be replaced by:
   (a) a use in category I.1;
   (b) a specific use in a lower category, except for a specific use in category I.4, I.5, I.6 or I.7,
according to the conditional use procedure;
(c) a specific use in category E.2(1), E.4, E.5 or E.6, according to the conditional use procedure;
(3) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
(a) another use in the same category;
(b) a specific use in category E.2(1), E.4, E.5 or E.6, according to the conditional use procedure.

SUBSECTION 6
SECTORS WHERE CATEGORY C.3 IS AUTHORIZED

678. In sectors where category C.3 is authorized at a given level:
(1) at that level, a non-conforming use in category C.6 or C.7 and a non-conforming use in category I.1 may be replaced by:
(a) a specific use in category I.1;
(b) a specific use in category E.2(1), E.4, E.5, E.6(2) or E.6(3), according to the conditional use procedure;
(2) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
(a) another use in the same category;
(b) a specific use in category E.2(1), E.4, E.5, E.6(2) or E.6(3), according to the conditional use procedure.

SUBSECTION 7
SECTORS WHERE CATEGORY C.4 IS AUTHORIZED

679. In sectors where category C.4 is authorized at a given level:
(1) at that level, a non-conforming use in category C.6 or C.7 may be replaced by:
(a) a specific use in category I.1;
(b) a specific use in category E.2(1), E.4, E.5 or E.6, according to the conditional use procedure;
(2) at that level, a non-conforming specific use in the industrial group may be replaced by:
(a) a specific use in category I.1;
(b) a specific use in a lower category, except for a specific use in category I.4, I.5, I.6 or I.7, according to the conditional uses procedure;
(c) a specific use in category E.2(1), E.4, E.5 or E.6, according to the conditional use procedure;
(3) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
(a) another use in the same category;
(b) a specific use in category E.2(1), E.4, E.5, E.6, according to the conditional use procedure.

SUBSECTION 8
SECTORS WHERE CATEGORY C.5 IS AUTHORIZED

680. In sectors where category C.5 is authorized at a given level:
(1) at that level, a non-conforming use in category C.6 or C.7 at a level other than the ground floor may be replaced by:
(a) a specific use in category I.1;
(b) a specific use in category E.2(1), E.4, E.5 or E.6, according to the conditional use procedure;

(2) at that level, a non-conforming specific use in the industrial group at a level other than the ground floor may be replaced by:
(a) a specific use in category I.1;
(b) a specific use in a lower category, except for a specific use in category I.4, I.5, I.6 or I.7, according to the conditional use procedure;
(c) a specific use in category E.2(1), E.4, E.5 or E.6, according to the conditional use procedure;

(3) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
(a) another use in the same category;
(b) a specific use in category E.2(1), E.4, E.5 or E.6, according to the conditional use procedure.

SUBSECTION 9
SECTORS WHERE CATEGORY C.6 OR C.7 IS AUTHORIZED

681. In sectors where category C.6 or C.7 is authorized at a given level:
(1) at that level, a non-conforming use in the commercial group may be replaced by:
(a) a specific use in category C.1(1);
(b) a specific use in a lower category of the commercial group, except for a specific use in category C.5;

(2) at that level, a non-conforming specific use in the industrial group may be replaced by a specific use in a lower category, except for a specific use in category I.4, I.5, I.6 or I.7;

(3) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by:
(a) another use in the same category of the network of community and institutional facilities;
(b) a specific use in category E.2(1), E.2(2), E.4(4) or E.6(1), according to the conditional use procedure.

SUBSECTION 10
SECTORS WHERE CATEGORY I.1 IS AUTHORIZED

682. In sectors where category I.1 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by another additional use in that category;

(2) at that level, a non-conforming use in the commercial group, except for an additional use in category C.2, may be replaced by:
(a) a specific use in category C.1(1);
(b) an additional use in category C.2;

(3) at that level, a non-conforming use in the industrial group may be replaced by a specific use in category I.2;

(4) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by another use in the network of community and institutional facilities, according to the conditional use procedure.
SUBSECTION 11
SECTORS WHERE CATEGORY I.2 IS AUTHORIZED

683. In sectors where category I.2 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by another additional use in that category;
(2) at that level, a non-conforming use in the commercial group, except for an additional use in category C.2, may be replaced by:
   (a) a specific use in category C.1(1);
   (b) an additional use in category C.2;
(3) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by another use in the network of community and institutional facilities, according to the conditional use procedure.

SUBSECTION 12
SECTORS WHERE CATEGORY I.3 IS AUTHORIZED

684. In sectors where category I.3 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by another additional use in that category;
(2) at that level, a non-conforming use in the commercial group, except an additional use in category C.2, may be replaced by:
   (a) a specific use in category C.1(1);
   (b) an additional use in category C.2;
(3) at that level, a non-conforming specific use in the industrial group may be replaced by a use in a lower category of the industrial group, except for a specific use in category I.4, I.5, I.6 or I.7;
(4) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by another use in the network of community and institutional facilities, according to the conditional use procedure.

SUBSECTION 13
SECTORS WHERE CATEGORY I.4 IS AUTHORIZED

685. In sectors where category I.4 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by another additional use in that category;
(2) at that level, a non-conforming use in the commercial group, except for an additional use in category C.2, may be replaced by:
   (a) a specific use in category C.1(1);
   (b) an additional use in category C.2;
(3) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by another use in the network of community and institutional facilities, according to the conditional use procedure.

SUBSECTION 14
SECTORS WHERE CATEGORY I.5 IS AUTHORIZED

686. In sectors where category I.5 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by another additional use in that category;
(2) at that level, a non-conforming use in the commercial group, except for an additional use in category C.2, may be replaced by a specific use in category C.1(1);
(3) at that level, a non-conforming specific use in the network of community and institutional facilities may be replaced by a use in category E.6(1), E.7(1) or E.7(2), according to the conditional use procedure.

SUBSECTION 15
SECTORS WHERE CATEGORY I.6 OR I.7 IS AUTHORIZED

687. In sectors where category I.6 or I.7 is authorized at a given level:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by another additional use in that category;
(2) at that level, a non-conforming use in the commercial group, except for an additional use in category C.2, may be replaced by a specific use in category C.1(1);
(3) at that level, a non-conforming use in the industrial group may be replaced by a specific use in category I.1, I.2, I.4 or I.5;
(4) at that level, a non-conforming use in the network of community and institutional facilities may be replaced by a specific use in category E.6(1), E.7(1) or E.7(2), according to the conditional use procedure.

SUBSECTION 16
SECTORS WHERE A CATEGORY OF THE NETWORK OF COMMUNITY AND INSTITUTIONAL FACILITIES IS AUTHORIZED

688. In sectors where a category of the network of community and institutional facilities is authorized:
(1) at that level, a non-conforming additional use in category C.2 may be replaced by another additional use in that category;
(2) at that level, a non-conforming use in the commercial group, except for an additional use in category C.2, may be replaced by a specific use in category C.1(1);
(3) at that level, a non-conforming use in the industrial group may be replaced by:
   (a) an additional use in category C.2;
   (b) a use in the network of community and institutional facilities, according to the conditional use procedure;
(4) a non-conforming use in the network of community and institutional facilities may be replaced by:
   (a) another use in the network of community and institutional facilities in the same category;
   (b) a use in the network of community and institutional facilities in another category, according to the conditional use procedure.

SECTION X
NON-CONFORMING SIGNS AND ADVERTISING SIGNS
689. No sign or advertising sign deviating from this by-law may be replaced after its destruction or removal.

690. Signs or advertising signs deviating from this by-law may be repaired. Their support structure and content may be replaced provided that the deviation is not aggravated and that no additional deviation is created. Signs and advertising signs may be moved on the same immovable so as to tend toward compliance.

691. Where a distance from a dwelling unit, window or building is required, the construction or development of a new dwelling unit, the opening of a new window or the construction of a new building does not result in rendering non-conforming a sign or advertising sign whose installation was authorized before that construction or development.

CHAPTER II
NON-CONFORMING CONSTRUCTIONS PROTECTED BY ACQUIRED RIGHTS

SECTION I
GENERAL PROVISIONS

692. A non-conforming construction is a construction that does not conform to this by-law.

693. A non-conforming construction is protected by acquired rights if it complied with the by-laws in force when it was erected.

694. For the purposes of this chapter, a non-conforming construction is a non-conforming construction protected by acquired rights.

SECTION II
MAINTENANCE, REPAIR AND UPKEEP OF NON-CONFORMING CONSTRUCTIONS

695. All work relating to the repair, maintenance or upkeep of non-conforming constructions may be carried out.

SECTION III
EXTENSION OF NON-CONFORMING CONSTRUCTIONS

696. Non-conforming constructions may be extended in accordance with this by-law.

697. Constructions that do not conform to the building line, the lateral or rear setbacks or the land coverage ratio may be extended in the vertical extension of existing exterior walls delimiting the perimeter of the land coverage. However, in the case of buildings erected between the prescribed building line and the right of way of a public thoroughfare, the extension in height of that building must conform to the prescribed building line.

698. Constructions whose façade does not conform to the building line may be extended toward the
building line without necessarily reaching it.

699. Constructions that do not conform to a prescribed lateral setback may be extended in the extension of a lateral wall, toward the front or the rear, as a departure from the prescribed lateral setback.

700. Constructions that do not conform to a prescribed rear setback may be extended in the lateral extension of the rear wall as a departure from the prescribed rear setback.

701. Where contiguity is required, constructions that do not conform to the contiguity requirement may be extended as a departure from that requirement. However, the layout of a construction that is not extended up to the lateral lot line must provide a distance of at least 1.5 m from that line.

702. Constructions less than the minimum prescribed height may be extended in height, without necessarily reaching the minimum prescribed height.

703. The land coverage area of constructions less than the minimum prescribed height may be increased without necessarily reaching the minimum prescribed height, provided the extension in height is equal to or greater than that of the existing building.

SECTION IV
LOSS OF ACQUIRED RIGHTS

704. A non-conforming construction that has been destroyed or has become hazardous or has lost at least 75% of its value due to fire or other cause must be rebuilt in accordance with this by-law.

SECTION V
REBUILDING OF HERITAGE CONSTRUCTIONS

705. Despite article 704, a non-conforming construction that has been destroyed or has become hazardous or has lost at least 75% of its value due to fire or other cause and that constitutes a recognized cultural property, a classified property, a designated construction or a construction in a historic district or a historic site as defined in the Cultural Property Act (R.S.Q., chapter B-4) may be rebuilt.

The rebuilding must be authorized in accordance with section III of the By-law concerning the procedure for the approval of construction, alteration or occupancy projects, and concerning the Commission Jacques-Viger (chapter P-7).

In addition to the criteria specified in article 29 of that by-law, the rebuilding work must tend, with respect to the building units visible from the exterior, to reproduce the features of the building before its rebuilding or restoration, or its original features.

TITLE VIII
PENAL PROVISIONS

CHAPTER I
FINES AND PENALTIES

706. Any person who
(1) occupies or uses part of a lot, a lot, a site or a construction,
(2) authorizes its occupancy or use, or
(3) erects or allows a construction to be erected contrary to this by-law, is guilty of an offence.

707. Any person who contravenes this by-law is guilty of an offence and is liable:
(1) in the case of an individual:
   (a) for a first offence, to a fine of $100 to $300;
   (b) for a second offence, to a fine of $300 to $500;
   (c) for a subsequent offence, to a fine of $500 to $1000;
(2) in the case of a corporation:
   (a) for a first offence, to a fine of $200 to $600;
   (b) for a second offence, to a fine of $600 to $1000;
   (c) for a subsequent offence, to a fine of $1000 to $2000.

TITLE IX
REPEALED AND AMENDED BY-LAWS

CHAPTER I
REPEALED BY-LAWS

708. The By-law to repeal by-law 192, as amended by by-law 258, regulating the mode to be followed and the materials to be used in the erection of buildings on Notre-Dame Street East (497, as amended) is repealed.

709. The By-law concerning the construction of buildings in certain parts of Saint-Denis Street (864, as amended) is repealed.

710. The By-law concerning the urban planning of Pointe-aux-Trembles Ward (925, as amended) is repealed.

711. The By-law to prohibit the erection of garages, etc. in certain parts of Saint-Hubert and Saint-André streets, and repealing by-laws 519 and 685 (1012, as amended) is repealed.

712. The By-law concerning the erection of buildings on Saint-Antoine Street (1777, as amended) is repealed.

713. The By-law concerning the zoning of Ahuntsic Ward and part of Villeray Ward (1920, as amended) is repealed.

714. The By-law concerning the zoning of St. Mary, Hochelaga, Maisonneuve and Mercier wards and part of Papineau Ward (2110, as amended) is repealed.

715. The By-law concerning the use and occupancy of land for loading and unloading merchandise or materials (2269, as amended) is repealed.
716. The Zoning by-law on René-Lévesque Boulevard (2583, as amended) is repealed.

717. The By-law concerning junk and second-hand establishments (2791, as amended) is repealed.

718. The By-law concerning the zoning of Sainte-Cunégonde, St. Henry, Saint-Paul, Sainte-Anne, Saint-Gabriel and Saint-Joseph wards (2875, as amended) is repealed.

719. The By-law concerning the zoning of Rosemont and Préfontaine wards and of part of Saint-Eusèbe Ward (3319, as amended) is repealed.

720. The by-law entitled "Standards relating to the floor area and height of buildings, projections over public property and building lines (3411, as amended) is repealed.

721. The By-law concerning the zoning of Saraguay Ward (3470, as amended) is repealed.

722. The By-law concerning the zoning of certain sections of Mount Royal, St. Andrew, St. George and Saint-Louis wards (3722, as amended) is repealed.

723. The By-law concerning the zoning of Saint-Michel-Nord Ward (3810, as amended) is repealed.

724. The By-law concerning the zoning of Notre-Dame-de-Grâce and Mount Royal wards (3955, as amended) is repealed.

725. The By-law concerning the zoning of St. John, St. Edward and Montcalm wards and part of Villeray Ward (4139, as amended) is repealed.

726. The By-law concerning restaurants and certain establishments in residential buildings, hospitals, general and vocational colleges (CEGEPs), and universities (4465, as amended) is repealed.

727. The By-law concerning the zoning of La Fontaine, Laurier, De Lorimier, Saint-Denis, Saint-Jean-Baptiste, St. Michael wards and of part of Bourget, Crémazie, Saint-Eusèbe, St. George, St. Lawrence and Saint-Louis wards (4960, as amended) is repealed.

728. The By-law concerning the conditions governing the occupancy of buildings for the operation of amusement machines, the amendment of by-law 2820 concerning permits and special or personal taxes on businesses, occupations and activities, as already amended by by-laws 2843, 2939, 2944, 3031, 3098, 3117, 3184, 3226, 3297, 3310, 3450, 3478, 3497, 3537, 3592, 3666, 3675, 3694, 3788, 3816, 3848, 3894, 4028, 4119, 4238, 4261, 4285, 4433, 4485, 4590, 4762, 4876, 4963, and the repeal of by-laws 2223 and 2229 prohibiting pinball machines or bagatelle games (5156, as amended) is repealed.

729. The By-law concerning the zoning of the surroundings of Sainte-Catherine Street and René-Lévesque Boulevard, between Saint-André Street and De Lorimier Avenue (5189, as amended) is repealed.

730. The By-law concerning the zoning of part of Bourget and St. James wards (5226, as amended) is repealed.
731. The By-law concerning museums (5325, as amended) is repealed.

732. The By-law on terrace cafés (5364, as amended) is repealed.

733. The By-law on exterior stairways (5417, as amended) is repealed.

734. The By-law on the sale of alcoholic beverages for consumption on the premises, in certain establishments (5419, as amended) is repealed.

735. The By-law on the occupancy of the basement of buildings for dwelling purposes (5427, as amended) is repealed.

736. The By-law concerning theatres and cinemas (5497, as amended) is repealed.

737. The By-law to prohibit parking lots and to amend zoning by-laws for such purpose (5591, as amended) is repealed.

738. The By-law concerning the zoning of Rivière-des-Prairies Ward (5882, as amended) is repealed.

739. The By-law to prohibit the setting out, the hanging or the showing of goods, articles or merchandise between the façade wall or the extension of the façade wall of a commercial or industrial establishment and the street line (5938, as amended) is repealed.

740. The By-law concerning the physical layout of parking lots (5983, as amended) is repealed.

741. The By-law concerning motor-vehicle repair shops (6048, as amended) is repealed.

742. The By-law on the conditions governing the occupancy of buildings by certain establishments (6463, as amended) is repealed.

743. The By-law concerning the lateral building line required for certain buildings within the limits of a commercial zone established under the by-law on initiative and development associations for commercial streets (7215, as amended) is repealed.

744. The By-law authorizing the construction of fire stations (7921, as amended) is repealed.

745. The By-law concerning residential offices and shops (8457, as amended) is repealed.

746. The By-law restricting the occupancies of the commercial or industrial type on certain streets (8459, as amended) is repealed.

747. The By-law concerning antennas (8884, as amended) is repealed.

748. The By-law concerning the occupancy of buildings by establishments dealing in eroticism (9221, as amended) is repealed.
749. The By-law concerning selling, renting and displaying activities on private parcels of land and in certain buildings (9319) is repealed.

750. The By-law concerning the urban planning of Ville-Marie district (9534, as amended) is repealed.

CHAPTER II
AMENDED BY-LAWS

751. Articles 1.1.0 to 6, 8 and 11 to 18.1 of the By-law on stations for the distribution of certain motor fuels (2600, as amended) are repealed.

752. Article 7 of that by-law is amended by replacing the words "of the directeur du service de la circulation. (5489, art. 5)" by the words "of the city", and is renumbered as article 1.

753. Article 9.1 of that by-law is replaced by the following:
    "2. Natural gas compressors and storage tanks must be placed inside the main building.".

754. Article 9.2 of that by-law is replaced by the following:
    "3. Propane gas tanks must be laid underground, except in sectors where only a use category of the industrial group is authorized.".

755. Article 10 of that by-law is amended by replacing the words "The goods and accessories which are authorized for sale under the preceding article" by the words "Articles accessory to the sale of fuel or to the maintenance of a motor vehicle", and is renumbered as article 4.

756. Article 19 of that by-law is renumbered as article 5.

757. The title of the By-law concerning signs, billboards and advertising units (5128, as amended) is replaced by the following: "By-law concerning signs on streets provided with a shelter".

758. All articles and schedules of that by-law are repealed, except articles 30A to 30G.2.

759. Articles 30A and 30B of that by-law are amended by replacing the words "this section" by the words "this by-law".

760. Article 30D of that by-law is replaced by the following:
    "30D. Only the signs provided for in this by-law and in chapters IV and V of Title V of the By-law concerning the urban planning of the city of Montréal (94-077) are authorized.".

761. Article 30E of that by-law is amended by replacing the words "in subparagraphs 7.1.3 to 7.11" by the words "in the By-law concerning the urban planning of the city of Montréal (94-077)".

762. Article 30F of that by-law is repealed.

763. Article 30F.4 of that by-law is amended by replacing the words "Notwithstanding paragraph 6.1, no"
by the word "No".

764. Article 30G of that by-law is repealed.

765. Articles 30A, 30B, 30D, 30E, 30F.1, 30F.2, 30F.3, 30F.4, 30G.1 and 30G.2 of that by-law are renumbered as articles 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 respectively.

766. Annex A of the By-law on areaways (6256, as amended) is amended by deleting the reference "All streets included in the territory subject to the By-law concerning the urban planning of Ville-Marie district (9534)".

767. The title of the By-law requiring parking spaces (6444, as amended) is replaced by the following: "By-law concerning sidewalk ramps providing access to a parking unit".

768. All articles and schedules of that by-law are repealed, except articles 25.1, 25.2 and 25.4.

769. Article 25.4 of that by-law is amended by replacing the words "Article 25.2" by the words "Article 2".

770. Articles 25.1, 25.2 and 25.4 of that by-law are renumbered as articles 1, 2 and 3 respectively.

771. Articles 9 and 10 of the By-law permitting the temporary installation of motor vehicle shelters (7563, as amended) are repealed.

772. Article 10.1 of that by-law is amended by replacing the words "in the territory covered by the By-law concerning the zoning of Rivière-des-Prairies Ward (5882, amended)" by the words "on the territory of Rivière-des-Prairies — Pointe-aux-Trembles district".

773. Article 10.2 of that by-law is amended by replacing the words "in the territory covered by the By-law concerning the zoning of Ahuntsic Ward and part of Villeray Ward (1920, amended)" by the words "on the territory of Ahuntsic — Cartierville district".

774. Article 5 of the By-law concerning fees - 1994 fiscal year (9494, as amended) is repealed.

775. Article 7 of that by-law is amended:

(1) by replacing, in the introductory paragraph, the words "For the purposes of the By-law concerning signs, billboards and advertising units (5128, as amended)" by the words "For the purposes of the By-law concerning the urban planning of the city of Montréal (94-077)";

(2) by replacing, in paragraph (2), the words "a billboard or an advertising unit" by the words "an advertising sign on private property".

776. Article 8 of that by-law is amended:

(1) by replacing the words "By-law on terrace cafés (5364, as amended)" by the words "By-law concerning the urban planning of the city of Montréal (94-077)";

(2) by adding, after the words "terrace café", the words "or solarium".

777. Article 34 of that by-law is amended by replacing the words "the By-law requiring parking spaces" by
the words "the By-law concerning sidewalk ramps providing access to a parking unit".

778. Paragraph (2) of article 136 of the Building By-law (chapter B-1) is amended by replacing "3-5 to 3-7, 12-9" by "3-6, 3-7".

779. Article 1 of the By-law concerning minor exemptions (chapter D-1) is amended:
   (1) by replacing the references "lateral setback" and "lateral yard" by the references "setbacks" and "other yards";
   (2) by deleting the references "rear setback" and "backyard";
   (3) by replacing the reference "spacing between the separate volumes of a building" by the reference "mode of land coverage";
   (4) by deleting the references "location of the main façade" and "height of a building measured in metres";
   (5) by replacing the reference "architecture" by the reference "appearance of buildings";
   (6) by deleting the reference "access from the exterior to basement premises".

780. Article 3 of the By-law concerning establishments dealing in eroticism (chapter E-4) is amended by replacing the words "under the By-law concerning signs, billboards and advertising units (5128)" by the words "for a sign or an advertising sign".

781. Paragraph (a) of article 57 of Schedule A of the By-law concerning permits and special or personal taxes on businesses, occupations and activities (R.B.C.M., c. P-4) is amended by deleting the word "illuminated".

782. Paragraph (c) of article 57 of Schedule A of that by-law is modified by deleting the words ", illuminated or not, other than those referred to in subparagraphs 7.1.1 to 7.1.13 of the By-law concerning signs, billboards and advertising units (5128)".

783. Paragraph (cc) of article 57 of Schedule A of that by-law is amended by replacing the words "in Part IIIA of the By-law concerning signs, billboards and advertising units (5128)" by the words "in the By-law concerning signs on streets provided with a shelter (5128)".

784. Paragraph (d) of article 57 of Schedule A of that by-law is amended by replacing the words "Advertising unit" by the words "Advertising display module installed on the private domain".

785. Paragraph (e) of article 57 of Schedule A of that by-law is amended by replacing the words "Billboard, illuminated or not" by the words "Advertising sign other than an advertising display module installed on the private domain".

786. Paragraph (3) of article 6 of the By-law concerning immovable heritage conservation (chapter P-15) is replaced by the following paragraph:
   "(3) in a sector where category C.3, C.4 or C.5 of the By-law concerning the urban planning of the city of Montréal (94-077) is authorized.".
SCHEDULE A
PLANS OF AHUNTSIC — CARTIERVILLE DISTRICT

- Height Limits
- Maximum Land Coverage Ratios and Densities
- Modes of Land Coverage
- Building Lines
- Significant Sectors and Immovables
- Prescribed Uses
(See file 94 0136984)

SCHEDULE B
PLANS OF VILLERAY — SAINT-MICHEL — PARC-EXTENSION DISTRICT

- Height Limits
- Maximum Land Coverage Ratios and Densities
- Modes of Land Coverage
- Building Lines
- Significant Sectors and Immovables
- Prescribed Uses
(See file 94 0136984)

SCHEDULE C
PLANS OF ROSEMONT — PETITE-PATRIE DISTRICT

- Height Limits
- Maximum Land Coverage Ratios and Densities
- Modes of Land Coverage
- Building Lines
- Significant Sectors and Immovables
- Site Plans
- Prescribed Uses
(See file 94 0136984)

SCHEDULE D
PLANS OF MERCIER — HOCHELAGA-MAISONNEUVE DISTRICT

- Height Limits
- Maximum Land Coverage Ratios and Densities
- Modes of Land Coverage
- Building Lines
- Significant Sectors and Immovables
- Prescribed Uses
(See file 94 0136984)

SCHEDULE E
PLANS OF PLATEAU MONT-ROYAL — CENTRE-SUD DISTRICT
· Height Limits
· Maximum Land Coverage Ratios and Densities
· Modes of Land Coverage
· Building Lines
· Significant Sectors and Immovables
· Site Plans
· Prescribed Uses
(See file 94 0136984)

SCHEDULE F
PLANS OF VILLE-MARIE DISTRICT

· Height Limits
· Maximum Heights in Extra Height Sectors
· Maximum Densities
· Maximum Land Coverage Ratios
· Modes of Land Coverage
· Building Lines
· Significant Sectors and Immovables
· Site Plans
· Prescribed Uses
(See file 94 0136984)

SCHEDULE G
PLANS OF CÔTE-DES-NEIGES — NOTRE-DAME-DE-GRÂCE DISTRICT

· Height Limits
· Maximum Land Coverage Ratios and Densities
· Modes of Land Coverage
· Building Lines
· Significant Sectors and Immovables
· Site Plans
· Prescribed Uses
(See file 94 0136984)

SCHEDULE H
PLANS OF SUD-OUEST DISTRICT

· Height Limits
· Maximum Land Coverage Ratios and Densities
· Modes of Land Coverage
· Building Lines
· Significant Sectors and Immovables
· Site Plans
· Prescribed Uses
(See file 94 0136984)

SCHEDULE I
PLANS OF RIVIÈRE-DES-PRAIRIES — POINTE-AUX-TREMBLES DISTRICT

· Height Limits

94-077 / 136
SIGNIFICANT IMMOBLES

Rivière-des-Prairies — Pointe-aux-Trembles District

- Collège Roussin, 12085 Notre-Dame Street East
- Maison Pascal-Beauchamp, 14490 Notre-Dame Street East
- Maison Pierre-Beauchamp, 10-12 64th Avenue
- Maison Hugh-Allan, 15024 Notre-Dame Street East
- Maison Louis-Beaudry, 4 43rd Avenue
- Maison Bleau, 13200 Gouin Boulevard East
- Maison Pierre-Cadieux, 9790 Gouin Boulevard East
- Maison Louis-David, 9145 Gouin Boulevard East
- Maison Paul-Desautels, 8000 Gouin Boulevard East
- Maison Paul-Desjardins, 9350 Gouin Boulevard East
- Maison Langlois, 20-24 58th Avenue
- Maison Oakes, 8320 Gouin Boulevard East
- Maison Jean-Baptiste-Pépin, 7555 Gouin Boulevard East
- Maison Pierre-Pépin, 7830-7832 Gouin Boulevard East

Mercier — Hochelaga-Maisonneuve District

- Église Saint-Clément de Viauville, 4901 Adam Street
- Église du Très-Saint-Nom-de-Jésus, 1465 Desjardins Street
- Église du Très-Saint-Rédempteur, 3530 Adam Street
- Académie Sainte-Emilie, 4837 Adam Street
- Bain Maisonneuve (now Bain Morgan), 1875 Morgan Avenue
- Bureau de poste d'Hochelaga, 3130 Sainte-Catherine Street East
- Hôtel de ville de Maisonneuve (now Bibliothèque de Maisonneuve), 4120 Ontario Street
- Marché Maisonneuve (now Centre culturel et sportif de l'Est), 4375 Ontario East
- École Saint-Clément de Viauville (now École Saint-Clément), 4770 La Fontaine
- École Saint-Jean-Baptiste-de-La Salle, 2355 Pie-IX Boulevard
- Académie du Saint-Nom-de-Marie (now Centre Baril), 4140 Hochelaga Street
- École Stadacona (now École Marie-Reine), 3349 Adam Street
- American Can Co., 2030-2032 Pie-IX Boulevard
- Bank of Toronto (now Banque Toronto Dominion), 4240 Ontario Street East
- Banque d'épargne de la cité et du district de Montréal, 1493 La Salle Avenue
- Molson's Bank (now Banque de Montréal), 4250 Ontario Street East
- Le théâtre Granada (now Théâtre Denise-Pelletier), 4353 Sainte-Catherine Street
- Église de la Nativité-de-la-Sainte-Vierge d'Hochelaga, 1855 Déséry Street
- Église Notre-Dame-des-Victoires, 2700 Lacordaire Street
- Hospice Saint-Jean-de-Dieu (now Hôpital Louis-Hyppolite-Lafontaine),
7401 Hochelaga Street
- Grace Dart Home Hospital (now Grace Dart Hospital), 6085 Sherbrooke Street East
- Poste d'incendie de Maisonneuve (now vacant), 485 Létourneux Avenue
- Poste d'incendie n° 40, 8639 Pierre-De Coubertin Avenue
- Dupont et Frères, 2037 Aird Avenue
- Maison Allen (Picard) (now Garderie Bécassine), 201 Mercier Street
- Maison Brouillet-Dit-Bernard (now D'Alcantara, A. Charles Ltée, fleuriste), 8976 Notre-Dame Street East
- Parc olympique, 4141 Pierre-De Coubertin Avenue

Villeray — Saint-Michel — Parc Extension District
- Institution des sourds-muets, 7400 Saint-Laurent Boulevard
- Gare Jean-Talon, 7255 Hutchison Street
- Église Notre-Dame-du-Très-Saint-Rosaire, 805 Villeray Street
- Église Saint-Alphonse-d'Youville, 560 Crémazie Boulevard East
- Église Saint-Vincent-Ferrier, 8115 Henri-Julien Avenue
- Caserne n° 37, 795 Jarry Street East

Ahuntsic — Cartierville District
- Maison Georges-Lebel, 1 Gouin Boulevard East
- Résidence, 10822 Grande-Allée
- Résidence rurale, 1576 Gouin Boulevard West
- Résidence rurale, 1589 Gouin Boulevard West
- Maison Joseph-Dagenais, 337 Gouin Boulevard East
- Maison Gagnon, 12275 L'Acadie Boulevard
- Collège André-Grasset, 1001 Crémazie Boulevard East
- Hôpital Notre-Dame de la Merci, 555 Gouin Boulevard West
- Hôpital du Sacré-Coeur, 5400 Gouin Boulevard West
- Poste d'incendie n° 35, 10827 Lajeunesse Street
- Prison de Bordeaux, 800 Gouin Boulevard West
- Maison Mary-Dorothy-Molson (Mac Dougall), 9095 Gouin Boulevard West
- Villa, 12445 De Serres Street
- Maison Boucher, 649 Gouin Boulevard East
- Maison Pierre-Persillier-Dit-Lachapelle, 790 Gouin Boulevard West

Rosemont — Petite-Patrie District
- Église Notre-Dame Della Difessa, 6800 Henri-Julien Avenue
- Église Saint-Ambroise, 6510 De Normanville Street
- Église Saint-Édouard, 6500 Saint-Vallier Street
- École Madeleine De Verchères, 6017 Cartier Street
- Théâtre Château, 6956 Saint-Denis Street
- Théâtre Rivoli, 6906 Saint-Denis Street
- Banque d'épargne, 400 Beaubien Street East
- Monastère de la Résurrection, 5750 Rosemont Boulevard
- Hôpital Saint-Joseph de Rosemont, 5689 Rosemont Boulevard
- Jardin botanique de Montréal, 4101 Sherbrooke Street East
- Refuge Meurling, 3900 Préfontaine Street
- Angus Shops, 3195 Rachel Street East
- Ateliers des Carrières (former stable), 1610 Des Carrières Street
Plateau Mont-Royal — Centre-Sud District

- Saint-Enfant-Jésus du Mile-End, 5037 Saint-Dominique Street
- Saint-Eusèbe-de-Verceil, 2151 Fullum Street
- St. Michael The Archangel, 5580 Saint-Urbain Street
- Saint-Pierre-Claver, 2000 Saint-Joseph Boulevard East
- Saint-Stanislas-de-Kostka, 1350 Saint-Joseph Boulevard East
- Saint-Vincent-de-Paul, 2310 Sainte-Catherine Street East
- Sainte-Brigide, 1151 Alexandre-DeSève Street
- Hospice Gamelin, 1440 Dufresne Street
- Institut des sourdes-muets, 3725 Saint-Denis Street
- Maison-mère des Soeurs de la Providence, 1431 Fullum Street
- Pensionnat Saint-Basile, 465 Mont-Royal Avenue East
- Pensionnat Sainte-Catherine, 2380 Sainte-Catherine Street East
- Providence du Saint-Enfant-Jésus, 5001 Saint-Dominique Street
- Fusiliers Mont-Royal, 3721 Henri-Julien Avenue
- Bain Quintal, 1550 Dufresne Street
- Bibliothèque municipale, 1210 Sherbrooke Street East
- Bureau de poste Sainte-Catherine-Plessis, 1450 Sainte-Catherine Street East
- Cour juvénile, 5030 Saint-Denis Street
- Hôtel de ville de Saint-Louis du Mile-End, 5 Laurier Street West
- Poste d’incendie de Lorimier, 2151 Mont-Royal Avenue East
- Poste d’incendie n° 16, 1041 Rachel Street East
- Académie du Boulevard, 155 Saint-Joseph Boulevard East
- École de l’Enfant-Jésus, 102 Saint-Joseph Boulevard East
- Le Plateau, 3700 Calixa-Lavallée Avenue
- École de Lorimier, 2015 Gilford Street
- Banque de Montréal, 4521 Saint-Laurent Boulevard
- Banque de Montréal, 1700 Sainte-Catherine Street East
- Banque d’Épargne (recouverte), 5667 Park Avenue
- Banque Royale, 351 Laurier Avenue West
- Merchants Bank of Canada, 5060 Saint-Laurent Boulevard
- Merchants Bank of Canada, 2281 Sainte-Catherine Street East
- Édifice Barsalou, 1359 Sainte-Catherine Street East
- Édifice Gauvin, 1551 Sainte-Catherine Street East
- Édifice Harel, 2400 Sainte-Catherine Street East
- Édifice Lalonde, 4800 Park Avenue
- Édifice Tessier, 1309 Sainte-Catherine Street East
- Maison Célina-Beauchamp, 3827 Saint-Hubert Street
- Maison Pierre-Desforges, 3470 Laval Avenue
- Maison John-Millen, 3425 Saint-Hubert Street
- Maison Marances-de-Rosay, 3500 Laval Avenue
- Maison Jean-Baptiste-Soucy, 774 Saint-Joseph Boulevard East
- Appartements Bancroft, 3960 Saint-Hubert Street
- Appartements Belnord, 5944-5956 Park Avenue
- Appartements Fairmount Court, 5300-5308 Park Avenue
- Appartements King George, 5352 Park Avenue
- Appartements Laurette, 3903 Saint-Denis Street
- Immeuble Édouard-Masson, 2250-2252 Sherbrooke Street East
- Sacré-Cœur-de-Jésus, 2000 Alexandre-DeSève Street
- Sainte-Marguerite-Marie, 2015 Dorion Street
- Taylor’s Church, 1640 Papineau Avenue
- Le Carmel, 301 and 351 Carmel Avenue
- Hôpital Notre-Dame, 1560 Sherbrooke Street East
Marché Saint-Jacques, 1125 Ontario Street East
Usine de pompage Craig, 2000 Saint-Antoine Street East
École Plessis, 2075 Plessis Street
Canadian Rubber Co. of Mtl, 1840 Notre-Dame Street East
Knit-To-Fit Co., 2025 Parthenais Street
John H.R. Molson & Brothers Brewery, 1650 Notre-Dame Street East
Dominion Oil Cloth & Linoleum Co., 2200 Sainte-Catherine Street East
Maison Joseph-Hercule-Dansereau, 901 Sherbrooke Street East
Maison Louis-Deguise, 853 Sherbrooke Street East
Maison Isaie-Préfontaine, 839 Sherbrooke Street East

Côte-des-Neiges — Notre-Dame-de-Grâce District

Église Notre-Dame-de-Grâce, 5375 Notre-Dame-de-Grâce Avenue
St. Augustine's Church, 5565 Côte-Saint-Antoine Road
Loyola, église du collège, 7121 Sherbrooke Street West
Loyola College (now Université Concordia - Campus Loyola), 7141 Sherbrooke West
Maison rurale, 967 Girouard Street
Monastère du Précieux-Sang, 4361 Décarie Boulevard
Caserne n° 34, 5369 Côte-Saint-Antoine Road
Centre NDG, 5311 Côte-Saint-Antoine Road
Académie Saint-Joseph (former) (now École Notre-Dame-des-Neiges), 5301-5345 Côte-Neiges Road
Maison Benjamin-Décary, 5257 Côte-Saint-Antoine Road
Maison Marie-Louise-Aimée-Chaput, 5225 Côte-Saint-Antoine Road
Maison Joseph-Décary, 3761 Vendôme Avenue
Maison Roy, 3600 Kent Avenue
St. Matthew's Church, 4940 Macdonald Avenue

Sud-Ouest District

Église Saint-Charles, 2115 Centre Street
St. Gabriel's Church, 2157 Centre Street
Belding, Paul and Company, 1790 Canal Street
Merchants Manufacturing Co., 4000 Saint-Ambroise Street
Northern Electric Co. Ltd., 1730-1736 Saint-Patrick Street
Redpath Sugar Refinery, 1720 Canal Street
Steel Company of Canada, 11-35 Charlevoix Street, 2320 Notre-Dame Street West
Banque de Montréal, 1850 Notre-Dame Street West
Merchant's Bank of Halifax, 1870 Notre-Dame Street West
Édifice Costigan, 1636-1654 Notre-Dame Street West
Édifice O.-Labelle, 2463-2473 Centre Street
Église Sainte-Cunégonde, 2461 Saint-Jacques Street
Église Saint-Irénée, 3030-3044 Delisle Street
Aqueduc de Montréal (main pumping station), 3161 Joseph Street
Aqueduc de Montréal (distribution control), 3161 Joseph Street
Bain Émard, 6071 Laurendeau Street
Bureau de poste Saint-Henri, 540 Place Saint-Henri
Hôtel de ville de Sainte-Cunégonde, 530 Vinet Street
Marché Atwater, 110-154 Atwater Avenue
Poste d'incendie Hibernia, 1050 Hibernia Street
Poste d'incendie n° 15, 1690 Richardson Street
· Poste d'incendie n° 23, 533 Place Saint-Henri
· Crane Co. Limited, 2240-2250 Pitt Street
· C.W. Williams Manufacturing Company Ltd., 705 Bourget Street
· Banque d'épargne de la cité et du district de Montréal, 4080 Saint-Jacques Street
· Maison Clermont, 110 Saint-Augustin Street

Ville-Marie District

· 1931 Sherbrooke Street West
· 3415 Redpath Street
· 1339 Sherbrooke Street West
· 1850 Sherbrooke Street West
· 1550 Docteur-Penfield Avenue
· 1430-1440 Drummond Street
· 1212-1234 Mountain Street
· 1439 Sainte-Catherine Street West
· 1440 Union Street
· 463 Sainte-Catherine Street West
· 430 Sainte-Catherine Street West
· 100-110 Sainte-Catherine Street East
· 1430 Bleury Street
· 460 René-Lévesque Boulevard West
· 3660-3712 Saint-Laurent Boulevard
· 850-890 René-Lévesque Boulevard East
· 535 Viger Avenue East
· 125 Sherbrooke Street West, 3450 Saint-Urbain Street
· 3403-3475 Saint-Urbain Street, 51 Sherbrooke Street West
· 52-120 Sherbrooke Street East
· 170 Sherbrooke Street East
· 430 Sherbrooke Street East
· 1700 Saint-Denis Street
· 329 Viger Avenue East
· 535 Viger Avenue East
· 700 Saint-Antoine Street East
· 138 Saint-Pierre Street
· 116-130 Notre-Dame Street West
· 280-290 Notre-Dame Street East
· 400 Saint-Paul Street East
· 261 Queen Street
· 733 Wellington Street
· New City Gas, 956 Ottawa Street
· William Dow Brewery Company, Montfort Street
· Habitat 67
· Maison James-Johnson, 2005 Saint-Marc Street
· Victoria Rifles Armoury Association, 691 Cathcart Street
· Bell Canada - Le Plateau Exchange, 87 Ontario Street West
· Church of St. John The Evangelist, 137 Président-Kennedy Avenue
· Bain Généreux, 2050 Amherst Street
· Crathearn and Caverhill, 1061-1065 De la Commune Street West
· Cathédrale Marie-Reine-du-Monde, René-Lévesque Boulevard
· Église Saint-Georges, 1105 Stanley Street
· Association, 2083 Drummond Street
· Pentecostal Evangel Church, 1235 Lambert-Closse Street
· Collège Dawson, 2200 Atwater Avenue
Église Notre-Dame-de-la-Salette, 3535 Park Avenue
Peoples Church, 570 Sherbrooke Street
Chapelle, 1720 Amherst Street
Église Chinoise Pentecôte, 100 De Bullion Street
Édifice du Culte, 1060 La Gauchetière Street
Hôpital Saint-Charles-Borromée, 66 René-Lévesque Boulevard East
Église du Gésu, 1200 Bleury Street
St. John's Lutheran Church, Jeanne-Mance Street
1980-2110 René-Lévesque Boulevard West
1923 René-Lévesque Boulevard West
1800 René-Lévesque Boulevard West
1175-1185 Saint-Mathieu Street, 1190 Guy Street

BASIC INFORMATION

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