

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-68

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADD A MULTI-FAMILY DWELLING (H3) USE IN ZONE C-7-424-1 WITH THE SPECIFIC STANDARDS AND PROVISIONS APPLICABLE THERETO

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At the Borough of Pierrefonds-Roxboro regular sitting held on March 3, 2025 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors 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, M<sup>e</sup> Jean-François Gauthier, also attend the sitting.

GIVEN section 113 of the Act respecting land use planning and development (RSQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 The specifications chart in Appendix A of zoning by-law number CA29 0040 for zone C-7-424-1 is modified as follows:

- a) By removing the use sub-categories p2b et p2c and their associated standards.
- b) By adding the “multi-family (h3) dwelling” use category
- c) By adding the following related subdivision standards (h3):
  - minimum area: 600 square meters
  - minimum depth: 30 meters
  - minimum width: 20 meters
- d) By adding the following associated zoning (h3) standards:
  - construction: detached / semi-detached
  - front setback: 6 meters
  - side setback: 3 meters
  - rear setback: 3 meters
  - building height (storeys): 2 minimum, 2 maximum
  - building height (m):
  - minimum width of front wall:
  - floor area ratio (FAR): 0.5 maximum
  - building footprint to site (BFS): 1 minimum, 2 maximum
- e) By adding the reference “a.331” in the section “special provisions” under use categories c1, c2 and h3.
- f) By adding the reference “a.347.01” in the section “special provisions” under use categories c1, c2, h3 and under use sub-category p2d.

The whole as presented in the specifications chart C-7-424-1 attached as Appendix 1 to the present by-law.

ARTICLE 2 Article 347.01 entitled “specific provisions applicable to the zone C-7-424-1” is added after article 347 and should read as follows:

“In zone C-7-424-1, the following provisions apply:

- 1- All new construction must include a use of the “Housing (h)” group in accordance with the provisions set out in the specifications chart.
- 2- A minimum of 60% of the first floor of a new construction, with the exception of common areas, premises pertaining to uses in the Housing (h) group and circulation areas leading to dwellings, must be occupied by a use or combination of uses in the Commercial (c) or Community (p) group authorized in the specifications chart.
- 3- Where applicable, suites occupied by a “Commercial (c)” or “Community (p)” group use must be served by a separate entrance from those occupied by a “Housing (h)” group use in the same building.
- 4- A building whose use is part of the “Commercial (c)” or “Community (p)” group may not be located on a storey above a storey occupied by uses of the “Housing (h)” group.
- 5- In an existing building, the conversion of a ground-floor whose use is part of the “Commercial (c)” or “Community (P)” group to a “Housing (h)” group is prohibited.

However, such a conversion is permitted on floors above the first floor, in accordance with the provisions of the zone’s specifications chart.

- 6- Change of use or conversion of an existing building, occupied or formerly occupied by the following uses 6711 “Federal public administration” and 4711 “Telephone call center” must include the use group “Housing (h)” in accordance with the specifications chart and this article.”

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

**PERMITTED USES**
**ZONE: C-7-424-1**

1	USE CATEGORIES						
2	USE CATEGORIES PERMITTED	h3	c1	c2	p3a	p2d	
3	SPECIFIC USES EXCLUDED OR PERMITTED						
4	SPECIFIC USE EXCLUDED						
5	SPECIFIC USE PERMITTED				672	(3)	

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSITE						
7	AREA (m²) min.	600	600	600	600	1000	
8	DEPTH (m) min.	30	30	30	30	30	
9	WIDTH (m) min.	20	20	20	20	30	

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE						
11	DETACHED	*	*	*	*	*	
12	SEMI-DETACHED	*	*	*	*		
13	ROWHOUSE						
14	SETBACKS						
15	FRONT (m) min.	6	6	6	6	6	
16	SIDE (m) min.	3	4	4	4	3	
17	REAR (m) min.	3	3	3	3	3	
18	BUILDING						
19	HEIGHT (STOREYS) min./max.	2/2	1/2	1/2	1/2	1/2	
20	HEIGHT (m) min./max.		/10				
21	BUILDING FOOTPRINT (m²) min./max.						
22	FLOOR AREA (m²) min./max.						
23	WIDTH OF FRONT WALL ( m) min.					15	
24	RATIOS						
25	DWELLING UNIT/BUILDING min./max.						
26	FLOOR/SITE (F.A.R.) min./max.	1/2	0,2/1	0,2/2	0,2/2	0,2/2	
27	FOOTPRINT/SITE (B.F.S.) min./max.	/0,5	/0,4	/0,5	/0,5	/0,5	
28	OTHER						
29	TYPE OF OUTDOOR STORAGE Article 332						

**PARTICULAR PROVISIONS**

	a.331 a.347.01	a.211 a.331 a.347.01	a.211 a.331 a.347.01	a.220	a.331 a.220 a.347.01	
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**NOTES**

(3): 711 et 6920  
 711: Cultural activity  
 672: Preventive duties and related activities 6920: Charity service

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL

ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA 29 0145-1

BY-LAW AMENDING BY-LAW CA29 0145 ON THE PRICE DETERMINATION FOR VARIOUS GOODS, ACTIVITIES AND MUNICIPAL SERVICES FOR THE FISCAL YEAR 2025 IN ORDER TO ADD PROVISIONS RELATING TO THE CELEBRATION OF A CIVIL UNION OR MARRIAGE

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held in the council room located at 13 665, boulevard de Pierrefonds, on March 3, 2025, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., chapter C 19), at which were present:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors 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, M<sup>e</sup> Jean-François Gauthier, also attend the sitting.

BY VIRTUE OF sections 244.1 to 244.10 of the Act respecting municipal taxation (C.Q.L.R., chapter F-2.2);

BY VIRTUE OF section 145 of the Charter of Ville de Montréal, metropolis of Québec (C.Q.L.R., Chapter C-11.4) authorizing the boroughs to adopt a by-law fixing a pricing to finance part of their goods, services, and activities;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law CA29 0145 concerning on the price determination for various goods, activities and municipal services for the fiscal year 2025 is amended as follows:

ARTICLE 1 By adding Article 9 to Chapter 2 “Administration”:

9. The fees payable by the officiant for the solemnization of a marriage or civil union are those prescribed by the Judicial tariff in civil matters (RLRQ, c. T-16, r. 10):
- at Borough Hall (by the mayor)

– outside the Borough Hall (by the mayor)

\$317 (plus taxes)

\$422 (plus taxes)

For the solemnization of a civil marriage or civil union, the fee set out in section 25 of the Judicial tariff in civil matters, which is indexed on January 1 of each year, will be charged, plus applicable taxes.

ARTICLE 2 The present by-law comes into force in accordance with the Law.