

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-6

BY-LAW MODIFYING ZONING BY-LAW CA 29 0040 IN ORDER TO

- MODIFY ARTICLE 198 RELATIVE TO THE REQUIREMENTS OF PARKING SPACES REQUIRED IN A ZONE MAINLY OCCUPIED BY INDUSTRIAL OCCUPANCY;
- MODIFY ARTICLE 355 RELATIVE TO THE EXTINGUISHING OF ACQUIRED RIGHTS RELATIVE TO A NON-CONFORMING STRUCTURE;
- MODIFY ARTICLE 358 RELATIVE TO THE MODIFICATION OR EXTENSION TO A NON-CONFORMING STRUCTURE.

At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on June 6, 2011, at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

Mayor of the Borough Monique Worth

Councillors Catherine Clément-Talbot
 Dimitrios (Jim) Beis
 Christian G. Dubois
 Bertrand A. Ward

All members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mrs. Monique Worth.

Mr. Jacques Chan, Director of the Borough and Me Suzanne Corbeil, Secretary of the Borough were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA29 0040 is modified as follows:

ARTICLE 1 By adding in subsection 2° of Article 198, after the word “served” the following words:

“Exception made of a building located in a zone of which the main designation is “Industrial”; in such a case, a ratio in conformity with Article 215 is required for all the uses of the building.”

ARTICLE 2 By replacing Article 355 by the following article :

“355. EXTINGUISHING ACQUIRED RIGHTS RELATIVE TO A NON-CONFORMING STRUCTURE

Acquired rights for a non-conforming structure are extinguished if the structure is demolished or otherwise destroyed by a fire or by accidental cause and if it has lost at least 50% of its value at the time of the destruction or demolition.”

If the structure is demolished or otherwise destroyed by a fire or an accidental cause and if it has lost less than 50% of its value at the time of its destruction or demolition, it can be repaired or restored to its original state.”

ARTICLE 3 By modifying Article 358 as follows:

a) by replacing the first paragraph by the following:

“Subject to the conditions below, extending or modifying a non-conforming structure protected by acquired rights is authorized if it takes place on the same landsite as that on which the structure is located, and without going beyond the landsite boundaries as they existed on the date on which the acquired rights came into being”;

b) by adding after subsection 4° the following subsections:

“5° The modification or extension to a non-conforming building is authorized in conformity with the provisions of the present by-law.

6° Notwithstanding preceding paragraph 5° when a building is extended, the cladding on exterior walls of the portion of the building being extended may be made of an authorized material as specified in article 250 provided that the extension is not part of the front façade.”

ARTICLE 4 The present by-law comes into force according to law.