

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-60

BY-LAW NUMBER CA 290040-60 TO RENEW THE PROVISIONS OF BY-LAW CA29 0040-34-1 ENTITLED “BY-LAW AMENDING ZONING BY-LAW NUMBER CA 29 0040 FOR THE PURPOSE OF MODIFYING THE DEFINITION OF “TOURIST RESIDENCES” AND TO REPEAL THE DEFINITION OF “BED AND BREAKFAST” IN CHAPTER 3, TERMINOLOGY, ARTICLE 25, TO REPEAL PARAGRAPH 2 OF ARTICLE 71 AND ARTICLE 78 OF CHAPTER 6 - PROVISIONS RELATING TO ADDITIONAL USES AND DEPENDENT USES AND TO MODIFY THE SCHEDULE OF USES AND STANDARDS FOR ZONE H1-2-103-1

---

At the Borough of Pierrefonds-Roxboro special sitting held on February 16, 2023 at 2 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, Me Carl St-Onge, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on January 16, 2023;

WHEREAS a public consultation meeting was held on February 15, 2023;

WHEREAS the Regulation to amend the Act respecting tourist accommodation establishments came into force on May 1, 2020 (RLRQ, chapter E-14.2);

WHEREAS this by-law created a new category of tourist accommodation establishments called “principal place of residence” (PPR);

WHEREAS pursuant to section 21.1 of the Act respecting tourist establishments (RLRQ, chapter E-14.2), any urban planning by-law in force prior to March 25, 2021 that has the effect of prohibiting the operation of a PPR becomes inoperative as of March 25, 2023;

WHEREAS the Act specifies that a municipality may re-enact an existing provision without amendment prior to March 25, 2023, subject to the procedure set out in section 21.1 of the Act respecting tourist accommodation establishments.

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

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 To renew the modifications provided for in by-law CA29 0040-34-1 amending zoning by-law number CA 29 0040 for the purpose of modifying the definition of “Tourist residences” and to repeal the definition of “Bed and breakfast” in Chapter 3, Terminology, article 25, to repeal paragraph 2 of section 71 and section 78 of Chapter 6 entitled “Provisions relating to additional uses and dependent uses” and to amend the specifications chart of zone H1-2-103-1 in order to allow the use “Tourist residences”, not applicable to zone H1-6-353.

ARTICLE 2 The present by-law comes into force according to the Law.

**USAGES PERMIS**

**ZONE: H1-2-103-1**

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

**NORMES PRESCRITES (LOTISSEMENT)**

6	TERRAIN									
7	SUPERFICIE (m <sup>2</sup> )	min.	450							
8	PROFONDEUR (m)	min.	27							
9	LARGEUR (m)	min.	15							

**NORMES PRESCRITES (ZONAGE)**

10	STRUCTURE									
11	ISOLÉE		*							
12	JUMELÉE									
13	CONTIGUÉ									
14	MARGES									
15	AVANT(m)	min.	6							
16	LATÉRALE(m)	min.	2							
17	ARRIÈRE(m)	min.	7							
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2							
20	HAUTEUR (m)	min./max.	/10							
21	SUPERFICIE D'IMPLANTATION (m <sup>2</sup> )	min./max.								
22	SUPERFICIE DE PLANCHER (m <sup>2</sup> )	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.	7							
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.								
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,25/0,7							
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5							
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332								

**DISPOSITIONS PARTICULIÈRES**

--	--	--	--	--	--	--	--	--	--	--

**NOTES**

--