

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

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

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 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^e 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.

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 OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-69

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ENSURE CONCORDANCE WITH BY-LAW RCG 14-029-06 AMENDING THE LAND USE PLANNING AND DEVELOPMENT CONCEPT OF THE AGGLOMERATION OF MONTREAL

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 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^e Jean-François Gauthier, also attend the sitting.

GIVEN section 58 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:

LE CONSEIL D'ARRONDISSEMENT DÉCRÈTE CE QUI SUIIT :

ARTICLE 1. The Specifications chart C-7-424-1 in Appendix A of zoning by-law number CA29 0040 is amended as follows:

- a) By replacing, for the “h3” use category, the *height (storeys)* standard with “3/4”;
- b) By replacing, for the “h3” use category, the footprint/site (B.F.S.) standard by “1.2/2”.

The whole, as indicated in the specifications grid for zone C-7-424-1, attached as Appendix 1 to this by-law.

ARTICLE 2. Article 25 is amended by deleting the definitions of “Coast” and “Shoreline”.

ARTICLE 3. This by-law is amended by deleting Chapter 16.

ARTICLE 4. Article 296 is amended by deleting the second paragraph and accompanying paragraphs 1 and 2.

ARTICLE 5 Chapter 17 is amended by the removal of articles 297 and 298.

ARTICLE 6. Appendix A is modified by the addition of new specifications chart H3-8-452-1, as integrated into Appendix 2 of this by-law.

ARTICLE 7. The zoning plan in Appendix C is modified by the creation, at the expense of zone H1-8-452, of the new zone H3-8-452-1, as presented in Appendix 3 of this by-law.

ARTICLE 8 This by-law shall come into force in accordance with the Law.

Appendix 1:

Amended specifications grids for zone C-7-424-1

Appendix 2:

Amended specifications grids for zone C-7-443

Appendix 3:

Specifications grids for new zones H3-8-452-1 and C-8-474-1

Appendix 4:

Modifications of Appendix C – Zoning Plan for By-law CA29 0040

USAGES PERMIS

ZONE: C-7-424-1

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	h3	c1	c2	p3a	p2d			
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS				672	(3)			

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m ²)	min.	600	600	600	600	1000		
8	PROFONDEUR (m)	min.	30	30	30	30	30		
9	LARGEUR (m)	min.	20	20	20	20	30		

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE	*	*	*	*	*			
12	JUMELÉE	*	*	*	*				
13	CONTIGUË								
14	MARGES								
15	AVANT(m)	min.	6	6	6	6	6		
16	LATÉRALE(m)	min.	3	4	4	4	3		
17	ARRIÈRE(m)	min.	3	3	3	3	3		
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	3/4	1/2	1/2	1/2	1/2		
20	HAUTEUR (m)	min./max.		/10					
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.							
22	SUPERFICIE DE PLANCHER (m ²)	min./max.							
23	LARGEUR DU MUR AVANT (m)	min.					15		
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.							
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	1,2/2	0,2/1	0,2/2	0,2/2	0,2/2		
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,4	/0,5	/0,5	/0,5		
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332							

DISPOSITIONS PARTICULIÈRES

	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

672 : Fonction préventive et activités connexes
 (3): 711 et 6920
 711: Activités culturelle
 6920: Service de bien-être et de charité

USAGES PERMIS

ZONE: C-7-443

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	c1	c2	c3c	h3	h3	h4			
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS			5511						

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m ²)	min.	600	600	600	800	800	800		
8	PROFONDEUR (m)	min.	30	30	30	35	35	35		
9	LARGEUR (m)	min.	20	20	20	21	21	21		

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE	*	*	*	*		*			
12	JUMELÉE					*				
13	CONTIGUË									
14	MARGES									
15	AVANT(m)	min.	6	6	6	6	6	6		
16	LATÉRALE(m)	min.	7,6	7,6	7,6	7,6	7,6	7,6		
17	ARRIÈRE(m)	min.	7,6	7,6	7,6	7,6	7,6	7,6		
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2	1/2	1/2	3/4	3/4	3/4		
20	HAUTEUR (m)	min./max.	/8	/8	/8	3/	3/	3/		
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.								
22	SUPERFICIE DE PLANCHER (m ²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.				15	15	15		
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.				4/	4/	4/		
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,2/1	0,2/1	0,2/1	0,9/2,0	0,9/2,0	0,9/2,0		
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,4	/0,5	/0,5	/0,5	/0,5		
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332			A					

DISPOSITIONS PARTICULIÈRES

			(1) (2) (3) (4)							
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NOTES

- (1): L'usage c3c doit être situé à plus de 45m d'une zone dont l'affectation principale est « Habitation (h) ».
- (2) Un seul usage 5511 est permis dans la zone
- (3) Malgré l'article 84, la superficie maximale d'un usage additionnel est limité à 75 % de la superficie de plancher du bâtiment.
- (4) Malgré l'article 80, un usage additionnel autorisé du groupe 5511 doit comprendre un service de réparation, d'entretien et de carrosserie.
- 5511: Vente au détail de véhicules automobiles neufs et usagés

USAGES PERMIS
ZONE: H3-8-452-1

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	h2	h3						
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS								

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m²)	min.	600	1000					
8	PROFONDEUR (m)	min.	30	30					
9	LARGEUR (m)	min.	20	25					

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE		*						
12	JUMELÉE	*							
13	CONTIGUË	*							
14	MARGES								
15	AVANT(m)	min.	6	6					
16	LATÉRALE(m)	min.	5	8					
17	ARRIÈRE(m)	min.	5	5					
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	2/4	3/4					
20	HAUTEUR (m)	min./max.							
21	SUPERFICIE D'IMPLANTATION (m²)	min./max.							
22	SUPERFICIE DE PLANCHER (m²)	min./max.							
23	LARGEUR DU MUR AVANT (m)	min.							
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.							
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,9 / 2	1 / 2					
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5					
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332							

DISPOSITIONS PARTICULIÈRES

	a.207	a. 207							
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NOTES

USAGES PERMIS
ZONE: C-8-474-1

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	h3	c1	c2					
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS								

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m ²)	min.	1000	600	600				
8	PROFONDEUR (m)	min.	30	30	30				
9	LARGEUR (m)	min.	25	18	18				

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE	*	*	*					
12	JUMELÉE		*	*					
13	CONTIGUË								
14	MARGES								
15	AVANT(m)	min.	6	6	6				
16	LATÉRALE(m)	min.	5	4	4				
17	ARRIÈRE(m)	min.	5	3	3				
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	3/4	1/2	1/2				
20	HAUTEUR (m)	min./max.							
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.							
22	SUPERFICIE DE PLANCHER (m ²)	min./max.							
23	LARGEUR DU MUR AVANT (m)	min.							
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.							
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	1 / 2	0,2/2	0,2/2				
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5				
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332							

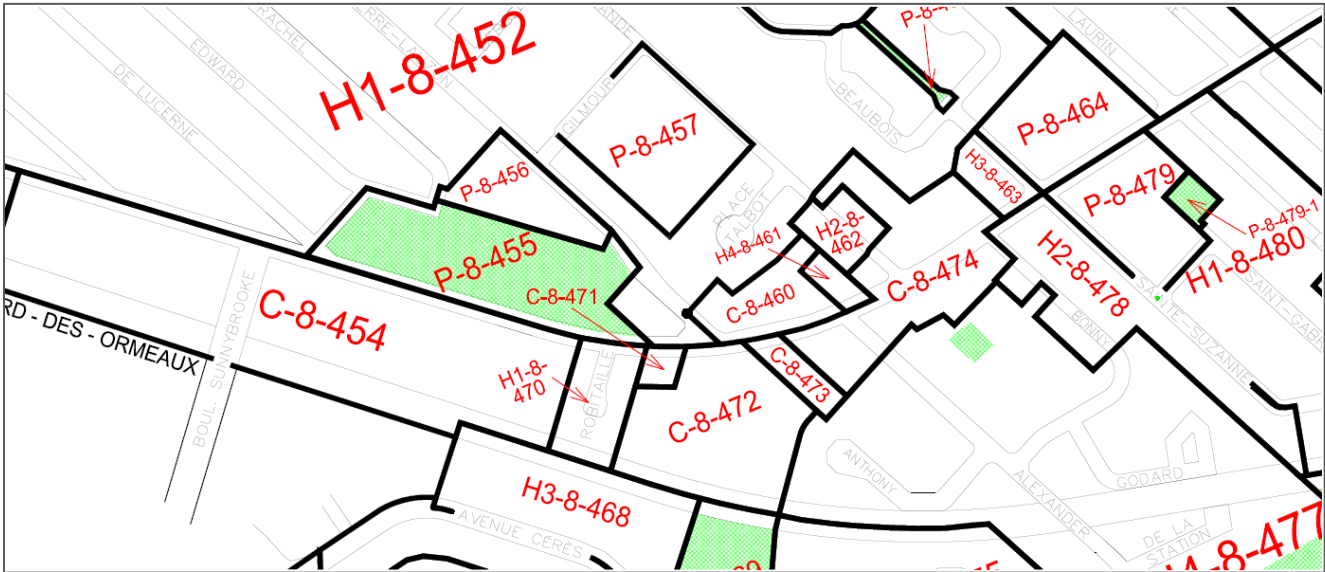
DISPOSITIONS PARTICULIÈRES

	a.207	a.211	a.211						
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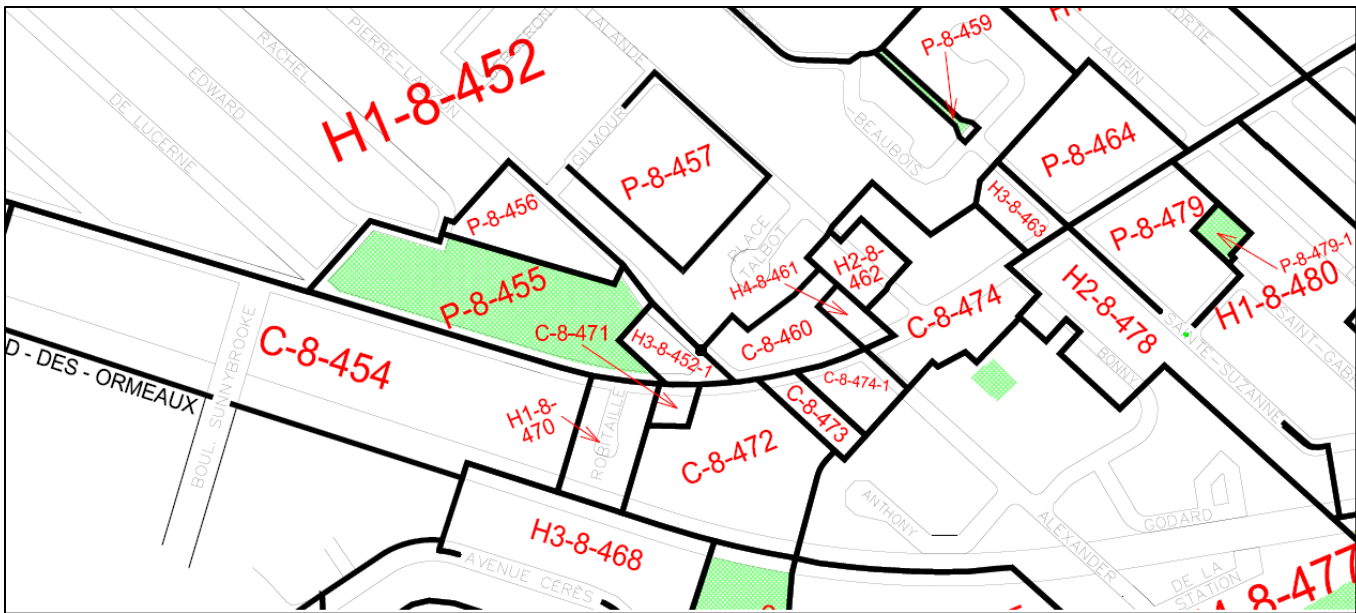
NOTES

Annexe 4 :
Modification de l’annexe C – Plan de zonage du règlement CA29 0040

AVANT



APRÈS



PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-70

BY-LAW AMENDING ZONING BY-LAW CA29 0040 CONCERNING THE MINIMUM LEVEL REQUIRED FOR ACCESS TO AN UNDERGROUND GARAGE AND AUTHORIZED MODIFICATIONS TO A DEROGATORY CONSTRUCTION

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 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^e Jean-François Gauthier, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on June 2, 2025;

GIVEN sections 113 and 123 to 137.17 of the Act respecting land use planning and development (RLRQ, c. A-19.1);

GIVEN sections 130 and 131 of Appendix C of the Charter of Ville de Montréal (RLRQ, chapter C-11.4).

HAVING REGARD TO the adoption of the 2020-2030 Climate Plan by the Ville de Montréal and its recent update to 2025;

HAVING REGARD TO the actions identified in this plan, which aim in particular to adopt regulatory measures that take into account certain climatic disturbances, in order to promote the adaptability and resilience of built environments;

HAVING REGARD TO the Borough's desire to pursue the deployment of the Montréal 2030 Strategic Plan, in particular by identifying the ecological transition as one of the Borough's five 2025 priorities;

HAVING REGARD TO the Borough's desire to integrate sustainable strategies to adapt living environments to current and future environmental challenges;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 Article 138 is amended by deleting the reference to article 141 in paragraph a) “Other applicable standards” of line 22.1 “Carports and attached or integrated private garages”.

ARTICLE 2 Article 140.1 is amended by modifying paragraphs e) and f) to read as follows:

“e) Except in the case of a private garage serving a use in the “Multi-family dwelling (h3) or Group dwelling (h4)” use categories, a private garage attached to or integrated into a main building must be located at a level higher than 20 cm above the level of the center of the finished street facing the lot on which the private garage is located.

f) A private garage attached to or integrated into a main building serving a “Multi-family dwelling (h3)” or “Group dwelling (h4)” use category must be located underground. However, the threshold of the garage door giving access to it must be located at a level more than 20 cm above the level of the center of the finished street located in front of the lot on which the private garage is located.”

ARTICLE 3 Article 141 is repealed.

ARTICLE 4 Article 342 “Specific provisions applicable to zone H1-6-376” is amended by removing paragraph 1.

ARTICLE 5 Article 343 “Specific provisions applicable to zone H1-6-380” is amended by removing paragraphs 2, 3, 4, 5, 6 and 7.

ARTICLE 6 Article 344 “Specific provisions applicable to zone H1-7-436” is amended by removing paragraphs 1 and 7.

ARTICLE 7 Article 347.9 “Installation of an indoor parking space” is amended by removing paragraph 4.

ARTICLE 8 Article 355 “Extinction of acquired rights relating to a derogatory construction” is replaced by the following:

“The acquired rights of a derogatory construction are extinguished if the construction is damaged, destroyed or demolished as a result of a disaster or other fortuitous cause, and the damages incurred reach 60% or more of the building's assessment roll value at the time of destruction or demolition.

The value of the damage must be established by a person with professional expertise in the field.

The demolition of a derogatory construction, other than as a result of a disaster or other fortuitous cause, causes the loss of all rights acquired over it contrary to any by-law applicable in the case.”

ARTICLE 9 Article 358 “Modification or enlargement of a derogatory construction” is amended by adding a paragraph 8, which should read as follows:

“8) Notwithstanding paragraph 5, when extending a building whose garage door sill is located less than 20 cm above the level of the center of the finished street in front of the lot on which the private garage is located, the area of the extension may not exceed 20% of the floor area of the existing building, without exceeding the maximum floor area ratio authorized in this by-law.”

ARTICLE 10 This by-law shall come into force in accordance with the Law.

PROVINCE OF QUEBEC
VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-71

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADJUST CERTAIN
INTERPRETATIVE AND NORMATIVE PROVISIONS FOR THE BOULEVARD
SAINT-CHARLES SECTOR

At the Borough of Pierrefonds-Roxboro regular sitting held on May 5, 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^e Jean-François Gauthier, also attend the sitting.

GIVEN articles 113 and 115 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. Chapter 20 of Zoning By-law CA29 0040 is amended by adding, after subsection 1, the following subsection:

**« SUB-SECTION 1.1: SPECIAL PROVISIONS FOR LOTS
ADJACENT TO AN URBAN WALKWAY**

347.2.1 AREAS TARGETED

This sub-section applies to the areas covered by the urban walkway, namely the following zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1, C-3-220-1, C-3-221 et C-3-224-1.

**347.2.2 LINES, SETBACKS AND COURTYARDS ADJACENT TO
THE URBAN WALKWAY LAYOUT**

Despite the interpretations arising from the provisions of Chapter 3 – Interpretative provisions, any yard, lot line or setback adjacent to an urban walkway shall be considered a front yard, front lot line or front setback respectively.

However, the present article does not alter the interpretation that must be made, in accordance with Chapter 3, for any other yard, lot line or setback that is not adjacent to the urban walkway.

347.2.3 REPORT APPLICATIONS FOR LAND ADJACENT TO THE URBAN WALKWAY ROUTE

Despite the interpretations arising from the provisions of Chapter 3 3 – For interpretative purposes, the “building footprint to site (B.F.S.)” and “floor/ area ratio (F.A.R.)” shall not include any easement or superficies that serve urban parkway purposes among the land area to be considered.”

ARTICLE 2. Article 347.14 is amended by replacing “more than 85% or more” in the fifth paragraph by “70% or more”.

ARTICLE 3. Article 347.16 is amended by:

- a) The replacement, in the first paragraph, of the words “on the principal plane of the main facade” by “on the plane of a facade adjacent to a street or to the right-of-way of a thoroughfare”;
- b) The second paragraph is replaced by the following:

“For the purposes of this section, the plane of the façade corresponds to the alignment of the exterior wall at the level of the third floor of the building.”

ARTICLE 4. Article 347.17 is amended by:

- a) “the replacement, in the first bullet of paragraph 2°, of the words “for the main façade” by “for a façade adjacent to a street or on an urban walkway”.
- b) the replacement, in the second bullet of paragraph 2°, of the words “for another facade overlooking a thoroughfare” by “for a facade adjacent to another thoroughfare”.”

ARTICLE 5. Article 347.19 is amended by replacing subparagraphs 1° and 2° of the first paragraph by the following subparagraphs:

- “ 1° Façade adjacent to boulevard Saint-Charles or to an urban walkway: 30% ;
- 2° Façade adjacent to another thoroughfare: 20%”.

ARTICLE 6. The specifications charts for zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1 and C-3-220-1 in Appendix C are modified by:

- a) the replacement, in the “Land” sub-section, of the “Area (m2)” line from “400” to “2500” and of the “Depth (m)” standard from “20” to “55” for the “h3”, “h4”, “c1” and “c2” use categories;
- b) the addition, in the “Structures” sub-section, of “*” indications for the “Isolated” row among the “c1” and “c2” category columns, and for the “Attached” and “Contiguous” rows among the “h3” and “h4” category columns;

all as indicated in the charts in Appendix 1 of the present by-law.

ARTICLE 7 This by-law shall come into force in accordance with the Law.

Appendix 1:

Amended specifications grids for zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1 and C-3-220-1

PERMITTED USES
ZONE : C-3-209-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2	p1				
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2000	2000	2000	2000					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4	10				
16	SIDE (m) min.	3	3	3	3	H				
17	REAR (m) min.	6	6	6	6	H				
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1	347.1					
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-213-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1						
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-216-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1						
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-219-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1						
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-220-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1						
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-221

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1						
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-224-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1						
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-224-2

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/4	3/4	3/4	3/4					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2/3	2/3	2/3	2/3					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,35/0,65	0,35/0,65	0,35/0,65	0,35/0,65					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

	347.1	347.1	347.1	347.1						
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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0041-04

BY-LAW NUMBER CA29 0041-04 MODIFYING SUBDIVISION BY-LAW CA29 0041
IN ORDER TO ADD A PROVISION RELATING TO THE SUBDIVISION OF LOTS IN
THE BOULEVARD SAINT CHARLES SECTOR

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 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^e Jean-François Gauthier, also attend the sitting.

HAVING REGARD to sections 115 of the Act respecting land use planning and development (RLRQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 041 is amended as follows:

ARTICLE 1 Subdivision by-law CA29 0041 is amended by adding the following article after article 32:

**“32.1 LAYOUT OF THE URBAN WALKWAY IN THE
BOULEVARD SAINT-CHARLES SECTOR**

Within the territory comprising the zones referred to in article 347.2.1 of zoning by-law CA29 0040, no cadastral operation may result in the creation of a new lot with no boundary adjacent to the boulevard Saint-Charles right-of-way.

The present article does not apply to the creation of a lot used for the establishment of a public right-of-way or for public utility purposes.”

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

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

DRAFT OF BY-LAW CA29 0042-3

BY-LAW AMENDING BY-LAW CA29 0042 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS TO BRING VARIOUS CORRECTIONS AND ADJUSTMENTS TO SECTIONS CONCERNING STOREY ADDITIONS AND RESIDENTIAL EXTENSIONS, FENCES LOCATED ON RIPARIAN PROPERTY AND ON THE RIPARIAN PATH, TO INFORMATION AND DOCUMENTS REQUIRED FOR AN APPLICATION AND TO ADMINISTRATIVE AND GENERAL PROVISIONS

Pierrefonds-Roxboro's regular Borough Council meeting held on June 2, 2025, at 7 p.m., in accordance with the *Cities and Towns Act* (R.S.Q. chapter C-19) and chaired by Borough Mayor Dimitrios (Jim) Beis, was attended by:

Borough Mayor Dimitrios (Jim) Beis and Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all forming a quorum.

Dominique Jacob, Director of the Borough, and Jean-François Gauthier, Secretary of the Borough, were also present.

PURSUANT to section 145.15 of the *Act respecting land use planning and development* (CQLR chapter A-19.1);

BOROUGH COUNCIL ENACTS AS FOLLOWS:

By-law CA29 0042 is amended as follows:

ARTICLE 1 Table of contents

The table of contents of by-law CA29 0042 is adjusted to reflect modifications, additions and deletions of articles in such a way that it remains accurate as to the chapters, sections and article numbers to which it refers.

ARTICLE 2 Declaratory provisions

Article 3 entitled “AREA OF APPLICATION” is amended by adding the following paragraph 12° following paragraph 11° Rooftop terrace:

“12° The extension of a main residential building visible from the public thoroughfare”.

ARTICLE 3 Administrative provisions

Articles 13, 14 and 15 are amended as follows:

- a) By replacing the existing Article 13 entitled “APPLICATION OF THE BY-LAW” with the following article:

“Application of the by-law is the responsibility of the designated competent authority appointed in accordance with the provisions of the current urban planning by-law administration by-law (CA29 0097)”.

- b) By replacing the title of the existing Article 14 entitled “POWERS AND DUTIES OF THE DESIGNATED OFFICIAL” by the following title:

“POWERS OF THE COMPETENT AUTHORITY”

- c) By replacing the existing Article 14 entitled “POWERS AND DUTIES OF THE DESIGNATED OFFICIAL” with the following article:

“The powers and duties of the designated competent authority are defined in the current urban planning by-law (CA29 0097)”.

- d) By replacing the title of the existing article 15 entitled “CONTRAVENTIONS, PENALTIES, APPEALS AND PROSECUTIONS” by the following heading:

“CONTRAVENTIONS AND PENALTIES”

- e) By replacing the existing Article 15 entitled “CONTRAVENTIONS, SANCTIONS, RECOUNTS AND PROSECUTIONS” by the following article:

“The provisions relating to a contravention or penalty with respect to the by-law are those set out in the current Urban planning by-law of the administration by-laws (CA29 0097).”

ARTICLE 4 General provisions

Articles 17, 20, 21 and 23 are amended as follows:

- a) By replacing the existing article 17 entitled “TRANSMISSION OF A REQUEST” by the following article:

“An application for approval of a Site planning and architectural integration program should be submitted by the applicant or his authorized agent to the competent authority. It should be signed by the applicant or his or her authorized agent and be accompanied by the information and documents required under the present by-law, and the fees required for the study must be paid”.

- b) By replacing the existing Article 20 entitled “INFORMATION AND DOCUMENTS REQUIRED FOR A REQUEST FOR APPROVAL” by the following article :

“An request for approval of a Site planning and architectural integration program must be accompanied by the following information and documents:

1° A digital version (PDF) of the project at a scale that allows a clear understanding of the project;

2° A reduced digital version (PDF) of the project in 27.9 cm x 43.18 cm (11 x 17 inches) format;

3° Plans must include the following elements:

- a) A site plan, prepared by a land surveyor, to scale including:

- Buildings and parking lots;
- Lot size and surface area;
- Identification of rights of way;
- Natural ground and street center levels to reflect topography;
- Adjacent ground levels measured at 2 m from property limits;
- Exterior dimensions of foundations and surface area;
- Natural and finished ground level;
- Setback for main building, accessory buildings and structures;
- Positioning of adjacent buildings and their front setbacks;
- First floor elevation of the proposed building and adjacent buildings;
- Elevations of the basement, garage, first floor and last finished ceiling of the proposed building;
- Garage door threshold elevation;
- Existing trees with a diameter of ten centimeters (10 cm) or more, measured at twenty-five centimeters (25 cm) above the ground and indicating those to be cut;
- All flood zones in effect in the Borough at the time the application is submitted, along with their respective elevations. In particular, the 2017-2019 flood area, the low current zone (20-100 years), the high current zone (0-20 years), the natural high-water mark and the shoreline.

b) A preliminary architectural plan that includes:

- The layout of the proposed building as well as the positioning of adjacent buildings and their front setbacks;
- Front, rear and side elevations;
- Building height (m);
- Basement level in relation to ground level;
- Exterior dimensions of basement, first floor and upper floors;
- Surface area of existing and proposed basements, first floors and upper floors;
- Room dimensions and intended use;
- Area of front yard(s) for calculating the percentage of hard and paved surfaces;
- Location and total area of hard and paved surfaces (pedestrian entrances and vehicular access, etc.);
- Perspective of the proposed building, including adjacent buildings.

c) Photographs of all elevations of the building in question and of the front elevations of buildings on adjacent lots;

d) A planting plan drawn up by an expert in the field, which must include:

- Scale, date and geographical north;
- Lot limits;
- Current and proposed ground levels in relation to the geodetic level;
- Existing vegetation;
- Identification and location of proposed plantings, including a planting table specifying the species and variety of each type, the planting method, the height and the size;
- Any element relevant to understanding the project: photos, planting details, cuttings, furniture, etc;
- Layout of landscaping strips for any parking along thoroughfares as required by the zoning by-law;
- Location of fences, walls and hedges;

e) Samples of proposed exterior cladding materials and colors (online data sheets);

f) Arrangements for the storage and removal of household garbage and waste, with the exception of types H1 and H2 dwellings. A proposal must be prepared by an expert in the field, in compliance with current regulations.”

c) By replacing the first paragraph of existing article 21 entitled “ADDITIONAL INFORMATION AND DOCUMENTS REQUIRED WHEN A TRAFFIC STUDY IS REQUIRED”:

“Depending on the nature and context of the project, the competent authority may require a traffic study for any construction project in the residential use group with more than 30 dwellings, for commercial projects of 1,400 m² or more, and for any construction project in the industrial or community use group. Depending on the nature of the project, this study must include the following information and documents:”

d) By replacing the existing article 23 entitled “MODIFICATION OF A PLAN ALREADY APPROVED” with the following article:

“It is possible to make a minor modification to a Site planning and architectural integration program already approved by the Council. When the competent authority deems that the nature of the request is minor, this modification does not need to be approved by the Council, but should still be examined and signed by the designated representatives.”

Article 20.1 entitled “ADDITIONAL INFORMATION AND DOCUMENTS THAT MAY BE REQUIRED ACCORDING TO THE NATURE AND COMPLEXITY OF THE PROJECT” is added as follows:

“a) Architectural features and volumes of buildings erected in adjacent areas;

b) Sunlight study;

c) Project realization phases;

d) For constructions to be built in a first phase: preliminary plans and specifications in compliance with the requirements of the present by-law, as well as elevations of all facades;

e) For constructions to be built in subsequent phases: facade elevations of each construction;

f) Layout, where applicable, of common spaces for the project, including common parking areas, green spaces, pedestrian networks, waste storage areas, post office boxes if applicable, recreational equipment and play areas, the location of streetlights, fire hydrants or any other existing public equipment facing the property, and the location of driveways in relation to any street adjacent to or facing the project;

g) Site drainage arrangements and impact on existing or planned public services;

h) Procedures for connecting electrical, cable and telephone distribution networks to existing poles; layout of junction boxes;

- i) Ground level in relation to sea level (topographical record);
- j) General signage plan, if applicable.”

The existing article 22 entitled “REALIZATION OF A PLAN ALREADY APPROVED” is repealed.

ARTICLE 5 Objectives and criteria for new residential constructions of two dwellings or less, single-storey additions and extensions to existing residential constructions of two dwellings or less

The existing article 25 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “an extension to a main building” by the words “an extension to a main building visible from the public thoroughfare”.

ARTICLE 6 Objectives and criteria for new residential construction of three or more dwellings, addition of a storey, extension, transformation of a façade and development of a lot of an existing residential construction of three or more dwellings

The existing article 30.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the word “the extension” by the words “extension visible from the public thoroughfare”.

ARTICLE 7 Riparian route

Paragraph 2 of the existing article 57 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “a fence on a lot” by the words “a fence on a lot visible from the public thoroughfare”.

ARTICLE 8 Héritage-sur-le-Lac

The existing article 66 entitled “OBJECTIVES AND CRITERIA APPLICABLE TO SINGLE-FAMILY HOUSING” is amended by replacing the words “by the Urban Planning and Business Services Department” with the words “by the competent authority” in the criterion “In order to give the project a unique character and distinct harmony, materials, textures and colors are carefully selected to allow a varied choice for future residents of the project.”

ARTICLE 9 Les cours Trafalgar

The existing article 70 entitled “OBJECTIVES AND CRITERIA” is amended by replacing the words “officials of the Urban Planning and Business Services Department” with the words “the competent authority” in the criterion “Promote quality architecture.”

ARTICLE 10 Roxboro sector

The existing article 70.1.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential use building” by the words “the extension of a residential use building visible from the public thoroughfare”.

ARTICLE 11 Yuile Park sector

The existing article 70.4.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential use building” by the words “the extension of a residential use building visible from the public thoroughfare”.

ARTICLE 12 Rue Parkinson sector

The existing article 70.5.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential building” by the words “the extension of a residential building visible from the public thoroughfare”.

ARTICLE 13 Riparian land

Paragraph 2 of the existing article 82.5 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “and a fence” by the words “and a fence visible from the public thoroughfare”.

ARTICLE 14 Boulevard Saint-Charles sector

Paragraph 2 of the existing article 82.8 entitled “REGULATED INTERVENTIONS” is amended by replacing the following points:

- “• extension of a main building;
- modification to the exterior appearance of a main building” by the following:- “• extension of a main building visible from the public thoroughfare;
- modification to the exterior appearance of a main building visible from the public thoroughfare;”

ARTICLE 15 Appendix G

Appendix G entitled “PROJECT SUMMARY CHART” is repealed.

ARTICLE 16 The present by-law comes into force in accordance with the Law.

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0148

BY-LAW REPEALING BY-LAW NUMBER CA29 0108 RELATING TO THE
LIBRARIES OF THE BOROUGH

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 2025, at 7 p.m., in the council room located at 13 665, boulevard de Pierrefonds, 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^e Jean-François Gauthier, also attend the sitting.

WHEREAS, pursuant to Section 366 of the Cities and Towns Act, a by-law may only be repealed or amended by another by-law;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1. By-law number CA28 0108 concerning libraries in the Borough of Pierrefonds-Roxboro is repealed.

ARTICLE 2 The present by-law comes into force on September 1, 2025.

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0149

BY-LAW NUMBER CA29 0149 AMENDING ZONING BY-LAW CA29 0040, SUBDIVISION BY-LAW CA29 0041 AND SITE PLANNING AND ARCHITECTURAL INTEGRATION BY-LAW CA29 0042 IN ORDER TO ENSURE CONCORDANCE WITH BY-LAW NUMBER RCG 14 029 07 AMENDING THE REVISED DEVELOPMENT PLAN OF THE AGGLOMERATION OF MONTRÉAL

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 2025, at 7 p.m., in the council room located at 13 665, boulevard de Pierrefonds, 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^c Jean-François Gauthier, also attend the sitting.

GIVEN article 58 of the Act respecting land use planning and development (R.S.Q., chapter A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 Article 5 of Zoning By-law number CA29 0040 is amended by adding the following paragraphs after subsection 8° of the first paragraph:

“8.1° The series of maps entitled “Territories of ecological interest - Wetlands of interest”, taken from the revised development plan of the agglomeration of Montreal.

These maps are included in Appendix H-1 and form an integral part of the present by-law.

8.2° Characterization study of a wetland

This document is included in Appendix H-2 and is part of the present by-law.”

ARTICLE 2 Article 13 is amended by:

- a) Inserting the following definition after the definition of “Maneuvering area”:

“WETLAND PROTECTION AREA:

A 30-metre-wide strip of land bordering a wetland of interest to be protected or restored, as identified on the map in Appendix H-1 - Territories of Ecological Interest - Wetlands of Interest.”

- b) The insertion, after the definition of “Outdoor display”, of the following definition:

“CHARACTERIZATION STUDY OF A WETLAND:

A study to determine the exact boundaries of a wetland and its protection area, carried out by an expert in the field and meeting the requirements set out in Appendix H-2 - Wetland characterization study.”

ARTICLE 3 Article 242.1 is replaced by the following:

“280.1 INVASIVE SPECIES PLANTATIONS

No invasive species listed in Appendix K may be used on a site located within 100 meters of a natural environment that is protected or in the process of being protected, or of a local park containing natural environments of interest to be protected or restored and its protection area, all as indicated in Appendix H-1 of this by-law.”

ARTICLE 4 Chapter 15 PROVISIONS RELATING TO FENCES AND WALLS is amended by adding the following article after article 280:

“280.1 OBLIGATION TO INSTALL A FENCE NEAR A WETLAND OF INTEREST

When a constructed or developed building is located within the protection area of a wetland of interest to be protected or restored, as defined on the map *Territory of ecological interest - Wetlands of interest* in Appendix H-1, a fence must be erected on the side(s) of the property bordering or facing the wetland of interest to be protected or restored in order to limit access to the latter.

Such a fence must not have any openings (doors) or allow access to the wetland. It must, however, allow water to circulate freely. It must not encroach on the wetland if part of it overlaps the building in question.”

ARTICLE 5 This by-law is amended by adding the following chapter after chapter 17:

“CHAPTER 17.1
PROVISIONS RELATING TO WETLANDS OF INTEREST

SECTION 1: GENERAL PROVISIONS

299.1 TERRITORIES OF APPLICATION

This chapter applies within territories designated as “wetlands of interest to be protected or restored” and “wetland protection areas”, as identified on the map *Territory of ecological interest - Wetlands of interest* in Appendix H-1.

SECTION 2: CHARACTERIZATION STUDY

299.2 OBLIGATION TO CARRY OUT A CHARACTERIZATION STUDY

Any application for a permit or certificate required to carry out a use, construct or alter a building or perform a work, proposing an encroachment or additional encroachment in a wetland of interest to be protected or restored or in its protection area referred to in article 299.1, must be accompanied by a characterization study.

The content of this characterization study must comply with the minimum requirements identified in Appendix H-2.

Notwithstanding the first paragraph, a characterization study is not required for the reconstruction of a building with the same layout.

299.3 DETERMINATION OF A WETLAND'S DELIMITATION AND PROTECTION AREA ON THE BASIS OF A STUDY

For the purposes of sections 3 and 4 of this chapter, the delimitation of a wetland of interest to be protected or restored and its protection area resulting from a characterization study takes precedence over that identified on the map *Territories of ecological interest - Wetlands of interest* in Appendix H-1.

SECTION 3: PROVISIONS RELATING TO A WETLAND OF INTEREST AND ITS PROTECTION AREA

299.4 NO ENCROACHMENT INTO A WETLAND AND ITS PROTECTION AREA

In a wetland of interest to be protected or restored and its protection area, any land use, any construction including reconstruction and expansion, any work, any activity involving clearing, filling or moving humus or non-invasive native plants is prohibited, except :

- to widen an existing roadway;
- for the purposes of implementing an electricity, gas, telecommunications, cable television, water or sewer service, or a rail line;
- for the purposes of implementing a major road or public transit infrastructure project planned under the revised development plan of the agglomeration of Montreal or a facility of metropolitan interest planned under the Montreal Metropolitan Community Metropolitan Land Use and Development Plan or of agglomeration interest planned under the revised development plan of the agglomeration of Montreal;
- for the implementation of infrastructure or equipment for which an agreement has been reached before December 21, 2023;
- for the purpose of maintaining, restoring or creating a wetland or protected area;

- a use, structure or work related to the observation of nature and the interpretation of the environment, subject to the following conditions:
 - in a wetland environment, buildings and structures are built off the ground, on stilts, and excavation or backfilling activities are authorized for ground anchoring elements;
 - in the protection area, pathways are no more than 4 meters wide and, as with other constructions or structures on the ground, are constructed with a permeable surfacing;
 - in the protection area, buildings are constructed without foundations and in such a way as to allow free flow of water;
- a fence or hedge separating one property or part of it from another property under the following conditions:
 - the fence or hedge must be located outside the wetland, unless it separates the property or part of it from a thoroughfare or public space;
 - the fence must be openwork and allow water to circulate freely;
 - excavation and backfilling activities are authorized for ground anchoring elements;
- reconstruction or extension of a main building existing on December 21, 2023, provided there is no additional encroachment into the protection area and wetland. Excavation and backfilling activities are authorized, but must be limited to what is required for the reconstruction or extension of the building.
- the construction, including reconstruction and extension, of an accessory building to a main building existing on December 21, 2023, subject to the following conditions:
 - the building or extension must be built without foundations and allow free flow of water;
 - The building or its extension must be located more than 10 meters from the wetland;
- the reconstruction of a vehicular access road or outdoor parking area serving a main building existing on December 21, 2023, provided it is made of permeable materials. Excavation and backfilling activities are authorized, but must be limited to what is required to rebuild the vehicular access road or outdoor parking area.

SECTION 3: PROVISIONS RELATING TO THE PROTECTION AREA

299.5 LAND OCCUPIED AND LANDSCAPED WITHIN A PROTECTED AREA

Notwithstanding article 299.4, for a legally occupied and developed lot that is located, in whole or in part, within a protection area and yet is entirely outside the wetland of interest to be protected or restored, a new land use, a new work and a new construction, including any reconstruction or enlargement, may be authorized within the protection area.

For the purposes of the first paragraph, a demonstration of the occupation and development of the land must be made by submitting the following documents:

- the certificate of location of the lot on which the work area covered by the application is shown;
- the permit or certificate of authorization for the work leading to occupation and development or, failing this, the date or period when the work was carried out;
- a photograph or other document illustrating that the work area covered by the application has been anthropized and is not a natural area.

299.6 UNDEVELOPED LAND WITHIN A PROTECTED AREA

Notwithstanding section 299.4, for an undeveloped lot within a protection area, a new land use, a new construction, a new structure and a new activity involving excavation, backfill or the displacement of humus or non-invasive native vegetation are authorized to encroach into the protection area if the following conditions are met:

- the cadastral delimitation of the land is prior to December 21, 2023;
- the ratio of buildings (floor area ratio) on the entire lot must be less than 25%
- buildings must allow the free circulation of water;
- vehicular access and exterior parking, loading or unloading areas serving a main building must be made of permeable materials;
- activities involving excavation, backfilling or displacement of humus or non-invasive native vegetation must be limited to what is required for the establishment of a main building, a vehicular access road and, if no other space is available elsewhere on the lot, an outdoor area for a use accessory to the main use, notably an outdoor parking area and a recreation area.

ARTICLE 6 This by-law is amended by the addition of Appendix H-1 entitled “Territories of ecological interest - Wetlands of interest”, as integrated into Appendix 1 of this by-law.

ARTICLE 7 This by-law is amended by the addition of Appendix H-2 entitled “Wetland characterization study”, as integrated into Appendix 2 of this by-law.

ARTICLE 8 Subdivision By-law number CA29 0041 is amended by adding the following article after article 20:

“20.1 WETLANDS OF INTEREST AND PROTECTED AREAS

In a wetland of interest to be protected or restored and in its protection area, as indicated in Appendix H-1 of zoning by-law number CA29 0040, any lot subdivision is prohibited, except for the following:

- a lot subdivision necessitated by a declaration of co-ownership made under article 1038 of the Civil Code of Québec or by the alienation of part of a building requiring the partition of the land on which it is located;
- lot subdivision for the purpose of conserving green spaces or creating a park;
- a lot subdivision that does not create a new lot line within a wetland or its protection area;
- to widen an existing roadway;
- for the purposes of establishing an electricity, gas, telecommunications, cable television, water or sewer service, or a railroad line;
- for the purposes of implementing a major road or public transit infrastructure project planned under the Plan or a facility of metropolitan interest planned under the Montreal Metropolitan Community Metropolitan Land Use and Development Plan or of agglomeration interest planned under the Plan;
- for the implementation of infrastructure or equipment for which an agreement has been reached before December 21, 2023;
- for the purpose of maintaining, restoring or creating a wetland or protected area.

The delineation of a wetland of interest to be protected or restored and of a protection area resulting from a characterization study meeting the requirements set out in Appendix H-2 of the zoning by-law takes precedence over that identified on the maps in Appendix H-1 of this by-law.”

ARTICLE 9 Repealed

ARTICLE 9.1 Article 4 of Site Planning and Architectural Integration Program (SPAIP) By-law number CA29 0042 is amended by adding, after paragraph 2, the following paragraph 2.1.

“2.1° The series of maps entitled “Territories of ecological interest - Wetlands of interest” from the revised development plan of the agglomeration of Montreal dated 2025, these maps are included in Appendix B-1, which forms an integral part of the present by-law.”

ARTICLE 10 This by-law is amended by adding the following section after section 21.5:

“21.6 CHARACTERIZATION STUDY REQUIRED FOR AN INTERVENTION IN A WETLAND OF INTEREST OR ITS PROTECTION AREA

In addition to the information and documents required in the first paragraph of article 20 of this by-law, a characterization study meeting the minimum requirements set out in Appendix H-2 of zoning by-law number CA29 0040 must be provided when an intervention is subject to the provisions of section 8.3 of chapter 4 of this by-law.”

ARTICLE 11 Chapter 4 is amended by adding the following section after section 8.2:

“SECTION 8.3: WETLANDS OF INTEREST AND PROTECTED AREAS

61.7 AREA OF APPLICATION

The provisions of this section apply to lands located in whole or in part within a wetland of interest to be protected or restored or a protection area, as defined in Appendix B-1 “Ecologically Significant Areas - Wetlands of Interest”.

61.8 REGULATED INTERVENTIONS

Interventions subject to the objectives and criteria of this section are those authorized under article 299.6 of Zoning By-law number CA29 0040, namely a new land use, a new construction, a new work or a land development project, including in particular a new activity involving excavation, filling or the removal of humus or non-invasive native vegetation, on undeveloped or unbuilt land located within the protection area of a wetland of interest to be protected or restored.

61.9 OBJECTIVES AND CRITERIA

OBJECTIVES	EVALUATION CRITERIA
Maximize the conservation of wetlands and their protected area	The project calls for buildings and structures to be located away from wetlands and the protection area; The project calls for site development and construction layouts that limit the loss of natural environments and wetlands, and minimize activities involving excavation, backfilling or displacement of humus or non-invasive native vegetation; The project favours the preservation of an approximate ten-meter protective strip around wetlands.

OBJECTIVES	EVALUATION CRITERIA
To enhance the value of natural features and encourage their harmonious integration into the project	The project advocates the creation of ecological connections between wetlands and other natural environments; The project proposes developments that will contribute to the enhancement of the wetlands and other natural environments present.
Encouraging the preservation and enhancement of biodiversity	The project maximizes the conservation of existing trees and plant species of ecological value; The project involves restoring the land, planting a diverse range of native species and eradicating invasive species.
Preserving or improving the water supply to wetlands	The project preserves a natural topography and maintains the water balance of wetlands by limiting excavation and backfilling activities and the displacement of humus. The project preserves the natural drainage basins through the implementation of buildings and the use of landscaping that allows water to flow towards the wetlands.

ARTICLE 12 This by-law is modified by the addition of Appendix B-1 entitled “Territories of ecological interest - Wetlands of interest”, as integrated into Appendix 3 of this by-law.

ARTICLE 13 This by-law comes into force in accordance with the Law.

N° CA29 0149

Appendix 1:

Appendix H-1 of Zoning By-law CA29 0040, entitled “Territories of ecological interest - Wetlands of interest” (8 maps).

Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger
ou à restaurer

■ Aire de protection d'un milieu
humide

■ Milieux humides d'intérêt pour une
utilisation durable

■ Milieux humides en littoral ou
zone inondable

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Règlement de zonage
CA29 0040



Avril 2025

Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger
ou à restaurer

■ Aire de protection d'un milieu
humide

■ Milieux humides d'intérêt pour une
utilisation durable

■ Milieux humides en littoral ou
zone inondable

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Règlement de zonage
CA29 0040



Avril 2025

Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

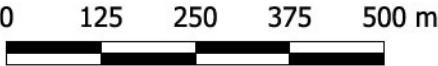
Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger
ou à restaurer

■ Aire de protection d'un milieu
humide

■ Milieux humides d'intérêt pour une
utilisation durable

■ Milieux humides en littoral ou
zone inondable



Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

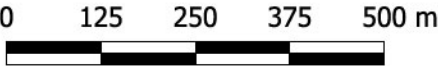
Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger
ou à restaurer

■ Aire de protection d'un milieu
humide

■ Milieux humides d'intérêt pour une
utilisation durable

■ Milieux humides en littoral ou
zone inondable



Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

Limites d'arrondissement

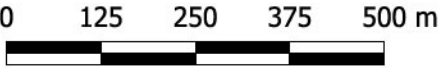
Cours d'eau

Rivière

Ruisseau

Milieux humides d'intérêt

- Milieux humides d'intérêt à protéger ou à restaurer
- Aire de protection d'un milieu humide
- Milieux humides d'intérêt pour une utilisation durable
- Milieux humides en littoral ou zone inondable



Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

Milieux humides d'intérêt

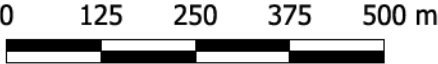
■ Milieux humides d'intérêt à protéger ou à restaurer

■ Aire de protection d'un milieu humide

■ Milieux humides d'intérêt pour une utilisation durable

■ Milieux humides en littoral ou zone inondable

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Règlement de zonage
CA29 0040



Avril 2025

Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

Limites d'arrondissement

Cours d'eau

Rivière

Ruisseau

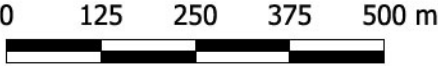
Milieux humides d'intérêt

Milieux humides d'intérêt à protéger
ou à restaurer

Aire de protection d'un milieu
humide

Milieux humides d'intérêt pour une
utilisation durable

Milieux humides en littoral ou
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Annexe H-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

Milieux humides d'intérêt

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■ Milieux humides d'intérêt pour une utilisation durable

■ Milieux humides en littoral ou zone inondable

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Règlement de zonage
CA29 0040



Avril 2025

N° CA29 0149

Appendix 2:

Appendix H-2 of Zoning By-law CA29 0040, entitled “Wetland characterization study”.

ANNEXE H-2

ÉTUDE DE CARACTÉRISATION D'UN MILIEU HUMIDE

Ce document indique les exigences minimales relatives à une étude de caractérisation d'un milieu humide devant être déposée conformément aux dispositions du chapitre 16.1 du présent règlement.

Une telle étude vise à connaître la délimitation exacte d'un milieu humide et de son aire de protection afin de déterminer si les constructions, usages, ouvrages, et le cas échéant, les activités de déblai, de remblai, de déplacement d'humus ou de végétaux indigènes non envahissants ou les opérations cadastrales se situent à l'intérieur de cette délimitation. Si tel est le cas, l'étude vise notamment à connaître la composition du milieu humide et de son aire de protection.

Les sections qui suivent précisent les exigences et les éléments de base qui doivent être respectés dans une étude de caractérisation d'un milieu humide ainsi que les informations complémentaires à fournir.

1 - EXIGENCES

RÉALISATION

L'étude de caractérisation doit être réalisée par un expert dans le domaine selon les règles de l'art et être signée par la ou les personnes qui ont réalisé les inventaires et les observations sur le terrain.

RÉFÉRENCE NORMATIVE

L'étude de caractérisation doit respecter les normes du ministère de l'Environnement et de la Lutte contre les changements climatiques, de la Faune et des Parcs (ci-après : le « MELCCFP »), contenues au document Identification et délimitation des milieux humides du Québec méridional (ci-après : le « Guide du MELCCFP »). Ce document est disponible à l'adresse suivante :

<http://www.environnement.gouv.qc.ca/eau/rives/milieuxhumides.htm>

MÉTHODOLOGIE D'INVENTAIRES

Les inventaires doivent avoir été réalisés pendant la période végétative, soit entre le 1er mai (ou deux semaines après le dernier dégel du printemps) et le 15 octobre (ou le premier gel de l'automne).

La validité de ces inventaires est de cinq ans.

Les inventaires doivent couvrir l'ensemble des milieux humides présents sur le terrain visé par la demande du requérant. Lorsqu'un milieu humide s'étend sur des terrains adjacents, il peut être nécessaire d'inclure une partie de ces terrains dans l'inventaire afin que l'étude puisse couvrir un minimum de 10 % de la superficie totale du milieu humide.

Les inventaires doivent inclure, minimalement, une station d'inventaire par milieu humide et une station d'inventaire par aire de protection.

Pour un milieu humide de plus de 3 000 m², des stations d'inventaires supplémentaires devront être prévues. Il faut prévoir un minimum d'une station en milieu humide et d'une station dans l'aire de protection par 3 000 m² de milieu humide supplémentaire présent sur le terrain visé.

2 - ÉLÉMENTS DE BASE

CONTENU OBLIGATOIRE

Toute étude de caractérisation doit présenter les éléments suivants :

- I. Les données cartographiques relatives à la délimitation des :
 - A. milieux humides à protéger ou à restaurer et leur aire de protection identifiés à la carte 15.1 - Milieux humides d'intérêt;
 - B. cours d'eau et des autres milieux humides avoisinants identifiés à la carte 14 - Milieux naturels du Schéma d'aménagement et de développement de l'agglomération de Montréal.Ces données doivent obligatoirement avoir été validées par le professionnel chargé de l'étude à l'aide d'inventaires terrains. Si les données recueillies lors des inventaires terrains diffèrent de celles de référence, l'étude doit indiquer l'explication et la justification de ces différences.
- II. Les dates des inventaires terrains;
- III. La localisation cartographiée des stations d'inventaires;
- IV. Le « Formulaire d'identification et de délimitation des milieux humides » complété, disponible à l'annexe 5 du Guide du MELCCFP, et ce, pour chacune des stations d'inventaires. Chaque formulaire doit contenir les informations relatives à la végétation, au sol et aux indicateurs hydrologiques conformément au Guide du MELCCFP;
- V. Le ou les types de milieux humides (étang, marais, marécage ou tourbière) et leur caractère riverain, isolé ou en partie riverain ou isolé. Le caractère riverain signifie que le milieu humide est alimenté en eau par le cours d'eau (plaine de débordement du cours d'eau) et qu'il fait donc partie intégrante de celui-ci. Le caractère isolé d'un milieu humide signifie qu'il est alimenté par les précipitations, l'eau de la fonte des neiges ou les eaux souterraines. Un milieu humide qui est hydroconnecté à un cours d'eau mais qui se vide dans celui-ci est considéré comme isolé;
- VI. Indication sur la formation d'un complexe de milieux humides lorsqu'il y a présence de plusieurs milieux humides;
- VII. Le ou les types de milieux terrestres (peuplement forestier, friche arbustive, friche herbacée, éléments anthropiques, etc.) présents sur le terrain ciblé à l'étude de caractérisation;
- VIII. Au moins une photographie représentative du type de milieu par station d'inventaire, soit minimalement une photo du milieu humide et une photo du milieu terrestre (aire de protection);
- IX. La localisation et une photographie de chacun des lits d'écoulement possédant au moins l'une des caractéristiques suivantes :
 - A. Le lit d'écoulement a un lien avec un milieu humide situé sur le terrain visé par l'étude de caractérisation;
 - B. Le lit d'écoulement circule dans l'aire de protection d'un milieu humide;
- X. Un plan d'implantation réalisé par un expert, présentant minimalement :
 - A. Les limites de propriété;
 - B. Les limites relevées par l'expert en charge de l'étude relatives :
 1. Au milieu humide;
 2. À l'aire de protection;
 3. À la limite du littoral, si applicable;
 4. À la rive, si applicable;

- 5. Aux limites des plaines inondables, si applicable;
- C. La localisation existante des usages, constructions et lots;
- XI. Un plan présentant minimalement :
 - A. La localisation projetée des usages, constructions, ouvrages, activités de déblai, de remblai, de déplacement d'humus ou de végétaux indigènes non envahissants ainsi que des lots;
 - B. Les limites de la zone de travaux.

CONTENU SUPPLÉMENTAIRE

Lorsque le contenu obligatoire de l'étude démontre que les usages, constructions, ouvrages ou activités se situent à l'intérieur d'un milieu humide d'intérêt à protéger ou à restaurer ou de son aire de protection, l'étude de caractérisation doit inclure les éléments suivants :

- I. Pour tous les peuplements homogènes (milieux terrestres et milieux humides) :
 - A. Leur superficie;
 - B. L'occurrence des espèces dominantes, co-dominantes et secondaires pour chaque strate (herbacée, arbustive et arborescente);
 - C. Le pourcentage de recouvrement absolu et relatif de chaque espèce floristique;
 - D. La description du type de drainage et de la pente;
 - E. La nature du sol (hydromorphe ou non);
 - F. L'épaisseur de tourbe, si applicable;
 - G. Les indicateurs hydrologiques;
 - H. La présence de la nappe phréatique dans les premiers 30 centimètres, si applicable;
- II. Pour les peuplements arbustifs ou arborescents homogènes (milieux terrestres et milieux humides, à l'exclusion des peuplements d'herbacées) :
 - A. La hauteur moyenne des peuplements;
 - B. L'âge des peuplements arborescents;
 - C. Une description du stade successional (climacique);
 - D. La structure (inéquienne ou équienne);
 - E. Le pourcentage de recouvrement de la canopée;
- III. Pour les milieux humides :
 - A. Indication concernant l'applicabilité d'un effet mosaïque entre les milieux humides;
- IV. Pour les milieux hydriques :
 - A. Les données cartographiques de la carte 14 – Milieux naturels du Schéma d'aménagement et de développement de l'agglomération de Montréal. Il est important de valider le statut de tous les lits d'écoulement présents, et ce, même si la cartographie au Schéma n'indique pas la présence de cours d'eau;
 - B. La limite du littoral, de la rive et, s'il y a lieu, des zones inondables, lorsqu'il y a présence d'un cours d'eau sur le terrain ciblé par l'étude, tel que définis à l'article 4 du Règlement sur les activités dans des milieux humides, hydriques et sensibles (chapitre Q-2, r. 0.1);
À cet effet, l'étude de caractérisation doit par ailleurs indiquer la section et l'année des cotes de récurrence de crues des zones inondables identifiées;
- V. Pour les cas de perte de milieu naturel :
 - A. L'emplacement et la superficie des milieux naturels conservés ou affectés par peuplement homogène (empiètement temporaire ou permanent);

- B. La perte de canopée projetée en raison de la réalisation des usages, constructions, ouvrages ou activités de déblai, de remblai ou de déplacement d’humus ou de végétaux indigènes non envahissants.

3 - INFORMATIONS COMPLÉMENTAIRES À FOURNIR

- I. Les données géomatiques en Shapefile (en NAD 83, MTM zone 8) relatives :
 - A. Aux limites d’un milieu humide, en plus des données relatives aux terrains adjacents sur une distance d’au moins 30 mètres de part et d’autre du terrain visé;
 - B. Aux limites de l’aire de protection d’un milieu humide visé par l’étude de caractérisation;
 - C. À la localisation des stations d’inventaires.

Bibliographie

Lachance, D., G. Fortin et G. Dufour Tremblay (2021). *Identification et délimitation des milieux humides du Québec méridional – version décembre 2021*, Québec, Ministère de l’Environnement et de la Lutte contre les changements climatiques, Direction adjointe de la conservation des milieux humides, 70 p. + annexes, [En ligne], [https:// www.environnement.gouv.qc.ca/eau/rives/guide-identif-dellimit-milieux-humides.pdf](https://www.environnement.gouv.qc.ca/eau/rives/guide-identif-dellimit-milieux-humides.pdf).

N° CA29 0149

Appendix 3:

Appendix B-1 of S.P.A.I.P. By-law CA29 0042, entitled “Territories of ecological interest - Wetlands of interest” (8 maps).

Annexe B-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger ou à restaurer

■ Aire de protection d'un milieu humide

■ Milieux humides d'intérêt pour une utilisation durable

■ Milieux humides en littoral ou zone inondable

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Annexe B-1
TERRITOIRES D'INTÉRÊT ÉCOLOGIQUE
MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

Milieux humides d'intérêt

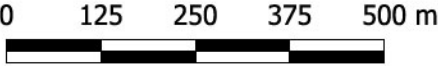
■ Milieux humides d'intérêt à protéger
ou à restaurer

■ Aire de protection d'un milieu
humide

■ Milieux humides d'intérêt pour une
utilisation durable

■ Milieux humides en littoral ou
zone inondable

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Annexe B-1
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MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

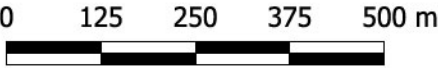
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■ Milieux humides d'intérêt à protéger
ou à restaurer

■ Aire de protection d'un milieu
humide

■ Milieux humides d'intérêt pour une
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MILIEUX HUMIDES D'INTÉRÊT

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--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

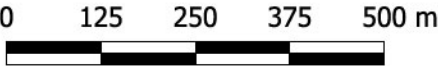
Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger
ou à restaurer

■ Aire de protection d'un milieu
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■ Milieux humides d'intérêt pour une
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■ Milieux humides en littoral ou
zone inondable



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MILIEUX HUMIDES D'INTÉRÊT

Limites

--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

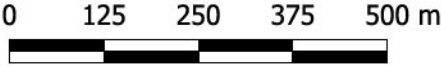
Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger
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■ Milieux humides d'intérêt pour une
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MILIEUX HUMIDES D'INTÉRÊT

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--- Limites d'arrondissement

Cours d'eau

■ Rivière

— Ruisseau

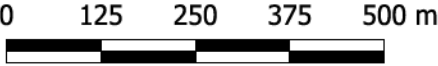
Milieux humides d'intérêt

■ Milieux humides d'intérêt à protéger ou à restaurer

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MILIEUX HUMIDES D'INTÉRÊT

Limites

Limites d'arrondissement

Cours d'eau

Rivière

Ruisseau

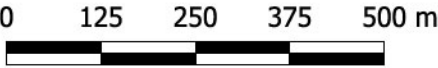
Milieux humides d'intérêt

Milieux humides d'intérêt à protéger
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MILIEUX HUMIDES D'INTÉRÊT

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