

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA 29 0040-5

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

- MODIFY ARTICLES 83, 84, 85 AND 86 TO REPLACE THE WRONG REFERENCE TO ARTICLE 83;
- MODIFY ARTICLES 127 AND 141 TO CORRECT A MISTAKE IN WRITING;
- MODIFY TABLE OF ARTICLE 192 RELATIVE TO THE WIDTH OF A LANDSITE ENTRANCE OR AN ACCESS AISLE;
- REPEAL ARTICLE 159 RELATIVE TO MECHANICAL EQUIPMENT INSTALLED ON THE GROUND OR ON A BUILDING;
- MODIFY ARTICLE 233 RELATIVE TO LANDSCAPING OF OPEN AREAS ON A LANDSITE;
- MODIFY ARTICLE 237 RELATIVE TO LANDSCAPING
- MODIFY ARTICLE 296 RELATIVE TO FLOODPLAINS
- MODIFY ARTICLE 299 RELATIVE TO STANDARDS FOR ELEVATIONS FOR BASEMENTS;
- MODIFY THE TABLE OF ARTICLE 322 RELATIVE TO SIGNS AUTHORIZED IN COMMERCIAL, INDUSTRIAL OR RECREATIONAL OCCUPATIONS
- REPLACE APPENDIX D CONSISTING OF MINIMUM HEIGHT OF THE CONSTRUCTION OF BASEMENTS BASED ON DRAINAGE BASINS OF SURFACE WATERS

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 replacing in first paragraph of Article 83 the reference to Article 83 by the reference to Article 82.

ARTICLE 2 By replacing in first paragraph of Article 84 the reference to Article 83 by the reference to Article 82.

ARTICLE 3 By replacing in first paragraph of Article 85 the reference to Article 83 by the reference to Article 82.

ARTICLE 4 By replacing in first paragraph of Article 86 the reference to Article 83 by the reference to Article 82.

ARTICLE 5 No modification of wording in the English translation.

ARTICLE 6 By replacing in first paragraph, Article 138 the reference to article 140 by the reference to article 140.1.

ARTICLE 7 By modifying the Article 192 chart as follows:

- a) by replacing the number at the crossing of line “Single-family dwelling (h1)” constructed as a semi-detached or rowhouse dwelling and “Two-family or three-family dwelling (h2)” and of the column “Maximum Width” by the number 6.5 m;
- b) by replacing the number at the crossing of line “Single-family dwelling (h1)” constructed as a rowhouse dwelling and of the column “Maximum Width” by the 5,5 m.

ARTICLE 8 By repealing Article 159.

ARTICLE 9 By modifying Article 233 as follows:

- a) No modification of wording in the English translation;
- b) By adding after the second paragraph, the following paragraph: “In all cases, the owner is responsible for the grassing and maintenance of his land up to the street asphalt.

ARTICLE 10 By modifying Article 237 as follows:

- a) By replacing the first sentence of the first paragraph by the following sentence: “On a landsite occupied by a building housing a use of the following groups: “Commercial (c)”, “Community (p)”, “Industrial (i)” and “Recreational (r)” a strip of greenery must be installed of a minimum width of 2 m along the street boundary and of a width of 1 m along any landsite boundary;
- b) By repealing the table from the present article.

ARTICLE 11 By modifying Article 296 as follows:

- a) By replacing the numbering of the second subsection by number 2;
- b) By eliminating the last sentence of the last paragraph;
- c) By adding after the third paragraph the following paragraph: “However, if recorded flood elevations are identifying an environment closed on the building, that closed environment is not subject to prohibitions or restrictions applicable, according to the circumstances, to the high-flow or low-flow flood zone if the record shows that the closed environment is not connecting with the stream”.

ARTICLE 12 By replacing Article 299 by the following article:

«299. Standards for minimum elevations for basements in zones located below the level shown on plan 1099-2 illustrating the drainage basins.

No structure, part of a structure or opening is permitted on a landsite located outside a floodplain below the elevation prescribed for this landsite on Plan number 1099-2, titled “*Les élévations minimales de construction des sous-sols suivant les bassins de drainage de surface*” and dated February 20, 2008 and attached to this by-law as Appendix D, of which it forms an integral part.

This prohibition does not apply:

- 1° In so far the construction of a crawl space or a basement is in conformity with the following conditions:
 - a) the building is equipped with an automatic lift pump with a minimum capacity of 2.5 liters per second;
 - b) the plan be approved by an engineer, and must specify all other additional measures of protection deemed necessary;
 - c) an attestation of conformity for the work be produced by the engineer and sent to the borough;
 - d) no opening is located below the elevation corresponding to the minimum elevation zone required for the construction of basements as identified on Appendix “D” plan.

- 2° the poured foundations of a building;
- 3° an impermeable elevator shaft or any similarly shaped pit provided it is equipped with a water drainage system;
- 4° accessory structure in the “Housing (h)” group.

ARTICLE 13 By adding in the table of Article 322, at the crossing of line 7 and the column “Detached Sign”, the following paragraph: “Notwithstanding any contrary provision to the contrary, in the case of a sign on a canopy overhanging gas pumps, is counted only the surface area of the sign corresponding to the surface area occupied by the logo and its message. The canopy, attached or not to the main building may have signs on three of its four sides”.

ARTICLE 14 By replacing plan number 1099-2 integrated into Appendix D, entitled “Les élévations minimales de construction des sous-sols suivant les bassins de drainage de surface” dated February 20, 2008, revision number 2.

The whole as submitted in the Appendix A of the present by-law.

ARTICLE 15 Le present by-law comes into force according to Law.

