

ZONING BY-LAW
NO RCM-60A-2015

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THE COUNCIL OF THE CITY OF DORVAL DECLARES AS FOLLOWS:

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SECTION 1: APPLICATION AND INTENT

1. TITLE OF THE BY-LAW

This By-law is entitled "Zoning By-law of the City of Dorval."

2. TERRITORY AFFECTED BY THE BY-LAW

This By-law applies to the area contained within the municipal boundaries of the City of Dorval.

3. VALIDITY

Council hereby adopts this By-law both in its entirety and chapter by chapter, section by section, article by article, paragraph by paragraph, clause by clause, sub-paragraph by sub-paragraph and subsection by subsection. In the event any chapter, section, article, paragraph, clause, sub-paragraph or subsection of this By-law is declared null and void, the remainder of this By-law still applies insofar as possible.

4. SCOPE OF APPLICATION

No lot or part thereof, property, building or construction shall be occupied or built except in compliance with the terms of this By-law. Similarly, any land, building or construction work for which the use is changed shall be modified in accordance with the requirements of the By-law.

5. COMPLIANCE WITH OTHER REGULATIONS

Any person who occupies or uses a lot or part thereof, a property or a building or who builds a construction, shall comply with the applicable federal, provincial and municipal legislation, by-laws and regulations, and shall ensure that the construction is occupied, used and/or built in compliance

6. DOCUMENTS ATTACHED

The following form an integral part of this By-law:

- 1° The Zoning Plan, attached hereto as Schedule A;
- 2° The Schedule of Uses and Standards, attached hereto as Appendix B;
- 3° The Property Assessment Manual of Québec 2013, Part 2-C, Appendix 1 - Use of Lands, Digital List of the Use of Lands, attached hereto as Appendix C;
- 4° The plan of the longitudinal profile of St. Lawrence River: Lake Saint-Louis – Varennes section, attached hereto as Appendix D;
- 5° Guidelines applicable to new developments and constructions close to railway operations, attached hereto as Appendix E;
- 6° The map entitled "Wetlands of interest", attached to this by-law in Appendix F. (added by RCM-60A-22, art. 1)

SECTION 2: INTERPRETATION

7. PLANS, TABLES, DIAGRAMS, SYMBOLS, APPENDICES, SCHEDULE OF USES AND STANDARDS, AND INDEX

All plans, tables, diagrams, symbols, appendices, schedules of uses and standards, index and any forms of expression other than the text itself which are contained in this By-law or referred to by this By-law shall form an integral part hereof unless otherwise indicated.

8. DIMENSIONS AND MEASUREMENTS

All dimensions and measurements used in this By-law are expressed in units of the Metric System.

When converting metric measurements into the Imperial system of measurements or vice versa, the following conversion table shall be used:

- 1 acre: 43,560 square feet = 0.405 hectare
- 1 are: 100 square metres = 0.02471 acre
- 1 hectare: 10,000 square metres = 2.47105 acres
- 1 kilometre: 1,000 metres = 0.621371 mile
- 1 square kilometre: 100 hectares = 0.3861 square mile
- 1 metre: 3.28084 feet = 39.3701 inches
- 1 mile: 5,280 feet = 1.60934 kilometres
- 1 square mile: 640 acres = 2.58999 square kilometres
- 1 foot: 12 inches = 0.30480 metre

To simplify the text, the numbers 1, 2 and 3 are written in letters (one, two and three), while the other numbers are written in Arabic numerals (e.g., 575).

9. REFERENCES

All references to other regulations contained in this By-law shall be open, that is to say they extend to any changes that may be subject to these regulations, created after the coming into force of this By-law.

10. INTERPRETATION OF THE TEXT

This By-law shall be interpreted in accordance with the following rules:

- 1° All provisions of this By-law shall be considered to be in effect at all times and under all circumstances, irrespective of the verb tenses employed herein;
- 2° The singular shall be extended to mean several persons or several things of the same kind whenever the context so dictates;
- 3° The masculine shall include the feminine unless otherwise indicated by the context;
- 4° Any obligation to comply is absolute wherever the By-law states that a given thing shall be, will be or must be done; but if something "can" or "may" be done, compliance is optional;
- 5° The authorization to do something includes all the powers necessary to accomplish it.

11. CONTRADICTIONS

Unless otherwise indicated, the following rules shall apply to this By-law:

- 1° The text shall prevail in the event it should contradict a heading or title;
- 2° The text shall prevail in the event it should contradict any other form of expression, except in the case of the Schedule of Uses and Standards;
- 3° Data presented in tabular form shall prevail in the event it should contradict a diagram;
- 4° The Schedule of Uses and Standards shall prevail in the event it contradicts the text;
- 5° The Schedule of Uses and Standards shall prevail in the event it contradicts the Zoning Plan.

12. INTERPRETATION OF THE ZONING PLAN AND SCHEDULE OF USES AND STANDARDS

The rules of interpretation described in Section 3 and 4 of this Chapter hereof shall be used to interpret the meaning of all expressions used in the Zoning Plan and in the Schedule of Uses and Standards.

13. INCOMPATIBILITY BETWEEN GENERAL AND SPECIFIC PROVISIONS

In the event two provisions within this By-law or between this By-law and another By-law are incompatible with each other, the more specific provision of the two shall prevail over the more general.

In the event that any restriction or prohibition prescribed by this By-law or by any of its provisions should prove to be incompatible or disagree with any other by-law or with any other provision of this By-law, the most restrictive or prohibitive of the two provisions shall apply unless otherwise indicated.

14. INTERPRETATION OF THE CLASSIFICATION OF USES

Except for residential uses, the uses are identified according to the codification of the Property Assessment Manual of Québec 2013 (Part 2-C, Appendix 1 - Use of Lands, Digital List of the Use of Lands).

A use identified by a two-digit code also includes any use identified by a code beginning with the same two-digit audit manual. A use identified by a three-digit code of this regulation also includes any use identified by a code beginning with the same three-digit audit manual.

Notwithstanding the preceding, a use identified by a code consisting of five digits does not refer to the Manual. In some cases, in order to specify one or more uses, uses not mentioned in the Manual could be used or some codes may be changed or annotated.

In case of inconsistency between the codification of a use in this By-law and the Property Assessment Manual of Québec in 2013, the codification of this By-law shall prevail.

15. GROUPS OF USES

Except for the uses listed in Section 2 of Chapter 3, the uses are grouped into eight groups according to urban forms present on the territory of Dorval. These groups are divided into classes and sub-classes in order to facilitate the management of uses authorized by area. Classes and sub-classes of uses are identified as follows:

- 1° By the letter referring to the group of uses selected;
- 2° One or two digits referring to the class of uses, followed by a hyphen and;
- 3° Two digits corresponding to the class of uses.

16. TERMINOLOGY

In the interpretation of this By-law, all words or expressions shall be given the meaning they are ascribed in the list of definitions in Chapter 13 of this By-law unless otherwise indicated by the context. Any word or term not specifically mentioned in said list shall have the meaning commonly given to this word or term.

SECTION 3: INTERPRETATION OF ZONE BOUNDARIES

17. TERRITORY DIVIDED INTO ZONES

The territory of the City is divided into zones on the Zoning Plan attached as Appendix A of this By-law.

Each of the zones shown on the Zoning Plan serves as a voting unit for the purposes of Articles 131 to 137 of the *Act Respecting Land Use Planning and Development* (R.S.Q., c. A-19.1).

18. IDENTIFICATION OF ZONES

Each zone shown on the Zoning Plan is designated thereon, solely for explanatory purposes, by a letter indicating the principal use designated for the zone, in accordance with the following table:

Principal Designated Use	Identification Letter
Old-Village	V
Central Urban Area	U
Commercial Zones	C
Residential Neighbourhoods	H
Airport Zone	Z
Expressway Business Park	D
Industrial Park	I
Public Spaces	P

Each zone is further designated by two series of figures following the identification letter, and identifying the zone specifically. The first series refers to the planning unit, while the second gives it a numerical order.

EXAMPLE: H01-02

19. ZONE BOUNDARIES

The boundaries of zones shown on the Zoning Plan generally coincide with the following lines:

- 1° Centrelines or extensions of centrelines of existing, reserved or projected thoroughfares;
- 2° Centrelines of watercourses and bodies of water;
- 3° Centrelines of public utility rights of way;
- 4° Centrelines of railway rights of way;
- 5° Lot, land, parcel or property lines and their extensions;
- 6° City limits.

When the boundaries do not, or appear not to, coincide with the above lines, a scale measurement shall be made on the map from the line of existing or projected thoroughfares or their alignments.

All zones whose boundaries follow projected or reserved thoroughfares shown by the Master Plan still retain these same thoroughfares as boundaries should the location of these thoroughfares be changed by virtue of the approval of any plan relating to a cadastral operation.

SECTION 4: INTERPRETATION OF THE SCHEDULE OF USES AND STANDARDS

20. GENERAL SCOPE OF THE SCHEDULE OF USES AND STANDARDS

In addition to any other provision of the By-law, Appendix B contains a Schedule of Uses and Standards applicable to each zone. This matrix contains specific provisions applicable to each zone.

21. PROPERTIES OCCUPYING MORE THAN ONE ZONE

In cases where properties occupy more than one zone on the Zoning Plan, the most restrictive standards applicable in the Schedule of Uses and Standards apply to the following postings:

- 1° Properties;
- 2° Setbacks;
- 3° Buildings;
- 4° Indices;
- 5° Special provisions.

22. SCHEDULE OF USES AND STANDARDS DIVISION

The Schedule of Uses and Standards is divided into six sections. The first three sections are themselves divided into sub-sections, items and sub-items. These are as shown in Table 22.

Table 22. Schedule of Uses and Standards

CITY OF DORVAL					PRINCIPAL USE: H			
SCHEDULE OF USES AND STANDARDS					ZONE NUMBER: 99-99			
ZONING BY-LAW XXX - APPENDIX "B"								
A - AUTHORIZED USES					Alphanumeric code			
Groups	Categories	Section			A	B	C	D
Old-Village (V)	1. Residential	v1						
	2. Commercial and services	v2						
	3. Cultural, recreation and leasure	v3						
Central Urban Area (U)	4. Residential	u1						
	5. Commercial and services	u2						
	6. Cultural, recreation and leasure	u3						
Commercial Zones (C)	7. Public institutions and administrations	u4						
	8. Commercial and services	c1						
	9. Single-family dwelling	h1						
Residential Neighborhoods (H)	10. Two-Family and Three-Family dwellings	h2						
	11. Multifamily dwellings	h3						
	12. Extended stay residence	h4						
Airport Area (Z)	13. Airport services	z1						
	14. Related services	z2						
Expressway Business Park (D)	15. Commercial and services	d1						
	16. Industrial	d2						
Industrial Park (I)	17. Commercial and services	i1						
	18. Industrial	i2						
Public Spaces (P)	19. Cultural, recreation and leasure	i3						
	20. Health and educational	p1						
	21. Cultural, recreation and leasure	p2						
B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND COND					SectionSES			
Uses specifically excluded	22.							
Uses specifically authorized	23.							
Conditional uses	24.							
C - PRESCRIBED STANDARDS (main building)					Section			
Structure	25. Detached type							
	26. Semi-detached type							
	27. Row or terrace type							
Setbacks	28. Front (m)	min.						
	29. Lateral side (m)	min.						
	30. Lateral other side (m)	min.						
	31. Rear (m)	min.						
Building	32. Height (storey)	min.						
	33. Height (storey)	max.						
	34. Height (m)	max.						
	35. Width (m)	min.						
Indices	36. Dwelling units/building	min.						
	37. Dwelling units/building	max.						
	38. Floorspace index	min.						
	39. Floorspace index	max.						
	40. Footprint	min.						
D - PRESCRIBED STANDARDS (property)					Section			
Dimensions	41. Width (m)	min.						
	42. Area (m2)	min.						
E - SPECIFIC PROVISIONS					Section			
	43.							
	44.							
	45.							
	46.							
	47.							
F - NOTES					Section			

23. INTERPRETATION RULES FOR THE SCHEDULE OF USES AND STANDARDS

The contents of the Schedule of Uses and Standards must be interpreted in the following way:

1° Principal use designation and zoning number

Each Schedule of Uses and Standards has a distinct alphanumeric code, which refers to an area zoning plan in Appendix A and whose meaning is established in Section 3 of this chapter.

2° Permitted uses

The section "A-Permitted Uses" of the Schedule of Uses and Standards defines the classes of uses that are permitted in the area. Each group, class or use code shown refers to the classification described in Chapters 3-10 of the By-law. The contents of the boxes in this section shall be interpreted as follows:

- a) A symbol shown in a box next to an item corresponding to a class of uses means that all uses of this class are permitted in the zone, subject to specifically excluded or specifically permitted uses and special provisions (Section E of the Schedule). A use that is not part of a class of uses specified in this way is prohibited in the given zone

3° Excluded uses and conditional uses

The section entitled "B-Uses specifically excluded / permitted and conditional uses" of the Schedule of Uses and Standards determines the uses specifically excluded and specifically permitted, as well as those subject to the Conditional Uses By-law. Each group, class or use code shown refers to the classification described in Chapters 3-10 of the By-law. The contents of the items in this section shall be interpreted as follows:

a) Uses specifically excluded

A symbol shown in a box on a line in the sub-section "Uses specifically excluded" has the effect of restricting the list of permitted uses in one or more classes of permitted uses within the zone. The alphanumeric codes of uses, as they are defined in Chapters 3 to 10, or a footnote referring to the "E - Special Provisions" section, are then listed in the item corresponding to the sub-section "Uses specifically excluded" for a list of uses specifically prohibited in the area;

b) Uses specifically permitted

A symbol shown as part of a box on a line in the sub-section "Uses specifically permitted" has the effect of restricting the list of permitted uses in one or more classes of permitted uses within the zone. The alphanumeric codes of uses, as they are defined in Chapters 3 to 10, or a footnote referring to the "E - Special Provisions" section, are then listed in the item relating to the sub-section "Uses specifically permitted" for a list of uses specifically permitted in the zone;

c) Conditional uses

A symbol shown in a box on a line in the sub-section "Conditional Use" is a reminder that within the zone, this authorized use is subject to the Conditional Uses By-law currently in force;

4° Prescribed standards (main building)

The section entitled "B-Prescribed standards (main building)" provides for specific standards for the construction of principal buildings. These standards are prescribed in the boxes, either by a symbol or number, and they apply only to the main buildings occupied or to be occupied by an authorized use in the same column of the "Section A - Authorized Purpose Use". In the case of a building occupied by a non-conforming use, the column where the standards in sections "C" and "D" are most compatible with the characteristics of the existing building applies.

The contents of the items in this section must be interpreted in the following manner:

a) Structure

The sub-section entitled "Structure" prescribes standards for the establishment of a main building within a given zone. A symbol shown in a box on the line for a type of structure refers to an item in this sub-section, indicating that it is authorized for the main building, while the absence of a symbol indicates that the corresponding type of structure is prohibited;

b) Setbacks

The sub-section "Setbacks" shows the minimum and maximum distances in metres with which the main building must comply in relation to property lines. The setback required is measured to the outside wall of the main building if it protrudes beyond the foundation wall of the building structure, to the outer wall of the foundation wall if the outside wall of the building does not project beyond the foundation wall or to the exterior wall of a detached or contiguous building when this setback is 0. All in accordance with the following:

- i) A number inscribed in a box next to item "28. Front (m) min." indicates the minimum front setback, in metres, applicable to the main building;
- ii) A number inscribed in a box next to item "29. Lateral side (m) min.", indicates the minimum side setback, in metres, applicable on one side of a main building;
- iii) A number inscribed in a box next to item "30. Lateral other side (m) min.", indicates the minimum side setback, in metres, applicable to the opposite side of a main building;
- iv) A number inscribed in a box next to item "31. Rear (m) min.", indicates the minimum rear setback, in metres, applicable on one side (rear) of the main building.

c) Building

The sub-section "Building" shows the dimensions (height and width) with which the main building must comply, and according to the following principles:

- i) A number inscribed in a box next to items "32. Height in storeys min." and "33. Height in storeys max." indicating the minimum and maximum number of storeys respectively, must refer to the main building, excluding the basement;
- ii) A number inscribed in a box next to item "34. Height (m) max." indicates the maximum height, in metres, of a main building;
- iii) A number inscribed in a box next to item "35. Width (m) min." indicates the minimum width, in metres, of a main building. The width of the main building is calculated by taking the greatest distance between the opposite facade walls ground projection, including attached garages, but excluding adjoining carports, adjoining sheds, porches, galleries, stoops, balconies, patios, fireplaces, cantilevered walls or wall sections, wardrobes, cupboards and similar constructions.

d) Indices

The subsection "Indices" indicates the minimum and maximum number of dwelling units that a building may contain, and the minimum and maximum floorspace ratios:

- i) A number inscribed in a box next to item "36. Dwelling units/building min." indicates the minimum number of dwelling units that a main building may contain;
- ii) A number inscribed in a box next to item "37. Dwelling units/building max." indicates the maximum number of dwelling units that a main building may contain;

- iii) A number inscribed in a box next to item "38. Floorspace index min." indicates the minimum above-ground floor area that can be occupied in buildings (principal and accessory) compared to the area of the land on which they stand.

In the case of a use from the "Residential Neighbourhoods (H)" group, from the "Residential (u1)" class of the "Central Urban Area (U)" group or from the "Residential (v1)" class of the "Old Village (V)" group, this ratio indicates the minimum above-ground floor area of a main building compared to the area of the land on which it stands.

- iv) A number inscribed in a box next to item "39. Floorspace index max." indicates the maximum area that the above-ground floor area can occupy in buildings (principal and accessory) compared to the area of the land on which they stand.

In the case of a use from the "Residential Neighbourhoods (H)" group, from the "Residential (u1)" class of the "Central Urban Zone (U)" group or from the "Residential (v1)" class of the "Old Village (V)" group, this ratio indicates the maximum floor area above ground of the main building compared to the area of the land on which it stands.

- v) A number inscribed in a box next to item "40. Footprint min." indicates the minimum area that can be occupied by the footprint of the main building compared to the area of the land on which it stands.

5° Prescribed standards (property)

The Schedule of Uses and Standards has a "C - Prescribed Standards (property)" section, with items in the sub-section "Dimensions" indicating the width and the minimum area that a property must have, when occupied or intended to be occupied by a permitted use in the same column of the "A - Permitted Uses" section. In the case of land occupied by a non-conforming use, the column with the standards in sections "C" and "D" that are most compatible with the characteristics of the existing building shall apply. All according to the following principles:

- a) A number inscribed in a box next to item "41. Width (m) min." specifies the minimum width required for a lot;
- b) A number inscribed in a box next to item "42. Area (m²) min." specifies the minimum area required for a lot;

6° Specific provisions

The Schedule of Uses and Standards contains a "E - Special Provisions" section to prescribe specific standards for a particular zone. The number shown, if any, corresponds to the applicable article of disposition in this By-law.

When a number appears in parentheses, it refers to a requirement in the "E-Notes" section.

7° Notes

The Schedule of Uses and Standards has a "F - Remarks" section that indicates, by means of a reference to a section, subsection, paragraph or subparagraph of this By-law or to a special provision, that a particular standard should apply.

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24. MANAGEMENT AND APPLICATION OF THE BY-LAW

The management and application of the present By-law falls under the jurisdiction of the Urban Planning Service Director.

The City Council can also nominate one or more person to assist and replace the Director if necessary.

25. DUTIES AND POWERS OF THE BUILDING INSPECTOR

The Building inspector has the responsibility to apply this bylaw and exercise all the power granted, especially:

- 1° He may, at any reasonable time, visit and inspect any immovable or movable property, as well as the interior and exterior of any building or structure to verify if this or any other municipal bylaw is carried out
- 2° He may request the work to stop when the provisions of this bylaw or any other municipal bylaw is not carried out;
- 3° He may serve a formal notice to the owner, tenant, occupant or their attorney to suspend dangerous work or the exercise of an activity violating this bylaw;
- 4° Recommend that the Council do anything to ensure the stopping of any infraction to this bylaw or to the Building bylaw.

26. VIOLATIONS

Every person commits an offense if they:

- 1° Occupy or use one lot, or any part of thereof, a land or a structure, in violation of one or more provisions of this bylaw;
- 2° Allow the occupancy or the use of one lot, or any part of thereof, of a land or a structure, in violation of one or more provisions of this bylaw;
- 3° Erect or permit the erection of a structure, in violation of one or more provisions of this bylaw;
- 4° Refuse to permit the Building inspector to visit and inspect, at any reasonable time, an immovable property, of which he is the owner, tenant or occupant to ascertain whether the provisions of this bylaw are complied with;
- 5° Fails to comply with one provision of this bylaw.

26.1 SANCTIONS, RECOURSE AND PROSECUTION

Whoever contravenes a condition of this bylaw or allows such contravention commits an infraction and is subject to the imposition of a fine not exceeding \$1,000 and not less than \$500, if a private individual, or a fine not exceeding \$2,000 and not less than \$1,000, if a legal person.

An infraction to this bylaw concerning tree felling exposes the offender to a minimum fine of \$500 to which is added.

For the illegal felling of trees, the minimal fine is \$500, plus:

- 1° An amount varying from \$100 to \$200 per tree illegally cut down, to a maximum total fine of \$5,000, when less than one hectare of land is deforested;
- 2° For felling trees on one hectare of land or more, an amount varying from \$5,000 to \$15,000 per hectare deforested, in addition to an amount determined in accordance with paragraph 1 for each fraction of a hectare;
- 3° All the amounts provided for in paragraph 1) are doubled in the case of a repeat.

The City may, for the purposes of enforcing the provisions of this bylaw, exercise concurrently or alternatively, with those specified in this bylaw, all appropriate remedies, civil or criminal in nature.

26.2 ISSUING OF A STATEMENT OF OFFENSE

The Director, the Division Chief, the Building inspector and the Occupancy and Urban Planning Agent are authorised to issue a fine for any infraction to this bylaw.

The Council may, by resolution, authorize any other person to issue a fine for any infraction to this bylaw.

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SECTION 1: GENERAL PROVISIONS

27. SCOPE OF APPLICATION

The provisions of this chapter apply to all groups of use in all zones.

SECTION 2: USES AUTHORIZED AND PROHIBITED IN ALL ZONES

28. USES PERMITTED IN ALL ZONES

Unless specifically prohibited in the Schedule of Uses and Standards, the following uses are permitted in all zones, subject to the provisions of this By-law and subject to the rules on conditional use in force:

X1-01	Public Use and Utilities
4113	Railway station
4215	Bus shelter
45	Public way / Traffic lanes (including a bike path, hiking trail and cross-country skiing)
4621	Parking or other incentive facilities for public transit
4822	Electrical (infrastructure)
4825	Natural gas (infrastructure)
4831	Potable water (infrastructure)
4849	Sanitary or storm sewer (infrastructure)
49901	Individual mailbox or communal mailbox site
7442	Watercourse access or boat launching ramp
761	Park, green space or nature reserve
762	Place of conservation, historic or archaeological site
7631	Community garden

Public infrastructure are also permitted in all zones of D, I and Z groups, as well as in zones C04-06, C04-07, C04-08, C04-09, C05-04, C05-05 and C05-13.

29. USES PROHIBITED IN ALL ZONES

All uses hereinafter described are prohibited in all zones:
(modified by RCM-60A-4-2018, art. 1)

Y1-01	Prohibited Uses
20191	Factory for melting tallow, slaughterhouse or Manufacturing or industrial meat products, raw hides warehouse, factories to burn or boil bones and generally any industry where animal matter is treated.
3850	Industrial production of paint, stain and varnish
3892	Manufacture of adhesives
3596	Fossil fuel-burning electrical plant
3399	Manufacture of candles with a product presenting health hazards
3861	Soap manufacturing except for refining of raw soap and manufacture of toilet soap
7395	Amusement hall or arcade
7396	Billards or pool hall
62111	Dyeing works
2310	Tannery
20192	Manufacture of sausages
64191	Automotive graveyard and scrap metal yard
3299	Manufacture and storage of munitions
3620	Cement manufacturing and recycling
364	Manufacturing and recycling of concrete
3791	Manufacturing and recycling of bituminous concrete (asphalt)
3832	Handling, manufacturing and processing of polyester resin
3893	Manufacture and storage of toxic or explosive substances

Y1-01	Prohibited Uses
5331	Clearance outlet or liquidation centre
5332	Flea market
63791	Storage of containers
63792	Outdoor storage (as the principal use)
2216	Recycling of rubber products
2217	Recycling of products of any material for primary processing (plastic, rubber, wood, and metal materials, etc)
2262	Plastic bottle recycling industry
3663	Glass bottle recycling industry
3717	Motor oil recycling industry
3862	Cleaning products recycling industry
3896	Gas condensate recycling industry
3897	Inkjet cartridges recycling industry
3898	Degreasing solvent recycling industry
487	Recuperation of various products
5331	Liquidation centre

30. USES NOT ELSEWHERE AUTHORIZED

The classification of uses is not restrictive. When the use is not found in the classification, it must be determined by analogy and similarity, if such use is allowed, or not, in the area concerned.

SECTION 3: TEMPORARY BUILDINGS AND USES

31. TEMPORARY BUILDINGS AND USES

Temporary buildings serving constructions which are being built and used as a temporary construction site office and/or storage of materials and tools are permitted.

Temporary buildings used for purposes of sales and rental offices for space under construction are also permitted on the same site as the space for sale or for rent.

All temporary buildings shall be located on the property being served, at least 9 m from the intersection of two streets.

Temporary buildings shall be removed or demolished within 30 days following the end of construction.

Use of trailers and mobile homes is permitted only for the purposes of temporary buildings permitted under this Article.

Any use of house trailers or mobile homes for residential, commercial, office or storage purposes is prohibited.

Use of tents for residential, office or storage purposes is prohibited. However, a tent may be used to promote or exhibit commercial products for a period not exceeding 10 days two times per year, provided that all the following requirements are satisfied:

- 1° The tent in question must be installed on the property of the commercial establishment applying for permission;
- 2° The tent must respect the setbacks prescribed for the zone;
- 3° The minimum number of off-street parking spaces required by the present By-law must not be reduced by the installation of this tent;
- 4° The applicant must obtain a Certificate of Authorization for the temporary installation of a tent to be used for commercial purposes;
- 5° The applicant is responsible for the structural soundness and safety of the tent installation.

The use of containers or trailers as temporary buildings is prohibited.

32. TEMPORARY AUCTION

A temporary auction may be held, even in zones where such use is not authorized by the Schedule of Uses and Standards, provided that all the following requirements are met:

- 1° The zone in question must be from the "Central Urban Zone (U)", "Commercial Zones (C)", "Industrial Park (I)" or "Expressway Business Park (D)" group;
- 2° The business or establishment in question must have become bankrupt and its goods, assets or equipment must be liquidated on the site where the activity had been carried out, by a company specialized in public auctions;
- 3° Application for a Certificate of Authorization for a public auction must be made to the City of Dorval indicating the place, date, duration, and the nature of the goods to be auctioned;
- 4° The auction sale shall last no longer than 60 consecutive days.

SECTION 4: SETBACKS AND YARDS

33. SETBACKS AND YARDS

The Schedule of Uses and Standards prescribes the dimensions of setbacks for each zone. However, provisions prevail that concern special cases in this Chapter, and that are contained in chapters specific to use groups, use categories and zones.

34. SIDE YARD SETBACKS ON CORNER LOTS AND CROSS-TRACK ANGLE LOT (modified by RCM-60A-15-2022, art. 1a)

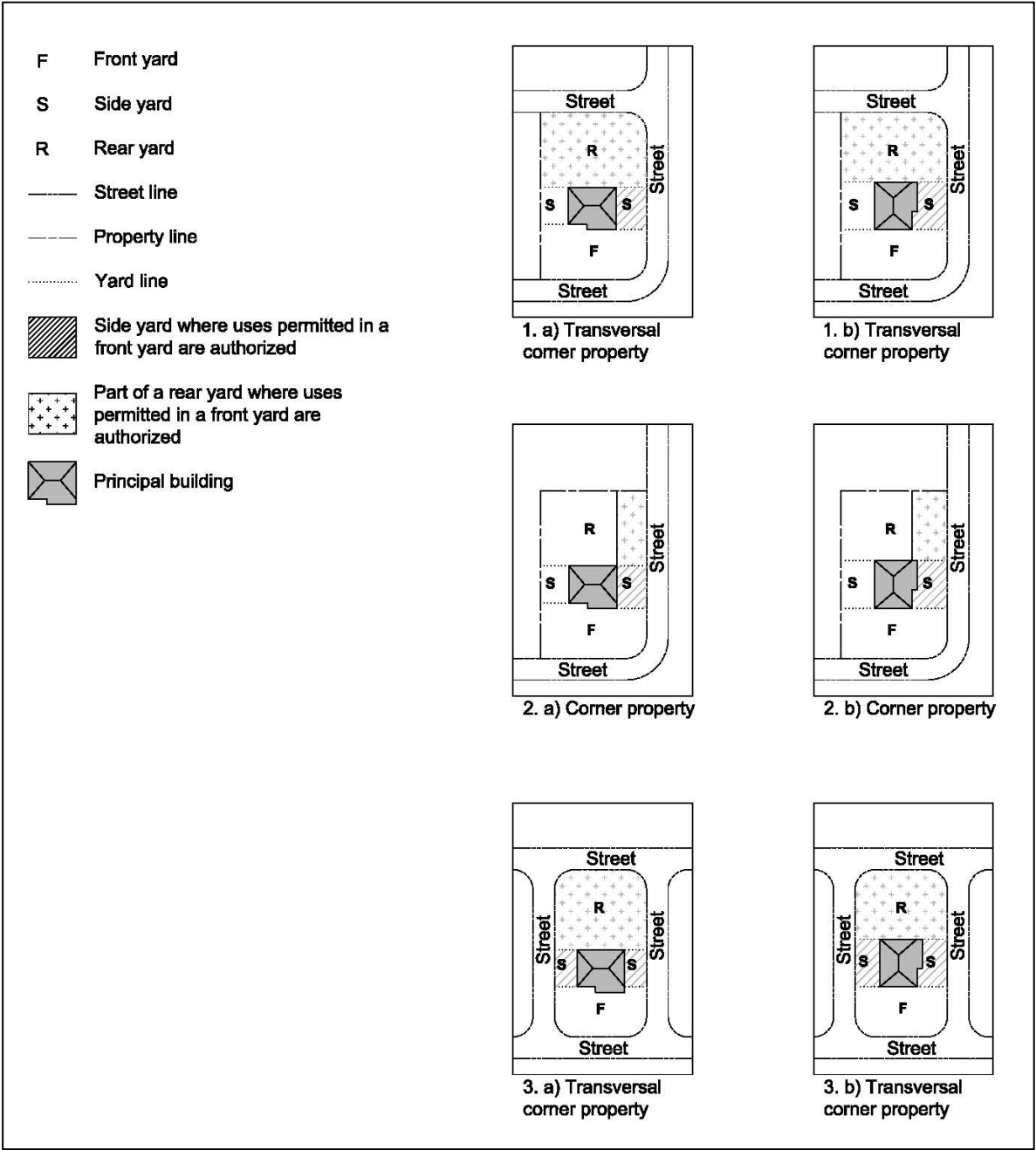
On a corner lot and a cross-track angle lot, the minimum dimension of the adjacent side yard facing the cross street is the minimum front setback applicable on the aforementioned cross street.

35. ANCILLARY USES, BUILDINGS, CONSTRUCTIONS AND EQUIPMENT PERMITTED IN SIDE YARDS AND BACK YARDS ADJACENT TO STREETS

Notwithstanding any provision of this By-law to the contrary, the only ancillary uses, buildings, constructions and equipment permitted are those permitted in front yards and subject to the provisions applicable to front yards (encroachment into setbacks, distance from property lines) in the following cases (see Figure 35):

- 1° In a side yard adjacent to street;
- 2° In any part of a rear yard bounded by:
 - a) A street line,
 - b) A rear line,
 - c) The wall facing the street of the principal building and its prolongation.

Figure 35. Ancillary uses, buildings, constructions and equipment permitted in side yards and back yards adjacent to streets



SECTION 5: SHORELINES AND LITTORAL PROTECTION

36. PROVISIONS PERTAINING TO SHORELINES

All buildings, structures and works are prohibited on shores. However, the following buildings, structures and works can be permitted if they are undertaken in a manner that is not incompatible with other protective measures prescribed for flood plains:

- 1° The maintenance, repair and demolition of existing buildings and structures used for other than municipal, commercial, industrial and public purposes and/or for public access purposes;
- 2° Buildings, structures and works used for municipal, commercial, industrial and public purposes and/or for public access purposes, including their maintenance, repair and demolition if they are subject to the requirement of securing an authorization in accordance with the *Environmental Quality Act* (R.S.Q., c. Q-2);
- 3° The construction or expansion of a main building for other than municipal, commercial, industrial and public purposes and/or for public access purposes, under the following conditions:
 - a) The lot dimensions no longer allow the construction or the expansion of said building as a result of the establishment of a strip of land to protect the shore and said construction or expansion cannot reasonably be carried out elsewhere on the land;
 - b) The subdivision occurred prior to the coming into force of the interim control by-law of the former Montreal Urban Community (Regulations 65) on December 21, 1983;
 - c) The lot is not situated in zone presenting high risks of erosion or landslide, as identified on the Land Use Plan;
 - d) A minimum 5 m wide buffer zone protecting the shore is preserved and maintained in its current state or preferably has been restored to its natural state unless it already was in a natural state;
- 4° The construction or erection of an accessory building such as a garage, a shed, a garden shed and/or a pool on the portion of the shore that is no longer in its natural state, under the following conditions:
 - a) The lot dimensions no longer make it possible to build or erect said accessory building as a result of the establishment of a strip of land to protect the shore;
 - b) The subdivision occurred prior to the coming into force of the interim control by-law of the former Montreal Urban Community (Regulations 65) on December 21, 1983;
 - c) A minimum 5 m wide buffer zone protecting the shore is preserved and maintained in its current state or preferably has been restored to its natural state unless it already was in a natural state;
 - d) The accessory building is situated on land that has not been subject to excavations or backfilling;
- 5° The following structures and works pertaining to the riparian cover:
 - a) The sanitation cutting;
 - b) The cutting required to undertake the authorized building or structure;
 - c) The cutting required to accommodate a 5 meter-wide opening providing access to the body of water when the slope of the shore is less than 30%;
 - d) The pruning and trimming required prior to accommodate a 5 meter-wide opening providing access to the body of water when the slope of the shore is greater than 30%, as well as a path or a staircase to provide access to the body of water;

- e) To restore a permanent and long-lasting riparian cover, including seedlings and the plantation of herbaceous species, trees and/or shrubs, and the completion of the works required to that end;
- 6° The structures and works concerning:
 - a) The installation of fences;
 - b) The implementation or construction of outlets for the underground or surface drainage systems, and of pumping stations;
 - c) The development of waterway crossings pertaining to fordings, culverts and bridges, as well as the construction of the access roads to said structures;
 - d) The structures and works pertaining to plant or mechanical stabilization such as ripraps, gabions or retaining walls, giving priority to the technique that is most likely to facilitate the eventual implementation of natural vegetation, when the slope, the nature of the ground and the ground conditions do not make it possible to restore the riparian cover and the natural features of the shore;
 - e) The reconstruction or widening of an existing road or rural road, including farm roads;
 - f) The structures and works required to the completion of authorized buildings, structures and works on the littoral in accordance with the prescribed measures pertaining to the littoral.

37. PROVISIONS PERTAINING TO THE LITTORAL

All buildings, structures and works are prohibited on the littoral. However, the following buildings, structures and works can be permitted if they are undertaken in a manner that is not incompatible with other protective measures put forward for flood plains:

- 1° Wharves, shelters or landings on stilts, on piles or made of floating platforms;
- 2° The development of waterway crossings pertaining to fordings, culverts and bridges;
- 3° Encroaching on the littoral as required to carry out authorized works on the littoral;
- 4° Works pertaining to waterways clean-up and maintenance, without obstruction removal, as carried out by a municipal authority in accordance to the powers and duties conferred to it according to the law;
- 5° Buildings, structures and works used for municipal, commercial, industrial and public purposes and/or for public access purposes, including their maintenance, repair and demolition if they are subject to the requirement of securing an authorization in accordance with the *Environmental Quality Act* (R.S.Q., c. Q-2), the *Act respecting the conservation and development of wildlife*, S.Q. 1983, c. C-61.1, the *Watercourses Act* (R.S.Q., c. R-13) or any other Act;
- 6° The maintenance, repair and demolition of existing buildings and structures used for other than municipal, commercial, industrial and public purposes and/or for public access purposes.

36.1 WORKS ON A PROPERTY BORDERING A WATERWAY (added by RCM-60A-15-2022, art. 1b)

Whenever any work or structure is to be carried out on a shoreline lot requiring excavation or backfill, the applicant of the permit or certificate shall:

- 1° Mandate a land surveyor to delineate the high water mark, the flood plain, the ice jam zone, and the riverbank;
- 2° Install a temporary fence which purpose is to prevent sediment generated by the works, structures or excavations from reaching the watercourse and to provide a physical barrier to indicate that any encroachment beyond the fence line is prohibited, thus preserving the sensitive area in its natural state;

- 3° The fence shall be installed prior to permit or certificate issuance, maintained in place and in good condition, until the works, structures or excavation sought by the permit or certificate are completed and the assigned municipal officer authorizes its removal.

SECTION 6 : FLOOD PLAINS

38. PROVISIONS PERTAINING TO HIGH FLOW ZONES

All buildings, structures and works are prohibited in the high flow zones of flood plains to be bounded in accordance with the high water levels profiled along the St-Lawrence River-Lake St-Louis to Varennes and indicated on the Appendix D attached to the present by-law.

However, the following buildings, structures and works can be permitted if they are undertaken in a manner that is not incompatible with other protective measures prescribed for shores and the littoral, namely:

- 1° Works intended to maintain the land in good condition, to maintain, repair, modernize or demolish existing buildings and structures provided that these works do not increase the area of the property exposed to flooding. However, in the course of works carried out to modernize or reconstruct an infrastructure tied to a public highway, the area of the works exposed to floods can be increased by 25% for reasons of public security or to ensure said infrastructure conforms to applicable norms; in all cases, the major works carried out on a building or a structure must entail the overall immunization of one or the other, or of both;
- 2° Works, buildings or structures undertaken for public access purposes, or for municipal, industrial, commercial, industrial purposes that are required for port activities, navigation or shipbuilding, notably wharves, breakwaters, canals, locks, fixed aids to navigation as well as their equipments and accessories. Appropriate immunization measures will nevertheless have to be taken for those components of the structures that are built below the flood stage of the 100-year flood;
- 3° Linear underground public utilities facilities, such as pipelines, power and telephone lines as well as aqueducts and sewers that do not include services entrances for the buildings or structures located in the high flow zone of flood plains;
- 4° Underground water supply or sewage systems in already built-up areas but not yet provided with these services, for the sole purpose of connecting these existing buildings and structures, as of the date of coming into force of the first municipal by-law prohibiting any new installations;
- 5° An open-air facility for recreational purposes, other than a golf course, is feasible without backfill or excavated material. However, grading is permitted provided that the general topography of the area remains unchanged;
- 6° Reconstruction of a structure or a building destroyed in a catastrophe other than a flood. Reconstruction works must be immunized according to the provisions of the building by-law to that effect;
- 7° Wildlife developments that do not require backfill as well as those that do but, in this latter case, only if they are subject to the requirement of securing an authorization in accordance with the *Environmental Quality Act* (R.S.Q., c. Q-2);
- 8° Site drainage work.

For the purposes of the application of this Article, the term "to modernize" means putting up to date or to renovate without either demolition or erection of a new entity.

39. PROVISIONS PERTAINING TO LOW FLOW ZONES

All non-immunized buildings and structures, and all backfilling works other than the ones required to immunize authorized buildings and structures are prohibited in the low flow zones of flood plains to be bounded in accordance with the high water levels profiled along the St-Lawrence River -Lake St-Louis to Varennes and indicated on the Appendix D attached to the present By-law.

SECTION 7: CONSERVATION AND PROTECTION OF TREES

40. FELLING OF TREES THROUGHOUT THE TERRITORY

On the entire territory of the City of Dorval, the felling of a tree is allowed in the following cases:

- 1° The tree is dead or in a state of irreversible decay;
- 2° The tree is located in the building footprint or within 3 metres of the building footprint area of a structure or a proposed retaining wall. However, a tree located between 3 metres and 5 metres from the building footprint area may be cut down on condition of being replaced. For the purposes of this paragraph, a sign is not considered as a built object;
- 3° The tree is a nuisance or threatens to cause serious damage to public or private property. Not constituting serious damage includes the normal inconveniences associated with the presence of a tree, such as twigs fall, leaves, flowers or fruit, the presence of roots in the soil surface, the presence of insects or animal, shadow, odors, exudate sap or honeydew and pollen release;
- 4° The tree is located in the footprint area of a pool or in the front yard in the footprint area of an accessory parking area, or a driveway to a building only if no space is available elsewhere on the land for such development;
- 5° The tree must be cut down because of the risk that it will spread a disease or an invasive alien species and in this latter case, it must be replaced;
- 6° The tree must be cut in order to develop on the shoreline of a lake an opening 5 metres wide for access, when the slope of the shoreline is less than 30%.

All felled trees must be replaced if space permits. In this case, it must be replaced by a new healthy tree having the following features:

- 1° A tree that can reach a minimum of 15 to 20 metres in height at maturity;
- 2° In the case of a hardwood, having a trunk with a minimum diameter of 5 cm, measured at 0,3 metres from the ground at the time of planting;
- 3° In the case of a conifer, have a height of at least 2 metres, measured from the base of the trunk to the tip of the highest branch, at the time of planting.

On request by the competent authority, the applicant shall provide a report from a certified arborist or forester specializing in urban forestry. An expert in arboriculture of the City of Dorval will then conduct an analysis of this report prior to recommending or not the felling. All felling must be performed by an arborist complying with the standards of commercial members of the International Society of Arboriculture-Québec (SIAQ).

Tree: Includes all trees of any kind whatsoever, whose trunk has a diameter of at least 10 cm to 1,3 meters from the ground (diameter at chest height or DCH) or a diameter of at least 15 cm a maximum of 15 cm from the ground (diameter at stump height or DSH)

41. HAZARDOUS TREES

Any tree situated on private property and whose condition in whole or in part poses a hazard for public security shall be cut down, pruned or removed within 15 days of receiving notice from the Officer in Charge.

42. PROTECTION OF TREES DURING CONSTRUCTION WORK

When works that have received a permit or a certificate of authorization are slated, the following conditions must be respected:

- 1° A temporary fence must be erected around the periphery of all trees not designated to be cut down. The fence must cover the ground projection of the tree branches.

Should covering the ground projection of the tree branches be impossible, a protective element must be installed on the trunk and a temporary layer of non-compactable material of at least 20 cm thick must be spread on the area covering the ground projection of the tree branches.

- 2° The branches susceptible to damage must be protected or trimmed.
- 3° The roots measuring more than 2 cm that are present in the area of a construction must be trimmed in a neat fashion.

42.1 PROVISIONS GOVERNING INTERVENTION ON TREES

The following provisions apply to interventions that can be performed on healthy trees:

- 1° Any pruning of a tree must be done by an arborist that meets the standards of commercial members of the *Société internationale d'Arboriculture-Québec* (SIAQ). Each of them must register with the City of Dorval in order to practice a felling, pruning or topping operation on its territory;
- 2° Topping a tree is forbidden;
- 3° Pruning cannot exceed 20% of the crown or boughs of a tree;
- 4° Girdling (ring barking) of a tree trunk is prohibited;
- 5° Poisoning, as well as any action aimed at jeopardizing the survival of a tree are prohibited;
- 6° It is forbidden to climb the tree with claw brackets (climbers).

SECTION 8: SPECIAL STANDARDS

43. PUBLIC UTILITY MACHINERY, APPARATUS AND EQUIPMENT

Installation of various equipment, apparatus and machinery listed below is subject to the approval by the City of Dorval and to any conditions it could set regarding their installation, their number and the duration of the installation, such as:

- 1° Underground facilities;
- 2° Facilities serving local needs, measuring no more than 1,50 m in every dimension;
- 3° Post office boxes;
- 4° Bus shelters;
- 5° Newspaper distribution boxes;
- 6° Containers for collecting various gifts and objects for charitable purposes.

44. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project in question.

44.1 OCCUPATION OF LAND LOCATED LESS THAN 75 METERS OF A MAIN RAILWAY LINE

Land or portion of land located within 75 metres of a right of way main railway line and adjacent to that right of way can only be occupied by one of the following sensitive uses if the vibration level inside the building or part of a building wherein the use takes place, is greater than 0.14 mm / s:

- 1° Residential use;
- 2° One of the following public and institutional uses and facilities:
 - a) Library;
 - b) Long-term care facility;
 - c) Youth and child protection centre;
 - d) Rehabilitation centre;
 - e) Local community service centre;
 - f) Hospital;
 - g) School;
 - h) Place of worship, such as a church or a convent;
 - i) Day-care centre.

In addition, any new construction project on land adjacent to a main railway line must meet the following criteria to support the safety of facilities and structures on this property:

- 1° The setbacks provided for Schedules of uses and standards that are located closest to the right of way must be doubled. In any case, no setback may be less than 25 metres from the right of way of a railway;
- 2° No playground or rest area may be established within the first 25 metres from the right-of-way of a railway;
- 3° The interior noise level of a building intended for a sensitive use as listed above does not exceed 50 dBA Leq (24h).

For the purposes of the assessment of these criteria, the promoter of the building project must proceed with the filing of an assessment in accordance with Appendix E of this by-law.

44.2 OCCUPATION OF LAND ADJACENT TO A HEAVILY-TRAVELLED ROADWAY OR A MAIN RAILWAY LINE

A lot or portion of land located within 30 meters of Sources Boulevard, Hymus Boulevard, Côte-Vertu Boulevard, Michel-Jasmin Avenue, 55th Avenue or a main railway line and adjacent to its right-of-way, may be occupied by a sensitive use listed in Article 44.1, if the sound level inside the building or part of a building, where the use is exercised exceeds 40 dBA Leq (24h).

44.3 OCCUPATION OF LAND TO BUILD OR TO TRANSFORM ADJACENT TO AN EXPRESSWAY (ZONES U01-01 AND H01-84)

In U01-01 and H01-84 zones, any property or parcel of land situated less than 300 metres from the right-of-way of Autoroute 20 and adjacent to it, may not be occupied:

- 1° By a sensitive use listed in Article 44.1, if the sound level inside the building or part of the building where the use is exercised exceeds 40 dBA Leq (24h);
- 2° For a rest area on the grounds outside the building, if the sound level outside of the building is higher than 55 dBA Leq (24h).

44.4 OCCUPATION OF A LOT LOCATED WITHIN AN NEF CONTOUR OF 25

For any lot or portion of land occupied by a newly sensitive use listed in Article 44.1 and beneath a forecast of the noise level perceived greater than 25 on the Noise Exposure Forecast (NEF) Contour Map (NEF in force established by Aéroports de Montréal (ADM)), the noise level at the inside the building does not exceed 50 dBA Leq (24h).

44.5 OIL TRANSPORT PIPELINE INSTALLATION

A new pipeline facility for hydrocarbon transportation may be located within 300 meters of a sensitive use listed in Article 44.1.

44.6 PROHIBITED USES WITHIN 500 METRES OF A TREATMENT CENTRE FOR ORGANIC MATERIAL

All uses other than industrial use and park uses are prohibited within 500 metres of an organic waste treatment centre (biomethanisation centre, composting facility or household waste pre-treatment centre).

The distance of 500 metres must be calculated from the boundaries of the lot intended for the implementation of such a treatment centre, unless the operations section generating the odors has already been located, in which case the distance must be calculated from the chimney situated in this section.

SECTION 9 PROVISIONS APPLICABLE TO THE COMPENSATION REQUIRED FOR THE PURPOSE OF PARKS, PLAYGROUNDS, AND NATURAL SPACES IN REDEVELOPMENT OR UNBUILT PROPERTY RESULTING FROM A CADASTRAL RENOVATION (added by RCM-60A-15-2022, art. 1c)

44.7 OBLIGATION TO PROVIDE COMPENSATION

The owner of land must, as a condition precedent to the issue of a building permit for an immovable, meet the conditions provided for in section 44.8, in one or other of the following situation:

- 1° The building is the subject of a redevelopment project as defined in Article 702;
- 2° The building permit requested relates to the installation of a new main building, on a building whose registration as a separate lot has not been the subject of the issuance of a subdivision permit due to the fact that it resulted from the cadastral renovation.

44.8 FORM OF COMPENSATION

In the cases provided for in Article 44.7, the owner must, at the request of the municipal council:

- 1° Undertake to transfer to the municipality, free of charge, 10% of the site which, in the opinion of the council, is suitable for the establishment or enlargement of a park or playground or for the preservation of a natural area; or
- 2° Pay the municipality an amount equal to 10% of the value of the site; or
- 3° Make both the undertaking and the payment, provided that the amount paid does not exceed 10% of the value of the site.

For the purposes of this section, “site” refers to, as the case may be, the site of the immovable referred to in paragraph 1° or 2° of Article 44.7.

44.9 LOCATION OF THE LOT TO BE TRANSFERRED

The land which the owner undertakes to transfer must form part of the site.

However, the municipality and the owner may agree that the undertaking pertains to land which forms part of the territory of the municipality but is not included in the site.

An agreement to convey land not included in the site takes precedence over any calculation rule established or maximum provided for under Article 44.8.

44.10 EXEMPTIONS

Article 44.7 does not apply in the following situations:

- 1° The new building is located on a lot or land which was subject, during the cadastral renovation, to a replacement of lot numbers not resulting in an increase in the number of lots.
- 2° The new building is located on land that was already built and whose boundaries were modified during the cadastral renovation, without however creating a new building lot.
- 3° The new building is used or intended to be used as a park, playground or natural area.
- 4° The new building is used or intended to be used for the purposes of a public service.
- 5° The new building is occupied or intended to be occupied by a childcare center operated in accordance with the Educational Childcare Act (RSQ., c. S-4.1.1).
- 6° The new building is used or intended to be used for the purposes of a public service.

7° The new building is occupied or intended to be occupied by a childcare center operated in accordance with the Educational Childcare (RLRQ, chapter S-4.1.1).

8° The owner has already paid advance compensation in accordance with article 44.12.

44.11 ESTABLISHING THE VALUE OF THE LAND

For the purposes of paragraphs 2° and 3° of the first paragraph of Article 44.8, the value of the land is considered on the date of receipt of the building permit application by the municipality.

It is established according to one of the following methods:

- 1° If, on the applicable date, the land constitutes a unit of assessment entered on the assessment roll, or a portion of such a unit, the value of which is listed separately on the roll, its value is the product of the value entered on the roll for the unit or part thereof corresponding to the land whose value must be established; as the case may be, multiplied by the factor of the roll established in accordance with section 264 of the Act respecting municipal taxation (RSQ, c.F-2.1).
- 2° If the land is not a unit or part of a unit, its value must be established, at the owner's expense, by a chartered appraiser commissioned by the municipality, in accordance with the principles applicable to expropriation.

44.12 ADVANCE COMPENSATION FOR A REDEVELOPMENT PROJECT

The owner of land subject to a phased redevelopment project or subject to several building permits may, in advance, transfer to the municipality all the land intended for the establishment of parks or playgrounds or the preservation of natural areas for all the land included in the redevelopment project.

In the event that the owner undertakes, in the manner prescribed in Article 44.8, to transfer all the land intended for the establishment of parks or playgrounds or the preservation of natural areas for all the land included in the redevelopment project, immediately or according to stages as agreed with the municipality, he is deemed to have paid advance compensation as land.

Account is taken of the anticipated compensation, to the credit of the owner, with respect to any cadastral operation prepared at his request or at the request of a subsequent owner that involves land included in the redevelopment project.

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SECTION 1: GENERAL PROVISIONS

45. SCOPE OF APPLICATION

The provisions of this Chapter shall apply to areas whose primary assignment is the Old-Village (V) group.

46. NUMBER OF PRINCIPAL BUILDINGS

Only one principal building may be erected on a lot.

47. NUMBER OF PRINCIPAL USES

Land may be occupied by more than one principal use, provided it is permitted by Schedule of Uses and Standards and subject to the provisions of Section 3.

48. NEED FOR PRINCIPAL BUILDING

So that a principal use and an additional use can be exercised on a single plot of land, a principal building must be erected.

49. AREA OF A COMMERCIAL ESTABLISHMENT

The floor area within the "Commercial and Services (v2)" category must not be less than 18.5 m².

50. WIDTH OF A COMMERCIAL ESTABLISHMENT

The width of a property occupied by a use of the "Commercial and Services (v2)" category must not be less than:

- 1° 6 m, when it's the sole occupant of a building;
- 2° 3 m, when it's the occupant of a building occupied by more than one commercial establishment.

51. COMMERCIAL OR CULTURAL ESTABLISHMENT IN THE BASEMENT

An establishment engaged in the use of the "Commercial and Services (v2)" or "Culture, recreation and leisure (v3)" category shall be situated entirely above ground level. The only uses permitted below ground level are ancillary uses, provided they are not open to the public.

Notwithstanding the first paragraph, a use of the "Commercial and Services (v2)" category is permitted below ground level, in the following conditions:

- 1° The use shall be installed in a basement, not in a cellar;
- 2° Authorized uses in a basement are restricted to V2-08, V2-09, V2-10, V2-11, V2-12, V2-13, V2-14 or V2-15 sub-categories, excepting « 6541 Nursery (pre-kindergarten, less than 50% of infants » and « 6543 Nursery or overnight child care » uses;
- 3° The use located in the basement shall be the same use than the one located on the first storey;
- 4° The floorspace of the use located in the basement shall not exceed the floorspace of the use located on the first storey;
- 5° The use located in the basement shall not have a direct access with the exterior on the facade. It shall however have a direct access with the exterior at the back of the building.

52. FIRST STOREY FLOOR LEVEL OF BUILDINGS

The floor height of the first storey of a principal building occupied by a use of the « Commercial and Services (v2) » or « Cultural, recreation and leisure (v3) » categories shall be at least 0.3 m above

the sidewalk level or, in its absence, above the level of the crown of the street measured at the middle of the front property line of the property occupied by the principal building.

53. MIXED-USE BUILDINGS

When these uses are permitted in the Schedule of Uses and Standards, a building can be occupied by uses of the "Residential (v1)", "Commercial and Services (v2)" and "Culture, Recreation and Leisure (v3)" categories. However, a suite occupied by a use of the "Commercial and Services (v2)" or "Culture, recreation and leisure (v3)" categories cannot be established above housing.

In one instance under the first paragraph, the standards listed in the Schedule of Uses and Standards relating to the principal building and the land that apply, are those intended for the use in the "Commercial and Services (v2)" category.

In all areas of the Old Village Group (V), where residential use is permitted, the same residential use must be combined with commercial use, which is located on the first floor of the building.

54. ADDITIONNAL USES AND ANCILLARY CONSTRUCTIONS, EQUIPMENTS AND USES

Additional uses and ancillary constructions, equipments and uses are allowed inside a principal building and in the yards, subject to the following provisions and subject to the provisions of this chapter and the Schedule of Uses and Standards:

- 1° In all cases, there must be a principal building on the lot so that one can install or operate an additional use and an ancillary construction, equipment and use;
- 2° An additional use and an ancillary construction, equipment and use shall be located on the same lot as the principal use served;
- 3° An ancillary building may not include housing;
- 4° An ancillary construction shall only be used for an ancillary purpose to the principal use or to an additional use;
- 5° An ancillary use is permitted even if such use is prohibited as the principal use according to the Schedule of Uses and Standards;
- 6° Notwithstanding Paragraph 5, to be allowed as an ancillary use, the following uses shall be allowed as principal uses in the Schedule of Uses and Standards:
 - a) 5821 Establishment where drinks are served (alcoholic beverages);
 - b) 5822 Establishment in which the principal activity is dancing;
 - c) 5823 Bar with live entertainment.

The provisions of the first paragraph shall not apply to constructions and buildings covered by Sub-Section 3 of Section 13.

SECTION 2: AUTHORIZED USES

55. GENERAL PROVISIONS

Both one of the highlights of the waterfront route and the historic central area of Dorval, the Old-Village extends approximately the length of Lakeshore Drive, between Dorval and Georges V avenues. Over time, different functions (shops, services and institutions) have established themselves to form a town centre, a civic heart, but also a living environment.

Subject to Articles 28 to 30, only the uses listed in Articles 56 to 59 are allowed in the areas of the Old-Village (V) group. The uses included in the Old-Village (V) group derive from the description presented in the first paragraph and are grouped into use categories. They must have the following characteristics:

- 1° Foster harmonious coexistence with the residential function and other functions:
- 1° Avoid generating outside storage;
- 2° Do not offer products or services of an erotic nature;
- 3° For commercial establishments and services, the floor area above ground must not exceed a maximum of 1,000 m² per lot.

56. RESIDENTIAL (V1)

The « Residential (v1) » category comprises the following sub-categories:

- 1° V1-01 : Residence with at least one dwelling
- 2° V1-02 : Extended stay residence

This use sub-category includes residence without dwelling (in the sense of chapter 13 list of definitions in the zoning by-law) but rather accommodation units intended for stays usually longer than those provided by hotels, inns, or bed and breakfast.

Furthermore, this use excludes any food service and shall have kitchen facilities for every unit.

57. COMMERCIAL AND SERVICES (V2)

The « Commercial and Services (v2) » category comprises the following uses:

V2-01	Retail building products and hardware
5220	Retail plumbing, heating, ventilation, air conditioning and fireplaces
5230	Retail paint, glass and wallpaper
5241	Retail electrical equipment
5242	Retail appliances and lighting accessories
5251	Retail hardware
5253	Retail locks, keys and accessories

V2-02	Retail general merchandise
5311	Retail, department store
5331	Retail, variety of goods at discount prices
5391	Retail general merchandise
5394	Retail sale or rental of articles, props and costumes
5397	Retail telephones

V2-03	Retail food products
5411	Retail groceries (with butcher)
5412	Retail groceries (without butcher)
5413	Convenience store (without gasoline sales)
5421	Retail meat
5422	Retail fish and seafood
5431	Retail fruit and vegetables
5432	Public market
5440	Retail candy, almonds and sweets
5450	Retail dairy products (milk bar)
5461	Retail bakery products and pastry (manufactured on site in full or not)
5462	Retail bakery products and pastry (not manufactured on site)
5470	Retail Natural Products
5491	Retail poultry and eggs
5492	Retail coffee, tea, spices and herbs

V2-04	Retail Clothing and Accessories
5610	Retail clothing and accessories for men
5620	Retail clothing ready-to-wear for women
5631	Retail accessories for women
5640	Retailing lingerie for children
5651	Retail clothing for the whole family
5652	Retail unisex clothing
5653	Retail Leather Garments
5660	Retail shoes
5670	Retail tailored suits
5680	Retail fur clothing
5691	Retail knits, wool and various accessories
5692	Retail equipment and sewing accessories
5693	Retail clothing and used items (except flea market)

V2-05	Retail of furniture, home furnishings and amenities
5711	Retail furniture
5713	Retail draperies and curtains
5714	Retail crockery, glassware and metal accessories
5715	Retail lingerie
5717	Retail cabinets and vanities
5719	Retail other household equipment and furnishings
5721	Retail appliances
5722	Retail vacuum cleaners and accessories
5731	Retail radios, televisions and sound systems
5732	Retail musical instruments
5733	Retail discs and cassettes (excluding computers)
5740	Retail computer equipment and accessories

V2-06	Dining and catering
5811	Restaurant where meals are served (with or without terrace)
5821	Establishment which serves drinks (alcoholic beverages)
5891	Establishment where meals are prepared (caterers, canteens)
5892	Restaurant offering quick meals ("fast food")
5815	Reception hall

V2-07	Other retail activities
5911	Retail drugs and sundries
5912	Retail beauty articles and products
5913	Retail medical instruments and equipment
5921	Retail liquor
5924	Retail supplies for the manufacture of alcohol
5931	Retail antiques (excluding flea market)
5933	Retail handicrafts
5941	Retail books and newspapers
5942	Retail books and stationery
5943	Retail stationery
5944	Retail greeting cards
5946	Retail art supplies, frames and paintings
5951	Retail sporting goods
5952	Retail bicycles
5953	Retail toys and games
5954	Retail trophies and accessories
5965	Retail house pets
5971	Retail jewellery (jeweler)
5975	Retail vintage coins and stamps
5991	Retail flowers (florist)
5993	Retail tobacco products, newspapers, magazines and small items (tobacconist)
5994	Retail cameras and photographic goods
5995	Retail gifts, souvenirs and small objects
5996	Retail optical products (dispensing optician)
5997	Retail braces and other health specialties
5998	Retail luggage and leather goods

V2-08	Offices and head office of a company or organization
6000	Offices and head office of a company or organization

V2-09	Finance, insurance and real estate services
6111	Banking (deposits and loans, including chartered banks)
6112	Services related to banking
6113	Automatic teller machine (ATM)
6121	Association, union or savings and loan cooperative (including local credit unions)
6122	Farm credit service, commercial and individual (including credit unions)
6131	Bond and securities brokerage
6132	Commodity traders brokerage
6133	Securities and commodities exchanges
6139	Securities and commodities-related services
6141	Insurance brokerage
6149	Other activities related to insurance
6151	Immovable property management (excluding development)
6152	Real estate agents, brokers and administration services
6153	Land development and subdivision services
6154	Construction of buildings for resale
6155	Joint service on land, insurance, loans and laws
6159	Other services related to real estate
6160	Investment, holding and trust services
6191	Services related to taxation
6199	Other real estate, financial and insurance services

V2-10	Personal or health services
6231	Beauty salon (makeup, manicure, etc.).
6232	Hairdressing and hair care salon
6234	Tanning studio
6241	Funeral home (without cremation)
6263	Grooming service for pets

V2-10	Personal or health services
6291	Dating service
6351	Rental of video films and audio-visual equipment
6395	Travel agency
6511	Medical services (doctor's and surgeon's offices)
6512	Dental services
6517	Medical clinic (General Practitioner's offices)
6518	Optometry services
6561	Acupuncture services
6562	Weight loss services
6563	Beauty salon (esthetician) (hair removal, skin treatment, etc.).
6564	Podiatry services
6565	Orthopedic services
6571	Chiropractic services
6572	Physiotherapy, occupational therapy, speech therapy and audiology services
6573	Mental health service (offices)
6569	Algotherapy, aromatherapy, hydrotherapy, homeopathy, kinesiology, massage therapy, music therapy, naturopathy, naturopathy, osteopathy, herbal medicine, reflexology and pet therapy services
7425	Fitness centre (gymnasium)

V2-11	Specialized services and repairs
6211	Dry Cleaning Service (counter only)
6214	Laundry Service (self-service/laundromat)
6221	Photographic service (including commercial services)
6222	Photofinishing service
6253	Shoe repair and polishing service
6254	Pressing, alteration and repair of clothing
6421	Electrical accessories repair service
6422	Radio, television and electrical appliance repair service
6493	Watch, clock and jewelery repair service
6496	Information technology (incl. computer) hardware repair and principaltenance services
6497	Household tools sharpening service

V2-12	Professional, technical or business services
6311	Advertising, public relations and communications services
6332	Photocopying and duplicating services
6320	Credit bureau for businesses and consumers and recovery services
636	Research Centre (excluding testing centres)
6383	Employment (placement) service
6381	Secretarial, writing, translation and text processing services
6392	Consulting service for business and administration
63991	Call centre (service and telemarketing)
4751	Television studio and broadcasting (not open to the public)
4752	Video or audio recording studio and related equipment
6521	Law services
6522	Notary services
6523	Bailiff services
6551	Information technology (IT) services
6591	Architecture firm
6592	Engineering firm
6593	Educational and scientific research services (without laboratory)
6594	Accounting, auditing and bookkeeping services
6595	Property assessment (evaluators) services
6596	Land surveyor services
6597	Urban and environmental planning services
6598	Veterinary services (without boarding)
6732	Postal counter

V2-13	Business services
6311	Advertising, public relations and communications services
6332	Photocopying and duplicating services
6320	Credit bureau for businesses and consumers and recovery services
6383	Employment (placement) service
6381	Secretarial, writing, translation and text processing services
6392	Consulting service for business and administration
6732	Postal counter

V2-14	Educational services
6541	Nursery (pre-kindergarten, less than 50% infants)
6543	Nursery or overnight daycare
6833	School of hairdressing and beauty care apprenticeship
6834	Art and music schools
6835	Dance and ballet schools
6836	Driving school
6839	Other specialized training institutions

V2-15	Miscellaneous services
6920	Service de bien-être et de charité
6991	Association d'affaires
6992	Association de personnes exerçant une même profession ou même activité
6993	Syndicat et organisation similaire
6994	Association civique, sociale et fraternelle

58. CULTURE, RECREATION AND LEISURE (V3)

The “Culture, recreation and leisure (v3)” category comprises the following uses:

V3-01	Cultural and recreational activities
7113	Art gallery
7114	Exhibition hall and showroom
7211	Movie theatre

SECTION 3: ADDITIONNAL USES

59. AUTHORIZED ADDITIONNAL USES

A use not authorized in the Schedule of Uses and Standards is authorized as an additional use only in the following cases:

- 1° The additional use is identified in Table 59 and occupies the same lot as the principal corresponding use;
- 2° The principal use is permitted in the corresponding zone.

Table 59. Authorized additional uses

	Principal use	Authorized additional use
1.	All uses from Commercial and services (v2) category	6113 Automatic teller machine (ATM) 53991 Retail Christmas trees 6541 Nursery
2.	All uses from Culture, recreation and leisure (v3) category	5811 Restaurant where meals are served (with or without terrace) 5995 Retail gifts, souvenirs and small objects
3.	5413 Convenience store (without gasoline sales) 5993 Retail tobacco products, newspapers, magazines and small items (tobacconist)	5450 Retail dairy products (milk bar) 5462 Retail bakery products and pastry 5811 Restaurant (counter only) 6211 Dry Cleaning Service (counter only) 6254 Pressing, alteration and repair of clothing 6351 Rental of video films and audio-visual equipment 6732 Postal counter
5.	5815 Reception room	5811 Restaurant where meals are served (with or without terrace)
6.	5811 Restaurant where meals are served (with or without terrace) 5815 Reception room	5821 Establishment which serves drinks (alcoholic beverages) The floor area of this additional use shall not exceed 49% of the floor area of the principal use. A maximum of two (2) electronic and electromagnetic games is permitted per establishment.

Notwithstanding the preceding paragraph, when a use or the sub-category to which it belongs is specifically excluded from one zone according to the Schedule of Uses and Standards, it cannot be allowed as an additional use in this zone.

SECTION 4: BUILDING ARCHITECTURE

60. PROHIBITED BUILDING SHAPES

Buildings in the general shape of a reclining half-cylinder, i.e. whose walls and roof form a single entity and whose cross-section is a continuous line which is more or less circular or elliptical is prohibited throughout the City.

No building shall be erected or modified in whole or in part in the form of people, animals, fruits or vegetables, reservoirs or any other similar commonly-encountered objects.

Use of tent as building is prohibited.

Use of railway cars, tramcars, trailers, buses or other vehicles of a similar nature as buildings is also prohibited.

61. EXTERIOR CLADDING MATERIALS PERMITTED FOR PRINCIPAL BUILDINGS

Unless otherwise indicated in this By-law, only the following materials are permitted as exterior cladding materials for principal buildings:

- 1° Brick;
- 2° Natural and artificial stone;
- 3° Stucco, acrylic;
- 4° Architectural concrete;
- 5° Architectural concrete blocks;
- 6° Painted or stained wood excluding any particle board not designed for exterior use;
- 7° Hot-enamelled aluminum siding;
- 8° Hot-enamelled steel siding;
- 9° Oxidized steel panel;
- 10° Tempered glass (curtain wall);
- 11° Copper;
- 12° Marble, granite;
- 13° Slate;
- 14° Vinyl siding;
- 15° Apparent granule panel;
- 16° Exterior cladding of “dry-vit” type.

Project construction or enlargement of a principal building subject to SPAIP regulation, may include exterior cladding material not mentioned in the first paragraph, if the material has a recognized certification and the written opinion of an architect attests that it is suitable for the building in relation to the following:

- 1° Water resistance;
- 2° Fire resistance;

3° Wind resistance;

4° Structural integrity.

All exterior wood surfaces of all principal buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

All exterior cladding of buildings shall be maintained to conserve its original appearance; brick cannot be painted.

62. EXTERIOR CLADDING MATERIAL PERMITTED FOR A COMMERCIAL USE

The exterior cladding material of a building occupied or bound to be by a use of the "Commercial and Services (v2)" category must comply with the following:

1° Only masonry is authorized as exterior cladding material for the wall facing the street, use of another material is permitted only if this material is to enhance an architectural feature;

2° At least 50% of exterior walls shall be clad with masonry.

63. CLADDING MATERIALS PERMITTED FOR ANCILLARY BUILDINGS

Ancillary buildings shall be clad with a permitted material which harmonizes with the principal building.

All exterior wood surfaces of ancillary buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

64. MAXIMUM NUMBER OF EXTERIOR CLADDING MATERIALS

The number of exterior cladding materials permitted for any principal and ancillary building shall not exceed three excluding windows.

65. BUILDINGS FRONTING ON TWO STREETS

All building walls facing on streets shall have the same exterior cladding materials in the case of corner, transversal corner and transversal interior properties.

66. ABOVE-ROOF STRUCTURES

The exterior cladding material of above-roof structures visible from streets shall harmonize with the principal building.

A mechanical penthouse shall not exceed a 5 m height.

67. CHIMNEYS

Chimneys or smoke stacks projecting from exterior walls of constructions shall be clad in stone, brick, stucco, enamelled aluminum or steel clapboard or vertical siding or an equivalent material.

However, a prefabricated smoke stack, not clad in accordance with this Article, may be installed but not on the front façade of a building or on the front-facing slope of a sloped roof.

68. PERMITTED ROOF MATERIAL

Materials permitted for roof coverings are limited to the following:

1° Asphalt shingle;

2° Fireproofed cedar shake;

- 3° Multiple membrane roofing;
- 4° Gravel with asphalt;
- 5° Pre-enamelled sheet metal for roofing;
- 6° Membranes;
- 7° Clay tile;
- 8° Elastomeric membrane;
- 9° Concrete roofing tile.

69. OUTSIDE STAIRWAYS

Unless otherwise indicated in this By-law, construction of outdoor stairways or stairways which are visible in whole or in part from the outside and which lead to a level higher than the first story is prohibited on the principal facade of buildings and on walls facing streets.

70. MECHANICAL EQUIPMENT

All reservoirs and ventilation ducts installed outside of a main building must not be visible from the street.

71. SOLAR PANELS AND SOLAR ENERGY SYSTEMS

Unless otherwise indicated in this By-law, solar panels are permitted subject to the following conditions:

- 1° They must be installed flat on the roof of the building;
- 2° They must integrate in a harmonious fashion with the architecture of the principal building; i.e. their installation must not modify the architectural style of the building;
- 3° The total surface area of solar panels must not exceed 19 m²;
- 4° Reservoirs or containers required to store fluids must be installed inside buildings;
- 5° Solar panels and systems using solar energy must be securely attached to withstand wind pressure.

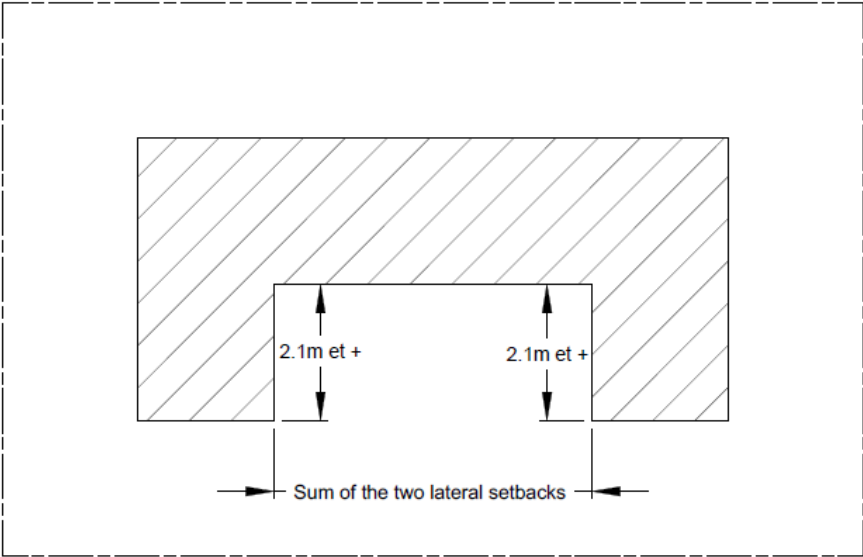
Notwithstanding the foregoing paragraph, systems using solar energy for heating swimming pools may be installed in rear yards provided that:

- 1° Elements of the system do not exceed 1.8 m in height;
- 2° The total surface area of solar panels does not exceed 9.5 m².

72. DISTANCE BETWEEN PROJECTIONS OF A BUILDING

When parts of a building extend out from the principal body of the building by a distance exceeding 2.1 m measured from the principal body of the building, the distance between the two walls of the extension shall be no less than the sum of the two side setbacks stipulated by the Schedule of Uses and Standards.

Figure 72. Distance between projections of a building



73. MAINTENANCE OF BUILDINGS

Owners shall maintain and keep their buildings in a good state of repair and clean.

74. LIGHTING

All direct or indirect lighting which illuminates adjacent properties is prohibited. Installation of light sources which create any glare for drivers of vehicles travelling on public streets is also prohibited.

All spotlights shall be supplied with a shade to mask light beams properly and limit the illumination to the property on which the use is situated.

Power supply for all these lighting sources shall be provided underground or through the inside of buildings.

75. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project being applied for.

SECTION 5: **ANCILLARY USES, BUILDINGS, CONSTRUCTIONS
AND EQUIPMENTS PERMITTED IN SETBACKS AND
YARDS**

SUB-SECTION 1: **GENERAL PROVISIONS**

76. **GENERAL PROVISIONS**

The provisions of this section apply to uses, constructions and related equipment, as well as projections of buildings that are not covered in another section of this chapter.

77. **PROVISIONS PERTAINING TO ANCILLARY USES, CONSTRUCTIONS AND
EQUIPMENTS, PROJECTIONS OF THE PRINCIPAL BUILDINGS**

Uses, buildings and related equipment, as well as projections of buildings listed in Table 77 may encroach into the setbacks prescribed in the Schedule Uses and Standards, subject to special provisions which are included in this table. These are allowed in the corresponding row, only when the word "yes" appears in the relevant box.

Where reference is made to an invasion of a setback, such encroachment is measured from the prescribed Schedule of Uses and Standards to the lot line setback. However, in the case of a building located inside the setback and protected by acquired rights building encroachment is measured from the wall of the existing building.

**Table 77. Provisions pertaining to ancillary uses, construction and equipment,
projections of the principal buildings** (modified by RCM-60A-15-2022,
art. 2a)

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
1. Access ramps for the handicapped and any staircase	Yes	Yes	Yes
2. Fences, walls, hedges	Yes	Yes	Yes
	a) No encroachment allowed into front setback.		
3. Installations for permitted signposting	Yes	No	No
4. Loading area	No	Yes	Yes
5. Parking area	Yes	Yes	Yes
	a) A parking space cannot encroach into front setback. b) An underground parking can encroach into all setbacks, providing that its height doesn't exceed 30 cm above the average street level. c) Above-ground or underground parking must provide a setback of 1.5 m from the lot limits when it is authorized except for a single-family dwelling (h1), two- and three-family dwellings (h2). For above-ground parking, a landscaped strip must be provided within the 1.5 m setback.		
6. Porches, balconies, galleries integral to buildings	Yes	Yes	Yes
	a) No encroachment allowed into all setbacks.		
7. Awnings and canopies integral to buildings and which shelter sidewalks, footpaths, access ramps for the handicapped or loading areas	Yes	Yes	Yes
	a) No encroachment allowed into lateral and rear setbacks.		
8. Roof overhangs integral to buildings	Yes	Yes	Yes
	a) Maximum encroachment into setbacks : 0.61 m		
9. Projecting windows integral to buildings	Yes	Yes	Yes
	a) No encroachment allowed into front and lateral setbacks. b) Maximum encroachment into rear setback : 0.61 m		
10. Chimneys integral to buildings	Yes	Yes	Yes

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
	a) No encroachment allowed into front setback. b) Maximum encroachment into lateral and rear setbacks : 0.61 m		
11. Permanent air conditioning equipment and heat pumps	No	No	Yes
12. Generator and other similar equipments	No	No	Yes
	a) A generator must not be visible from the street.		
13. Windmill and other similar equipments	No	No	No
14. Telecommunication antennas	Non	Yes	Yes
	a) See articles 82 to 84 for provisions pertaining to telecommunication antennas.		
15. Outdoor storage	No	Yes	Yes
16. Areas for storage of rubbish	No	Yes	Yes
	a) Areas for storage of rubbish must be hidden by an opaque screen; b) No encroachment allowed into all setbacks.		
17. Ancillary buildings	No	Yes	Yes
	a) Minimal distance from property lines : the same standards as for the principal building		
18. Winter car, objects or people shelters	Non	Yes	Yes
19. Service cabins for gas and fuel stations	Yes	Yes	Yes
	a) See articles 110 to 115 for provisions pertaining to service stations.		
20. Outdoor cafés for restaurants, bar or marinas	Yes	Yes	Yes
	a) See article 109 for provisions pertaining to outdoor cafés.		
21. Indoor storage of goods	Yes	Yes	Yes
	a) No encroachment allowed into all setbacks.		
22. Retaining wall	Yes	Yes	Yes
	a) No encroachment allowed into front setback.		
23. Other ancillary constructions and equipments no otherwise specified	No	Yes	Yes

SUB-SECTION 2: TELECOMMUNICATION ANTENNAS

78. DISH ANTENNAS FOR RESIDENTIAL BUILDINGS

For a building occupied by a use of the "Residential (v1)" category, satellite dish antennas are permitted under the following conditions:

- 1° A single dish antenna is authorized per dwelling;
- 2° A dish antenna must be installed on a flat roof of the principal building only;
- 3° A dish antenna must be located at least 2 m from front and side walls of the principal building;
- 4° The uppermost point of the antenna does not exceed by more than 1.5 m the highest point of the principal building.

79. DISH ANTENNAS FOR MIXED-USE BUILDINGS

For a building occupied by both a use of the "Residential (v1)" and by "Commercial and Services (v2)" or "Culture, Recreation and Leisure (v3)" categories, parabolic antennas greater than 65 cm in diameter are permitted under the following conditions:

- 1° A single parabolic antenna is permitted per dwelling or establishment;
- 2° A dish antenna must be installed on the flat roof of the principal building only;
- 3° An antenna must be located at least 2 m from front and side walls of the principal building;

- 4° The uppermost point of the antenna does not exceed by more than 1.5 m the highest point of the principal building.

80. OTHER TYPES OF TELECOMMUNICATIONS ANTENNAS

In all areas, the following telecommunication antennas, other than a satellite dish, are permitted:

- 1° An antenna height, including its base, does not exceed 15 m, in the following conditions:
- a) Only one antenna structure is permitted per lot. However, the antenna structure must be able to receive more than one antenna;
 - b) When installed on the roof of a building, the maximum height of the antenna and its support is 5 m;
 - c) When installed on the roof of a building, the antenna must be installed on a flat roof, a distance equivalent to twice the height of the antenna with respect to any wall overlooking a front, side or rear courtyard;
 - d) Any ancillary equipment must be installed inside a closed building, barely visible from a public street;
 - e) The lighting of the antenna structure is permitted if required by Transport Canada or by the federal authority responsible for telecommunications systems;
 - f) Adding a new floor structure should not hinder the development or the operation of the infrastructure and equipment of the City.
- 2° An antenna installed inside existing non-roof constructions such as a tower, turret or equipment room, provided that the antenna is actually built within these structures and hidden well-enough not to be visible from the public domain.

SECTION 6: SWIMMING POOLS, WADING POOLS, SPAS AND SAUNAS

SUB-SECTION 1: PROVISIONS PERTAINING TO SWIMMING POOLS

81. GENERAL PROVISIONS

Swimming pools are authorized, provided that:

- 1° Pools are prohibited into front yard. In the case of a side yard adjacent to a street, the pool may be located a distance of up to 1.50 m from the lateral line matching with the street line;
- 2° The distance between the inside wall of pools and rear and side property lines shall be no less than 1.50 m;
- 3° The distance between the inside wall of pools and front property lines shall be no less than 6 m;
- 4° The distance between the inside wall of pools and buildings shall be no less than 1.50 m;
- 5° Swimming pool platforms or decks shall be no closer than 2.10 m from property lines;
- 6° No out-of-ground accessories shall be more than 2.25 m high;
- 7° No drainage system shall be connected directly to the municipal network;
- 8° Pools shall not be positioned under electric lines or wires;
- 9° Above-ground pools shall not be equipped with a diving board;
- 10° Pools shall be equipped with a water filtration system.

82. SAFETY DEVICES

Both inground and aboveground pools must also provide the following safety features:

- 1° A pool must be equipped with a ladder or staircase permitting one to enter and exit the water;
- 2° Subject to Paragraph 7, all pools must be surrounded by an enclosure to control access;
- 3° This enclosure needs to :
 - a) Prevent passage of a spherical object of 10 cm diameter;
 - b) To be of at least 1.2 m in height;
 - c) To be devoid of any fastener, projection or open parts that may facilitate climbing.
 - d) When the enclosure is formed by a chain-link fence, the links shall have a maximum width of 30 mm. However, if slats are inserted into the links, their width may be greater than 30 mm, but they cannot allow the passage of a spherical object greater than 30 mm in diameter. (Added by RCM-60A-14-2021, art.1.a);
- 4° A wall forming part of an enclosure must be provided with no opening for entering said enclosure. However, such a wall may include a window if it is located at a minimum height of 3 m from the ground on the inner side of the enclosure, or in the opposite case, if its maximum opening does not allow the passage of a spherical object greater than 10 cm in diameter. (Modified by RCM-60A-14-2021, art.1.b);
- 5° A hedge or shrubbery may not constitute an enclosure;

- 6° Any gate equipped in an enclosure must possess the features listed in Section 3 and must be provided with a passive safety device installed on the inside of the enclosure, in the upper part of the door and allowing the latter to close and characteristics lock automatically be on the outer side of the enclosure at a minimum height of 1.5 m from the ground. (Modified by RCM-60A-14-2021, art.1.c);;
- 7° An above ground pool, of which the height of the wall is at least 1.2 m at any point from the ground or portable pool, of which the height of the wall is 1.4 m or more, does not have to be surrounded by a wall where access to the pool is made of one or more of the following ways:
- a) Using a ladder with a safety door that closes and locks automatically to prevent its use by a child;
 - b) Using a ladder or from a platform whose access is guarded by an enclosure having the characteristics specified in Paragraphs 3 and 6;
- 7.1° In order to prevent a child from climbing to access the pool, any device related to its functioning must also be installed more than one meter from the pool wall or, as the case may be, from the enclosure, any structure or fixed equipment that can be used to climb over the wall or enclosure. This minimum distance applies to a window situated less than 3 m from the ground, unless its maximum opening does not allow the passage of a spherical object greater than 10 cm in diameter.”
- The ducts connecting the appliance to the pool must be flexible and must not be installed in such a way as to facilitate climbing of the pool wall, or, as the case may be, of the enclosure. Notwithstanding the first subparagraph, any device may be located less than one metre from the pool or the enclosure when installed:
- a) 1° inside an enclosure having the characteristics provided for in articles 4 and 5;
 - b) 2° under a structure that prevents access to the pool from the device and that has the characteristics provided for in paragraphs 2 and 3 of the first subparagraph of article 4;
 - c) 3° in a shed.
- (Added by RCM-60A-14-2021, art.1.d)
- 8° From a terrace attached to a residence and arranged so that its opening into the pool portion is guarded by an enclosure having the characteristics specified in paragraphs 3 and 6. Any facility intended to provide or to prevent access to the pool must be maintained in good operating condition;
- 8.1° Any pool equipped with a diving board must be installed in accordance with Standard BNQ 9461-100 “Residential Swimming Pools Equipped With a Diving Board – Minimum Water Envelope to Prevent Cervical Spinal Cord Injuries Resulting From Diving From a Diving Board” in force at the time of installation. (Added by RCM-60A-14-2021, art.1.e);
- 9° An above ground, or portable pool (which can be dismantled), cannot be equipped with a springboard or a slide.

83. PLATFORMS AND APRONS AROUND IN-GROUND POOLS

All in-ground swimming pools shall be completely bordered by an apron which meets the following conditions:

- 1° The apron shall possess a non-skid surface;
- 2° The apron shall be at least 0.9 m wide.

84. LIGHTING

Installation of an above-ground lighting system for swimming pools is permitted subject to the following conditions:

- 1° Electricity supply shall be provided underground;
- 2° The beams of light produced by this source of lighting must be directed in a way to limit illumination to the property on which the pool is located and to allow the lighting of the pool bottom.

SUB-SECTION 2: PROVISIONS PERTAINING TO SPAS

85. GENERAL PROVISIONS

Spas are authorized, provided that:

- 1° The installation of a spa is prohibited in a front yard. In the case of a street right-of-way adjacent to a side yard, a spa may be installed at a distance of 1.50 m from a lateral line coinciding with the street right-of-way;
- 2° The minimum distance between the inner wall of a spa and any side or rear lot line is 1.50 m;
- 3° The minimum distance between the inner wall of a spa and a frontage property line is 6 m;
- 4° The minimum distance between the inner wall of a spa and a building is 1.50 m.

86. SAFETY DEVICES

Spas must also include the following safety devices:

- 1° An enclosure as described in sub-section 3 of section 12 is required;
- 2° Notwithstanding Paragraph 1, the enclosure requirement may be replaced by a removable lid, padlocked and designed so as to prevent access to a spa outside the period of use.

SUB-SECTION 3: PROVISIONS RELATING TO SHELTERS FOR POOL, SPA OR SAUNA

87. GENERAL PROVISIONS

Shelters for swimming pool, spa or sauna which are attached to or integrated with the principal building are authorized under the following conditions:

- 1° Shelters for swimming pool, spa or sauna which are attached or integrated to the principal building must comply with the maximum height and setbacks applicable to the principal building;
- 2° The walls of a shelter for pool, spa or sauna which are attached or integrated to the principal building shall be covered with exterior siding materials required for the principal building.

Shelters for swimming pool, spa or sauna isolated from the principal building are authorized under the following conditions:

- 1° The establishment of a single shelter for pool, spa or sauna is prohibited in the front yard;
- 2° An isolated shelter for pool, spa or sauna to be installed at more than 1.5 m from the property line;
- 3° An isolated shelter for pool, spa or sauna located in side yard adjacent to a street or in a backyard adjacent to a street shall maintain a distance from the street line corresponding to the minimum frontage setback prescribed in the Schedule of Uses and Standards;
- 4° The maximum height of a detached shed for pool, spa or sauna is 4 m, without exceeding the actual height of the principal building measured from the adjacent ground level and the roof ridge.

SECTION 7: OFF-STREET PARKING

SUB-SECTION 1: GENERAL PROVISIONS

88. SCOPE OF APPLICATION

The provisions of this section apply to an area of off-street parking outside the right-of-way of a street.

89. GENERAL PROVISIONS

The development of a parking area shall be in accordance with the following provisions:

- 1° A parking space is required for all classes in the Old-Village (V) group;
- 2° A parking area must be maintained to the extent of standards of this section;
- 3° A change of use may not be authorized unless parking space features are provided for the new use, in accordance with the provisions of this section;
- 4° An enlargement or alteration of a principal building may not be authorized unless parking space features, applicable to the portion of the principal building subject to alteration or expansion, are provided in accordance with this section;
- 5° Parking areas and spaces shall in all cases be located on the same property as the use they serve. Notwithstanding the foregoing, a parking area may be located on another site with the following conditions:
 - a) Parking stalls must be located within 120 m of the building served;
 - b) A real servitude issued, which the City is co-signer, must guarantee access to parking space.
- 6° Parking areas may be located below or above the ground;
- 7° Unless otherwise indicated, no parking area shall be located in a front setback except in the case of parking provided in an underground facility.

SUB-SECTION 2: LAYOUT, MAINTENANCE AND USE OF PARKING AREAS

90. LAYOUT AND MAINTENANCE OF PARKING AREAS

Unless otherwise stated, any parking space must be constructed and maintained according to the following provisions:

- 1° All parking areas shall connect with the street directly, or via a laneway or private passage leading to a street;
- 2° All parking areas shall be provided with driveways for entering and leaving spaces without the need to move another vehicle;
- 3° All parking areas containing 5 parking spaces or more shall be paved with a permitted material, namely:
 - a) Asphalt;
 - b) Concrete;
 - c) Interlocking paving blocks;
 - d) Paving materials similar to the permitted materials.

- 4° All parking areas containing 5 parking spaces or more shall be illuminated;
- 5° In all parking areas containing more than 10 parking spaces, the following shall be indicated:
 - a) The limits of each parking space;
 - b) Manoeuvring surfaces;
 - c) Entrances and exits;
 - d) Direction of traffic flow.
- 6° All parking areas more than 250 m² in area may not be drained toward the street but shall be equipped with a surface drainage system;
- 7° Parking areas shall be bounded:
 - a) By concrete curbs poured on-site no less than 0.45 m high between the edge of streets or sidewalks, as the case may be, and property lines;
 - b) By concrete curbs fastened to the ground no less than 0.15 m high between the parking area and an area elsewhere on the property planted in lawn.
- 8° Underground facilities used as parking areas shall not be higher than average ground level;
- 9° All parking areas shall be kept clear of snow;
- 10° All parking areas shall be maintained in good condition and clean at all time.

91. CONSTRUCTION OF MULTI-LEVEL PARKING FACILITIES

Construction of multi-level parking areas inside buildings is permitted above ground level provided that:

- 1° The height of the building occupied by the parking area does not exceed three stories, and in any case does not exceed the height permitted in the Schedule of Uses and Standards should the latter be more restrictive;
- 2° The building is sited in compliance with the siting standards stipulated in the Schedule of Uses and Standards for principal buildings;
- 3° No walls without openings face on a street;
- 4° Building architecture integrates with that of the principal building;
- 5° A wall with a minimum height of 1.50 m over the roof, must be erected alongside the roof in a way such as to hide the parked vehicle from the street.

92. USE OF A PARKING SPACE

A parking area must be used in accordance with the following provisions:

- 1° It is forbidden to use a parking space for other purposes than the parking of vehicles. The vehicle must be in working condition;
- 2° It is forbidden to park a vehicle outside a parking space conforming to provisions of the By-law;
- 3° Parking of a vehicle in an access lane is prohibited except in the case of Single-Family, Two-Family, or Three-Family Dwellings.

Notwithstanding provisions of foregoing paragraph, parking of traction-engine and of a vehicle which weight exceeds 3 900 kg is permitted only in a storage space.

SUB-SECTION 3: DRIVEWAYS

93. DRIVEWAYS

The development of a driveway (access lane) must be made in accordance with the following provisions:

- 1° The number of driveways is limited to one per 30 m, or fraction thereof, of property frontage;
- 2° No more than two driveways per property shall connect with the same street;
- 3° Driveways used only for either entering or exiting vehicles shall be at least 6 m and no more than 9 m wide;
- 4° Driveways may not be situated less than 7.6 m from the intersection of two street lines.

SUB-SECTION 4: PARKING SPACES

94. GENERAL PROVISIONS

The layout of parking spaces shall be in accordance with the following provisions:

- 1° Unless otherwise specified elsewhere in this by-law, any parking space must be provided on the land where the use served is exercised;
- 2° The requirements for the minimum number of parking spaces to serve each use are specified relative to the floor area of each establishment the number of seats and some parameters such as the number of rooms. The minimum number of parking spaces required is determined according to the rules presented in Table 94;
- 3° When several uses are exercised in a building or on a property, the minimum number or parking spaces required corresponds to the sum of numbers required for each of the uses.

Any fraction of a space greater than one-half shall be considered to be one additional space;

- 4° When a building or a use is enlarged or extended, the minimum number of spaces required is set for each use for the enlargement or extension only and in addition to the existing situation, whether or not this situation is conforming;
- 5° For any use not specified, the number of parking spaces required is established by applying the standard for the use which is most similar;
- 6° In cases where the requirements are based on a number of seats and the seats are in the form of benches, each 500 mm of bench is considered to be a seat.

Table 94. Number of parking spaces

Use category and sub-category	Number of spaces required
Residential (v1) V1-01 Housing comprising at least 1 dwelling	a) <u>Single-family (1 dwelling) :</u> 2 stalls per dwelling b) <u>Two-family and three-family (2 and 3 dwellings) :</u> 1,75 stall per dwelling c) <u>Multi-family (4 dwellings and more) :</u> 1,75 stall per dwelling
V1-02 Extended stay residence	a) 0,5 per room
Commercial and Services (v2) V2-01 Retail building products and hardware V2-02 General retail goods V2-03 Retail Food V2-04 Retail clothing and accessories	a) <u>Building occupied by three (3) facilities and under:</u> One (1) space per 46 m2 of gross floor area, but not less than five (5) stalls; b) <u>Building of a floor area of 13,900 m² or less and occupied by more than three (3) facilities:</u>

Use category and sub-category	Number of spaces required
V2-05 Furniture, home furnishings and equipment retail V2-07 Other retail activities V2-10 Personal or health services V2-11 Specialized services or repairs V2-12 Professional, technical or business V2-13 Educational services V2-14 Miscellaneous services	One (1) space per 14 m² of gross floor area, but not less than ten (10) spaces; c) <u>Medical clinic</u> : One (1) space per 27 m² of gross floor area.
V2-06 Accommodation and restaurants	a) <u>Lodging</u> : One (1) stall per room; b) <u>Food service with takeout</u> : One (1) stall per 3 m² of gross floor area but not less than ten (10) stalls; c) <u>Restaurant, café</u> : One (1) stall per four (4) seats.
V2-08 Offices and head office of a company or organization V2-09 Finance, insurance and real estate services	a) One stall per 37 m² of gross floor area.
Culture, recreation and leisure (v3)	a) <u>Film and concert hall</u> : One (1) stall per five (5) seats; b) <u>Other uses</u> : One (1) stall per 46 m² of gross floor area, but not less than five (5) stalls.

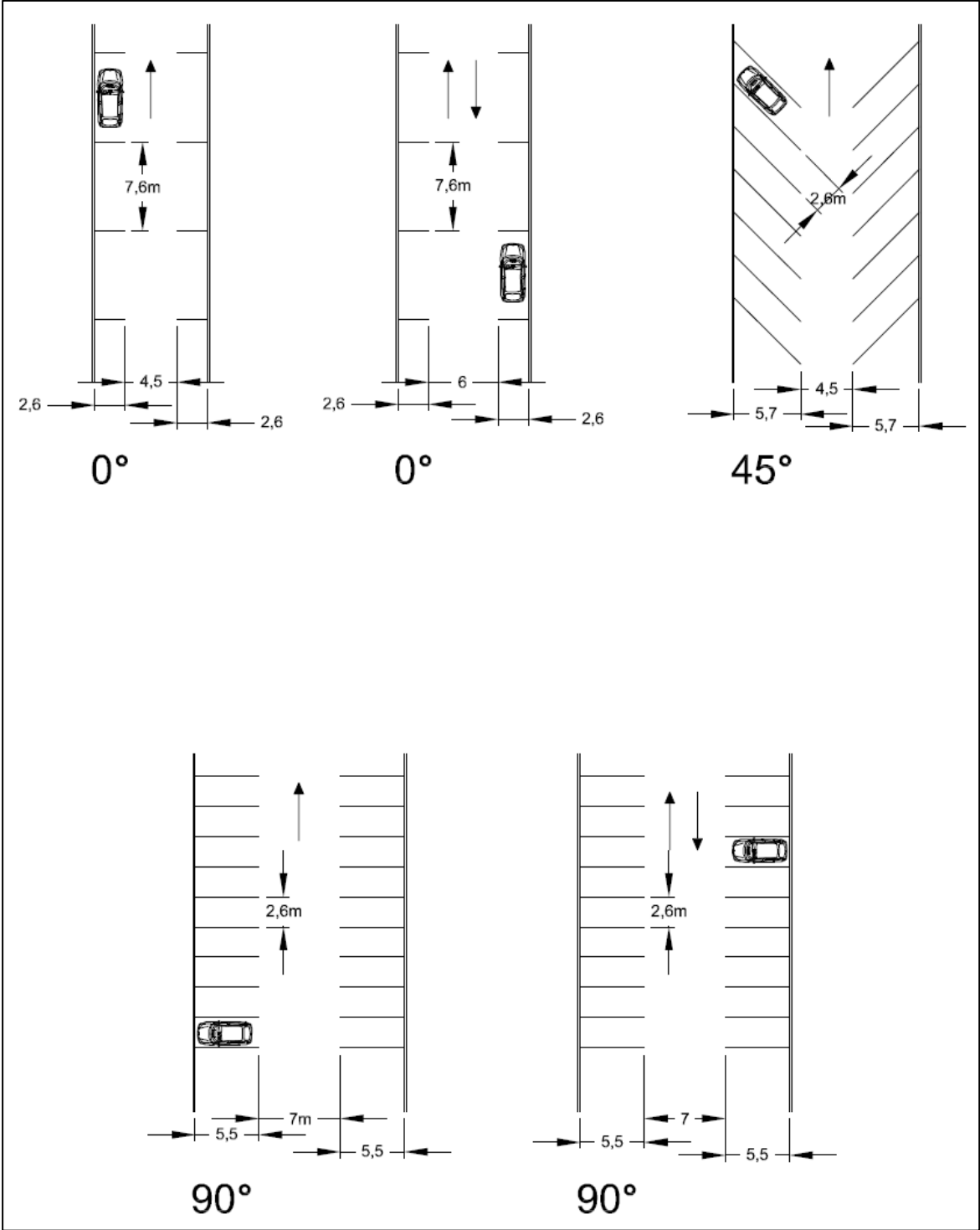
95. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS BETWEEN SPACES

The minimum dimensions of parking spaces and lanes providing access to stalls shall conform to Table 95a and Figure 95b, as appropriate:

Table 95a. Dimension of parking spaces and driveways between spaces

Angle of spaces in relation to direction of circulation	Width of driveway (meters)	Width of space (meters)	Length of space (meters)
0°	4,50 (one way)	2,60	7,60
	6,0 (two way)		
45°	4,50 (one way only)	2,60	5,70
90°	7,0 (one way)	2,60	5,50
	7,0 (two way)		

Figure 95b. Dimension of parking spaces and driveways between spaces



96. PARKING SPACES FOR DISABLED

A parking area must include, even with the minimum number of parking spaces required, a number of parking spaces adapted and reserved for the disabled within the meaning of the *Act to Secure Handicapped Persons in the Exercise of their Rights with a View to Achieving Social, School and Workplace Integration* (RSQ, C. E-20.1).

The number of parking spaces for persons with disabilities must be calculated taking into account the minimum number of parking spaces required by the by-law for the use served. The number of spaces for people with disabilities is set in Table 96:

Table 96. Parking spaces for disabled

Parking spaces required	Parking spaces required for disabled
1. Less than 5 spaces	No requirement
2. Between 5 and 19 spaces	1 space
3. Between 20 and 99 spaces	2 spaces
4. Between 100 and 199 spaces	3 spaces
5. Between 200 and 299 spaces	4 spaces
6. Between 300 and 399 spaces	5 spaces
7. Between 400 and 499 spaces	6 spaces
8. More than 500 spaces	7 spaces

One parking space for persons with disabilities shall be identified by a recognized panel Highway Safety Code (RSQ, c. C-24.2) and the Regulation Respecting Road Signs (RRQ, c. C-24, r.28). The panel must be attached to a pole located in the front corner of each stall for the disabled. When a stall is located within 1.5 m of a building wall, the panel can be mounted on the wall. In all cases, the height of the upper part of the panel should be at least 2.1 m and at most 3 m.

One parking space for persons with disabilities must be located as close as possible to a principal entrance to a barrier-free building under the Construction By-law.

One parking space for persons with disabilities must be equipped in accordance with the provisions of the preceding article, except for the minimum width shall be 3.9 m.

SUB-SECTION 5: LIGHTING

97. GENERAL PROVISIONS

For any parking area with more than 10 parking spaces, the lighting system must be on a pole with a maximum height of 6 m. The brightness of an illumination system should be between 2 and 6 lux and must be designed to eliminate any possibility of glare to the surrounding area.

SUB-SECTION 6: PARKING FOR BICYCLES

97.1 MINIMUM REQUIREMENTS

The minimum number of parking spaces required for bicycles is:

1° For multifamily residential use, the minimum number of bicycle parking units is 0.5 per housing unit.

2° For non-residential use, the minimum number of bicycle parking units is 1 unit per 1 000 m² floor area with a minimum of 2 per building.

- 3° For commercial / residential mixed-use building, one must add the ratios in the first two paragraphs.

97.2 LAYOUT STANDARDS

Bicycle parking spaces should be located on the same lot as the use served and must meet the following standards:

- 1° Bicycle parking units must include a metal support, fixed to the ground or a building, which keeps the bicycle in a normal position on two wheels or in a position suspended by a wheel. The carrier must also enable locking by the framework rather than the wheel only.
- 2° A bicycle parking unit may be located inside the building with the use it serves, outside on the same lot or on a common lot within a radius of 100 m.

SECTION 8: LOADING AREAS

98. PERMANENCY OF LOADING AREAS

The requirements for loading areas and their manoeuvring surfaces are compulsory and permanent and prevail for all uses and in all zones where prescribed as long as the uses they serve are exercised and require such areas.

99. NUMBER OF LOADING AREAS

The number of loading areas shall at all times be sufficient to enable goods to be loaded under normal operating conditions of the establishment.

100. SITING OF LOADING AREAS

Loading areas and their manoeuvring surfaces shall be located entirely within the property where the served use is exercised and shall be contiguous with the construction served.

Loading areas shall not be located less than 18 m from front property lines.

101. LAYOUT AND PRINCIPAL TENANCE OF LOADING AREAS

Unless otherwise indicated, all loading areas shall be laid out and maintained in accordance with the following provisions:

- 1° All loading areas shall be accessible without the need to move another vehicle;
- 2° All loading areas shall be sited such that all manoeuvres of vehicles using it can be carried out within the manoeuvring surface;
- 3° All loading areas shall be paved and illuminated;
- 4° All loading bays shall be at least 3 m wide, at least 7.6 m long and at least 4.3 m high;
- 5° All loading areas shall be kept clear of snow;
- 6° All loading areas shall be maintained in good condition and clean at all time.

SECTION 9: STORAGE, OUTDOOR DISPLAY AND SIDEWALK SALES

102. OUTDOOR STORAGE

Outdoor storage of merchandise and equipment is permitted provided that:

- 1° The outdoor storage is on the same property as the use it serves;
- 2° No merchandise or equipment can be seen from the street;
- 3° The storage space is fenced in a way to hide their viewing, from the public thoroughfare. Only outdoor storage ancillary to a principal use is permitted.

Notwithstanding the preceding paragraph, outdoor storage and display of automobiles is permitted in all yards and setbacks as a use ancillary to "car dealership and rental outlets" use, without the requirement of a fence.

103. OUTDOOR DISPLAY AND SALE OF SEASONAL PRODUCTS

Outdoor display of the following goods is permitted:

- 1° Gardening equipment;
- 2° Outdoor furniture;
- 3° Plant material, including Christmas trees;
- 4° Seasonal items.

This display, except in the case of sales of Christmas trees, shall be located on the same property as the use for which it is ancillary, subject to compliance with the following provisions:

- 1° The outdoor display is permitted in all yards and setbacks, except in the front setback;
- 2° The display shall not encroach into parking areas other than parking spaces and driveways not needed in order to respect any provisions of this By-law pertaining to the minimum number of parking spaces required and driveways;
- 3° The display shall not impede pedestrian access to entrance doors.

104. SIDEWALK SALES

Sidewalk sales are permitted as an ancillary use to a use of the "Commercial and Services (v2)" use category, subject to the following conditions:

- 1° One sidewalk sale is permitted per year for any one commercial establishment;
- 2° Sidewalk sales shall last no more than one week and not be held more than one time per year for any given commercial establishment;
- 3° Sidewalk sales shall be held only during the regular business hours of the commercial establishment;
- 4° A driveway with a minimum width of 4.55 m must be kept clear at all time.

SECTION 10: OUTDOOR CAFÉS

105. LAYOUT STANDARDS

Installation of outdoor cafés is subject to the following conditions:

- 1° Outdoor cafés are permitted only as a use ancillary to a use of the “V2-06 Restaurant” sub-category;
- 2° The outdoor cafés must be located on the same property as the restaurant they serve and act as an extension of this restaurant;
- 3° The outdoor café may not be located on existing parking areas;
- 4° The outdoor cafés must be completely open on at least two sides, which must be bordered by a fence and hedge, whose height shall not exceed of 1.20 m, or by shrub planters;
- 5° The outdoor cafés are strictly reserved for the serving of food, and the preparation of meals and alcoholic beverages are strictly prohibited;
- 6° Noise, including music, must not be transmitted outside the principal building, and no dancing or shows are permitted on an outdoor café;
- 7° No additional parking spaces are required for the outdoor café;
- 8° The terrace must be installed as a temporary facility (slabs, patio tiles, fireproof sheet metal awnings, artificial grass, etc.) and no permanent structure is permitted; tables must be sheltered by fireproof parasols or awnings designed to withstand inclement weather and must be removed after the last operation day;
- 9° The outdoor café must operate for a limited period of time which extends from April 1st and October 30th of the same year;
- 10° The business hours of the outdoor café must fall within the period 8:00 am and 12:00 pm of the same day;
- 11° Outdoor displays are not permitted;
- 12° Signs are not permitted except for printed signs displaying a service or product trademark or logo on chairs, parasols or awning;
- 13° The City does not accept any responsibility for any accident which may occur on City property, the sidewalk or the roadway as a result of the activity carried out in the outdoor café.

SECTION 11: AUTOMOBILE PRODUCT AND FUEL SALES OUTLETS

106. SCOPE OF APPLICATION

The provisions of the present section apply to the construction of service stations, gas stations and carwashes as principal or additional uses.

107. USES SPECIFICALLY EXCLUDED AND SPECIFICALLY PERMITTED

The establishment shall not contain any dwelling units, plant or manufacturing facilities, public meeting hall and workshops other than shops for repair of automobiles.

Nevertheless, the establishment may contain a fast food counter and a convenience store inside the service building.

108. SITING STANDARDS

The following siting standards apply to automotive product and fuel sales outlets:

- 1° Pump islands and service building:
 - a) Minimum distance from :
 - i) Street lines : 4,50 m;
 - ii) Adjacent properties : 6 m;
 - iii) Principal buildings : 5 m;
- 2° Canopies over pump islands:
 - a) A distance of at least 6 m is required from the side and rear property lines and at least 1.50 m from the front property lines;
 - b) The width of the vertical surface of canopies shall not exceed 1.20 m;
 - c) Canopies shall be no higher than 5.5 m.

109. LAYOUT STANDARDS

The following layout standards apply to automotive product and fuel sales outlets:

- 1° The distance between two driveways opening into the same street shall be no less than 6 m;
- 2° Driveways shall be situated at least 7.6 m from the intersection of two street lines and 3 m from property lines

110. OCCUPATION OR USE OF OPEN AREAS

Occupation of open areas is subject to the following provisions:

- 1° Motor vehicle sales and rentals are prohibited;
- 2° Trailer rental is prohibited;
- 3° Parking of motor vehicles such as buses, trucks, heavy construction or snow removal equipment and piggyback-type trailers of the container is prohibited;
- 4° Vehicle repairs must be carried out inside buildings with closed doors;
- 5° Outdoor storage of vehicles which have been in an accident or which are not roadworthy, debris, automobile parts or any other objects is prohibited;

- 6° Display of products (such as motor oil and windshield washer fluid) intended to provide a minimum of service to vehicles and display of tires is limited to pump islands.

111. CARWASHES

Carwashes are permitted provided that:

- 1° Car washing only is permitted;
- 2° Each carwash unit in any one establishment shall be provided adjacent to each unit with an area of sufficient size to queue at least 10 automobiles based on one 3 m by 7 m space per automobile;
- 3° The following siting standards apply to all carwashes:
 - a) Buildings shall at least 6 m from property lines;
 - b) Exit doors for vehicles shall be at least 9 m from property lines;
 - c) Buildings shall be no higher than one story.

SECTION 12: EXTERIOR LAYOUTS

SUB-SECTION 1: GENERAL PROVISIONS

112. FRONT SETBACK LAYOUT

All front setbacks shall be landscaped and planted with grass.

113. PRINCIPAL TENANCE OF OPEN LANDSCAPED AREAS

Any area of land left free for any use and construction shall be grassed or be the subject of landscaping. This landscaped area must at all times be maintained in good condition.

The use of artificial turf is prohibited as a ground cover of open space, except for the construction of a playground or sports field.

114. PROPERTY PRINCIPAL TENANCE

All properties, built upon or otherwise, shall be maintained and kept in good condition, free of brush weeds and uncut weeds and free of all piles of debris, materials, scrap metal, etc.

It shall be compulsory for the owner to plant a lawn on the right of way bordering the public street adjacent to the property; this area shall be kept maintained at all times by the owner or the occupant of the bordering property.

115. TRIANGLE OF VISIBILITY

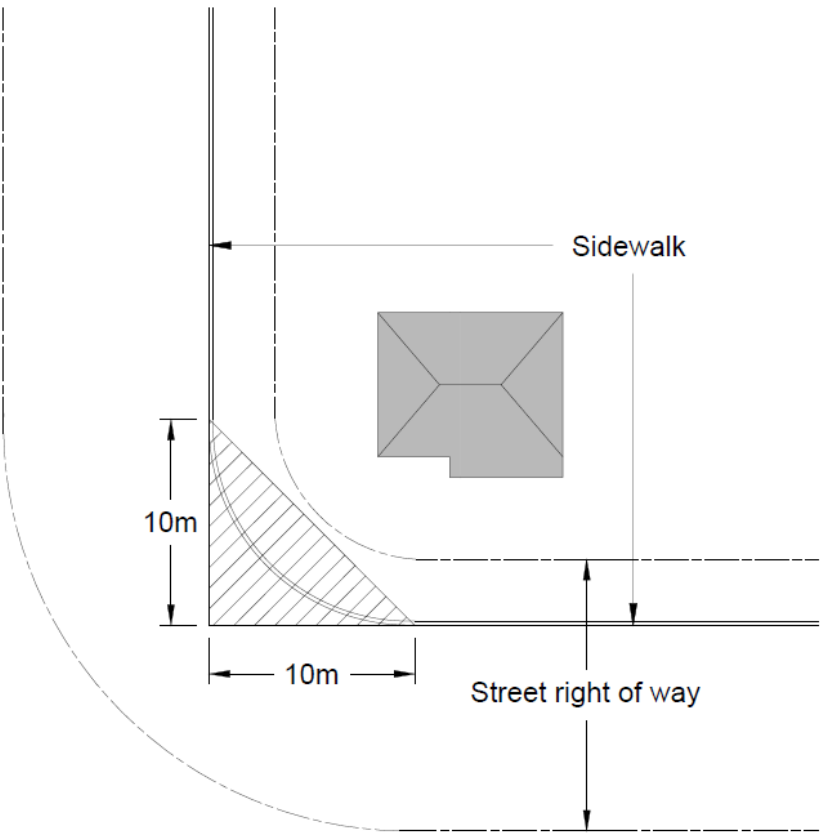
A triangle of visibility free from all obstacles that is more than 0.8 m high measured from street level shall be respected on properties located at the intersection of two (2) streets.

Notwithstanding the preceding paragraph, a structure supported by a single post or not connected to the ground may encroach into the triangle of visibility provided that it is at least 2.7 m above ground level.

This triangle of visibility shall have sides at least 10 m long at the intersection of the streets, measured from the point of intersection of the two curbs or their extensions.

This measure does not apply in cases where it is considered, after inspection, that a hedge placed in the triangle of visibility and where the height exceeds 0.8 meters, does not constitute an obstacle that could hinder the security of circulation in the intersection.

Figure 115. Triangle of visibility



SUB-SECTION 2: PROVISIONS PERTAINING TO TREES

116. PROTECTION OF TREES AND PLANTINGS IN THE PUBLIC RIGHT OF WAY

Damaging, trimming or cutting down of any tree, shrub or plant cultivated on thoroughfares, public properties or places and within the border of rights of way is prohibited.

117. PROTECTION OF HYDRANTS, UTILITY ENTRIES AND LAMP STANDARDS

Planting of trees less than 2 m from hydrants, utility entries and public lamp standards, is prohibited.

118. PLANTING LIMITATIONS REGARDING CERTAIN SPECIES

Planting of poplars, willows and silver maples must be at least 7,5 metres from any street right of way and at least 10 metres away from any water main or private or public sewer.

119. REQUIRED TREES

Within twelve months of the issuance of a permit for the construction of the principal building, any landscaping with trees must be based on the following principles:

- 1° At least one tree for every 10 m wide field must be preserved or planted with a minimum of one tree per plot;
- 2° To determine the number of trees required, the width of the field is measured between the side property lines, 3.5 m beyond the minimum front setback prescribed in the grid;
- 3° At least one of the trees required in Paragraph 1 must be planted in the front yard;
- 4° At least 50% of the trees required in Paragraph 1 shall be deciduous trees;
- 5° Trees must have a trunk of at least 5 cm in diameter at 30 cm from ground level when planting in the case of a hardwood and conifers must have a height of at least 1.5 m from the adjacent ground level.

SUBS-SECTION 3: FENCES, WALLS, HEDGES AND RETAINING WALLS

120. GENERAL PROVISIONS

A fence, wall or dwarf wall and a hedge can be established in all yards and in all areas subject to the provisions of this subsection.

121. COMPULSORY INSTALLATION OF FENCES

The exercise of permitted uses in compliance with this By-law requires the installation of fences in the following cases:

- 1° Exterior storage;
- 2° Installation of in-ground and above-ground pools;
- 3° Properties or excavations which pose a hazard to public safety.

An opaque fence or wall 1.8 m high shall be erected on boundaries of zones other than street axes when the principal designated use of the adjacent zone is the "Residential neighborhoods (H)" group.

122. PERMITTED MATERIALS FOR FENCES AND WALLS

A fence must be built with one or more of the following materials:

- 1° Factory-enamelled steel;
- 2° Cast iron;
- 3° Metal (galvanized or vinyl-coated chain link exclusively);
- 4° Wood treated for exterior use, painted, varnished or stained;
- 5° PVC.

Use of masonry materials is compulsory for the construction of walls.

123. PROHIBITED MATERIALS FOR FENCE CONSTRUCTION

Unless otherwise indicated in this By-law, fences shall not be built using the following materials:

- 1° Barbed wire;
- 2° Chicken wire;
- 3° Sheet metal;
- 4° Non-treated or rough wood.

Use of barbed wire at the top of fences is permitted for a use of "Commercial and Services (v2)" category, provided it is installed toward the interior of the property at an angle of 45°.

124. HEIGHT OF FENCES, WALLS AND HEDGES

Unless otherwise indicated in this By-law, fences, walls and hedges shall not exceed 1.8 m in height, measured from the ground level.

125. PRINCIPAL TENANCE OF FENCES, WALLS AND HEDGES

Fences and walls shall be maintained and kept in good repair. In particular, a fence or wall with broken, rotted, dismantled or disassembled parts or whose paint or stain no longer fulfills its protective role, shall not be considered to be in good repair.

All fences must be securely installed. The other components of the fence structure must be kept solidly attached to each other and any leaning must be corrected. Unless suitable corrective measures can be taken, any damaged fence must be removed and/or replaced by a fence that conforms to the By-laws.

Hedges shall be maintained in good repair and be trimmed to a height not exceeding that stipulated in this By-law.

126. SNOW FENCES

Use of snow fencing is prohibited except on construction sites or as protection against wind and snow accumulation during winter.

127. SCREENING OF GARBAGE CONTAINERS

Opaque screens to conceal garbage containers shall be made of materials which harmonize with the exterior cladding materials of the principal building or made of materials permitted for fences.

SUB-SECTION 3: GARBAGE, WASTE AND RUBBISH**128. GENERAL PROVISIONS**

Provision of an area for storage of garbage, waste and rubbish is compulsory for all establishments.

129. LAYOUT STANDARDS

The construction of a space for the storage of waste, scrap and garbage must meet the following standards:

- 1° These areas may be common to establishments occupying the same building;
- 2° These areas shall be designed to facilitate access for trucks to service it;
- 3° These areas shall be situated in side or rear yards and in all cases be fenced or walled such that any objects temporarily stored there are not visible from the street or from neighbouring properties.

SECTION 13: PROVISIONS PERTAINING TO CERTAIN ZONES

130. SCOPE OF APPLICATION

The provisions of this section apply when listed in the schedule of uses and standards.

131. ZONE V01-40

The following provisions apply to Lot Number 3 359 725 of Quebec's cadastre when so stipulated in the Schedule of Uses and Standards:

- 1° The side setback on the East side shall be no less than 2 m;
- 2° The building may be attached to one occupying the adjacent property by a shared wall situated on the rear property line;
- 3° A parking space may be installed in the front setback and in the right of way border of the Presentation avenue provided that:
 - a) The parking is at right angles to the street;
 - b) The parking space does not interfere with the visibility of motorists using the public street.

132. EXTENDED STAY RESIDENCE

Where indicated in the schedule of uses and standards, extended stay accommodation is permitted. This use category includes residence without dwelling (in the sense of chapter 13 list of definitions in the Zoning By-law) but rather accommodation units intended for stays usually longer than those provided by hotels, inns, or bed and breakfast.

Furthermore, this use excludes any food service and shall have kitchen facilities for every unit.

The standards for a multiple-family dwelling (h3) use apply to an extended stay residence.

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SECTION 1: GENERAL PROVISIONS

133. SCOPE OF APPLICATION

The provisions of this Chapter shall apply to areas whose primary assignment is the Central Urban Area (U) group.

134. NUMBER OF PRINCIPAL BUILDINGS

Only one principal building may be erected on a lot, except in the case of a shopping centre.

135. NUMBER OF PRINCIPAL USES

Land may be occupied by more than one principal use, provided it is permitted by Schedule of Uses and Standards and subject to the provisions of Section 3.

136. NEED FOR PRINCIPAL BUILDING

So that a principal use and an additional use can be exercised on a single plot of land, a principal building must be erected, with the exception of the use "4621 Parking space under the auspices of the City".

137. AREA OF A COMMERCIAL ESTABLISHMENT

The floor area within the "Commercial and Services (u2)" category must not be less than 18.5 m².

138. FRONTAGE OF A COMMERCIAL ESTABLISHMENT

The frontage of a property of the "Commercial and Services (u2)" category must not be less than:

- 1° 6 m, when it's the sole occupant of a building;
- 2° 3 m, when it's the occupant of a building occupied by more than one commercial establishment.

139. COMMERCIAL OR CULTURAL ESTABLISHMENT IN THE BASEMENT

An establishment engaged in the use of the "Commercial and Services (u2)" category shall be situated entirely above ground level. The only uses permitted below ground level are ancillary uses, provided they are not open to the public.

Notwithstanding the first paragraph, a use of the "Commercial and Services (u2)" category is permitted below ground level, in the following conditions:

- 1° The use shall be installed in a basement, not in a cellar;
- 2° Authorized uses in a basement are restricted to U2-08, U2-09, U2-10, U2-11, U2-12, U2-13 or U2-14 sub-categories, excepting "6541 Nursery (pre-kindergarten, less than 50% of infants", "6543 Nursery or overnight child care", "6812 Elementary School" and "High School" uses;
- 3° The use located in the basement shall be the same use than the one located on the first storey;
- 4° The floorspace of the use located in the basement shall not exceed the floorspace of the use located on the first storey;
- 5° The use located in the basement shall not have a direct access with the exterior on the façade. It shall however have a direct access with the exterior at the back of the building.

140. COMMERCIAL ESTABLISHMENT HIGHER THAN GROUND FLOOR LEVEL

An establishment engaged in a use of the "Commercial and Services (u2)" category is authorized at all levels, except for use of the U2-16 sub-category.

Notwithstanding the first paragraph, use sub-categories U2-01, U2-02, U2-03, U2-04, U2-05, U2-07 and U2-11 are only permitted on the ground floor and directly above the ground floor. To be authorized directly above the ground floor level, this use must also occupy the ground floor.

141. FIRST STOREY FLOOR LEVEL OF BUILDINGS

The floor height of the first storey of principal building occupied by a use of the « Commercial and Services (u2) » category shall be at least 0.3 m above the sidewalk level or, in its absence, above the level of the crown of the street measured at the middle of the front property line of the property occupied by the principal building.

142. MIXED-USE BUILDINGS

When these uses are permitted in the Schedule of Uses and Standards, a building can be occupied by a use of the "Residential (u1)" category and by a use of the "Commercial and Services (u2)" category. However, a suite occupied by a use of the "Commercial and Services (u2)" category cannot be established above housing.

In one instance under the first paragraph, the standards listed in the Schedule of Uses and Standards relating to the principal building and the land that apply, are those intended for the use in the "Commercial and Services (u2)" category. In all areas of the Central Urban Area (U) group, where residential use is permitted, the same residential use must be combined with commercial use, which is located on the first floor of the building.

143. ADDITIONNAL USES AND ANCILLARY CONSTRUCTIONS, EQUIPMENT AND USES

Additional uses and ancillary constructions, equipments and uses are allowed inside a principal building and in the yards, subject to the following provisions and subject to the provisions of this chapter and the Schedule of Uses and Standards:

- 1° In all cases, there must be a principal building on the lot so that one can install or operate an additional use and an ancillary construction, equipment and use;
- 2° An additional use and an ancillary construction, equipment and use shall be located on the same lot as the principal use served;
- 3° An ancillary building may not include housing;
- 4° An ancillary construction shall only be used for an ancillary purpose to the principal use or to an additional use;
- 5° An ancillary use is permitted even if such use is prohibited as the principal use according to the Schedule of Uses and Standards;
- 6° Notwithstanding Paragraph 5, to be allowed as an ancillary use, the following uses shall be allowed as principal uses in the Schedule of Uses and Standards:
 - a) 20931 Microbrewery
 - b) 5821 Establishment where drinks are served (alcoholic beverages);
 - c) 5822 Establishment in which the principal activity is dancing;
 - d) 5823 Bar with live entertainment.

The provisions of the first paragraph shall not apply to constructions and buildings covered by Sub-Section 3 of Section 14.

SECTION 2: AUTHORIZED USES

144. GENERAL PROVISIONS

Both the principal entrance to the City of Dorval and an international metropolitan intermodal centre, this economic area has a high potential for development. At present, urban form, density, mixed use, routes and transport links and mobility do not allow for occupancy and optimal economic development of the urban core area. As defined in the Master Plan, the heart of the City of Dorval is conducive to urban renewal that will allow its redevelopment into a veritable economically attractive development pole. The redevelopment of the Dorval interchange will improve links in public transit and active transportation while supporting the establishment of an integrated and structured pole, according to the principles of Transit-Oriented Development (TOD). This urban renewal is achieved through increased activity in the heart of the city, a diversification of uses and integration of innovative design criteria in the construction of sustainable buildings and in the layout of the public space. Currently two sub-sectors form the central urban area: the site of the shopping centre Les Jardins Dorval and near Avenue Dorval.

Subject to Articles 28 to 30, only the uses listed in Articles 145 to 149 are allowed in the zones of the Central Urban Area (U) group. The uses included in the Central Urban Area (U) group derive from the description presented in the first paragraph and are grouped into four use categories. They must have the following characteristics:

- 1° Reflects the dynamics of the sub-sector;
- 2° Promotes harmonious coexistence of different functions;
- 3° Does not generate outside storage;
- 4° Does not provide products or services of an erotic nature.

145. RESIDENTIAL (U1)

The « Residential (u1) » category comprises the following sub-categories:

- 1° u1-01 : Residence with a least one dwelling
- 2° u1-02 : Collective housing

This subclass includes multiple dwellings, supervised or unsupervised, with the following characteristics:

- a) Collective housing includes individual rooms or dwellings, and services offered jointly to the occupants. These services must include at least one kitchen available to all occupants or must include an on-site dining service and a launderette or an on-site laundry service, available to all occupants;
- b) Collective housing must include more than two rooms or dwellings available for rent;
- c) Collective housing is said to be supervised if the occupants have on-site access to specialized care or assistance such as a dispensary or nursing services, assistance in personal hygiene, food, housekeeping or a monitoring service or assistance in an emergency or building evacuation.
- d) Commercial and institutional uses are however, excluded from this sub-category.

146. COMMERCIAL AND SERVICES (U2)

The « Commercial and Services (u2) » category comprises the following uses:

U2-01	Retail building products and hardware
5212	Retail building materials (excluding lumber yards)
5220	Retail plumbing, heating, ventilation, air conditioning and fireplaces
5230	Retail paint, glass and wallpaper
5241	Retail electrical equipment
5242	Retail appliances and lighting accessories
5251	Retail hardware
5253	Retail locks, keys and accessories

U2-02	Retail general merchandise
5311	Retail, department store
5331	Retail, variety of goods at discount prices
5391	Retail general merchandise
5393	Retail sale of furniture and office accessories
5394	Retail sale or rental of articles, props and costumes
5396	Retail alarm systems
5397	Retail telephones

U2-03	Retail food products
5411	Retail groceries (with butcher)
5412	Retail groceries (without butcher)
5413	Convenience store (without gasoline sales)
5421	Retail meat
5422	Retail fish and seafood
5431	Retail fruit and vegetables
5432	Public market
5440	Retail candy, almonds and sweets
5450	Retail dairy products (milk bar)
5461	Retail bakery products and pastry (manufactured on site in full or not)
5462	Retail bakery products and pastry (not manufactured on site)
5470	Retail Natural Products
5491	Retail poultry and eggs
5492	Retail coffee, tea, spices and herbs

U2-04	Retail Clothing and Accessories
5610	Retail clothing and accessories for men
5620	Retail clothing ready-to-wear for women
5631	Retail accessories for women
5640	Retailing lingerie for children
5651	Retail clothing for the whole family
5652	Retail unisex clothing
5653	Retail Leather Garments
5660	Retail shoes
5670	Retail tailored suits
5680	Retail fur clothing
5691	Retail knits, wool and various accessories
5692	Retail equipment and sewing accessories
5693	Retail clothing and used items (except flea market)

U2-05	Retail of furniture, home furnishings and amenities
5711	Retail furniture
5712	Retail floorings
5713	Retail draperies and curtains
5714	Retail crockery, glassware and metal accessories
5715	Retail lingerie
5717	Retail cabinets and vanities
5719	Retail other household equipment and furnishings
5721	Retail appliances
5722	Retail vacuum cleaners and accessories

5731	Retail radios, televisions and sound systems
5732	Retail musical instruments
5733	Retail discs and cassettes (excluding computers)
5740	Retail computer equipment and accessories

U2-06	Accommodation and food service
20931	Microbrewery
5811	Restaurant where meals are served (with or without terrace)
5891	Establishment where meals are prepared (caterers, canteens)
5892	Restaurant offering quick meals ("fast food")
5815	Reception hall
5821	Drinking establishment (alcoholic beverages)
5822	Dance hall (discotheque)
5823	Bar and performance venue
5831	Hotels (including motor hotels or motels)

U2-07	Other retail activities
5911	Retail drugs and sundries
5912	Retail beauty articles and products
5913	Retail medical instruments and equipment
5921	Retail liquor
5924	Retail supplies for the manufacture of alcohol
5931	Retail antiques (excluding flea market)
5933	Retail handicrafts
5941	Retail books and newspapers
5942	Retail books and stationery
5943	Retail stationery
5944	Retail greeting cards
5946	Retail art supplies, frames and paintings
5951	Retail sporting goods
5952	Retail bicycles
5953	Retail toys and games
5954	Retail trophies and accessories
5955	Retail equipment and accessories for hunting and fishing (excluding the sale of firearms)
5965	Retail house pets
5971	Retail jewellery (jeweler)
5975	Retail vintage coins and stamps
5991	Retail flowers (florist)
5993	Retail tobacco products, newspapers, magazines and small items (tobacconist)
5994	Retail cameras and photographic goods
5995	Retail gifts, souvenirs and small objects
5996	Retail optical products (dispensing optician)
5997	Retail braces and other health specialties
5998	Retail luggage and leather goods

U2-08	Offices and head office of a company
6000	Offices and head office of a company
4749	Telecommunications technical equipment building (without antenna structure)

U2-09	Finance, insurance and real estate services
6111	Banking (deposits and loans, including chartered banks)
6112	Services related to banking
6113	Automatic teller machine (ATM)
6121	Association, union or savings and loan cooperative (including local credit unions)
6122	Farm credit service, commercial and individual (including credit unions)
6131	Bond and securities brokerage
6132	Commodity traders brokerage
6133	Securities and commodities exchanges
6139	Securities and commodities-related services
6141	Insurance brokerage
6149	Other activities related to insurance
6151	Immovable property management (excluding development)
6152	Real estate agents, brokers and administration services
6153	Land development and subdivision services

U2-09	Finance, insurance and real estate services
6154	Construction of buildings for resale
6155	Joint service on land, insurance, loans and laws
6159	Other services related to real estate
6160	Investment, holding and trust services
6191	Services related to taxation
6199	Other real estate, financial and insurance services

U2-10	Personal or health services
6231	Beauty salon (makeup, manicure, etc.).
6232	Hairdressing and hair care salon
6234	Tanning studio
6241	Funeral home (with or without cremation)
6263	Grooming service for pets
6291	Dating service
6351	Rental of video films and audio-visual equipment
6395	Travel agency
6511	Medical services (doctor's and surgeon's offices)
6512	Dental services
6517	Medical clinic (General Practitioner's offices)
6518	Optometry services
6561	Acupuncture services
6562	Weight loss services
6563	Beauty salon (esthetician) (hair removal, skin treatment, etc.).
6564	Podiatry services
6565	Orthopedic services
6569	Algotherapy, aromatherapy, hydrotherapy, homeopathy, kinesiology, massage therapy, music therapy, naturopathy, naturopathy, osteopathy, herbal medicine, reflexology and pet therapy services
6571	Chiropractic services
6572	Physiotherapy, occupational therapy, speech therapy and audiology services
6573	Mental health service (offices)
7413	Room and courts for squash, racquetball, tennis and virtual golf
7425	Fitness centre (gymnasium)

U2-11	Specialized services and repairs
6211	Dry Cleaning Service (counter only)
6214	Laundry Service (self-service/laundromat)
6221	Photographic service (including commercial services)
6222	Photofinishing service
6253	Shoe repair and polishing service
6254	Pressing, alteration and repair of clothing
6421	Electrical accessories repair service
6422	Radio, television and electrical appliance repair service
6493	Watch, clock and jewellery repair service
6496	Information technology (incl. computer) hardware repair and principaltenance services
6497	Household tools sharpening service

U2-12	Professional, technical or business services
6311	Advertising, public relations and communications services
6320	Credit bureau for businesses and consumers and recovery services
6332	Photocopying and duplicating services
636	Research Centre (excluding testing centres)
6381	Secretarial, writing, translation and text processing services
6383	Employment (placement) service
6392	Consulting service for business and administration
63991	Call centre (service and telemarketing)
4713	Providers of wireline telecommunications services
4751	Television studio and broadcasting (not open to the public)
4752	Video or audio recording studio and related equipment
6521	Law services
6522	Notary services
6523	Bailiff services
6551	Information technology (IT) services
6591	Architecture firm
6592	Engineering firm

U2-12	Professional, technical or business services
6593	Educational and scientific research services (without laboratory)
6594	Accounting, auditing and bookkeeping services
6595	Property assessment (evaluators) services
6596	Land surveyor services
6597	Urban and environmental planning services
6598	Veterinary services (without boarding)

U2-13	Educational services
6541	Nursery (pre-kindergarten, less than 50% infants)
6543	Nursery or overnight daycare
6812	Elementary school
6813	High school
6821	University
6823	CEGEP (general and vocational college)
6832	Business school
6833	Art and music schools
6834	Dance and ballet schools
6835	Driving school
6836	Art and music schools
6839	Other specialized training institutions

U2-14	Miscellaneous services
6920	Welfare and charity services
6991	Business association
6992	Association of persons engaged in the same profession or the same activity
6993	Trade union and similar organizations
6994	Civic, social and fraternal association
6997	Community or neighbourhood centre (including diocesan centre)

U2-15	Gas station
5532	Gas station (without repair of motor vehicles and with or without convenience store)
6412	Car wash

147. CULTURE, RECREATION AND LEISURE (U3)

The “Culture, recreation and leisure (u3)” category comprises the following uses:

U3-01	Cultural and recreational activities
7111	Library
7112	Art museum
7113	Art gallery
7114	Exhibition hall and showroom
7115	Museum (excluding works of art)
7211	Movie theatre

148. PUBLIC INSTITUTIONS AND ADMINISTRATIONS (U4)

The "Public Institutions and Administrations (u4)" category includes the uses mentioned in the following tables, within the meaning of the *Act Respecting Health Services and Social Services* (RSQ, c S-4.2.)

U4-01	Health services
6513	Hospital
65131	Long-term care facility (nursing home / C.H.S.L.D.)
6532	Local community service center (C.L.S.C.)
65341	Community resources and support centre (including resources, furniture and food, but excluding housing resources)

SECTION 3: ADDITIONNAL USES

149. AUTHORIZED ADDITIONAL USES

A prohibited use in the Schedule of Uses and Standards is authorized as an additional use only in the following cases:

- 1° The additional use is identified in Table 149 and occupies the same lot as the principal corresponding use;
- 2° The principal use is permitted in the corresponding zone.

Tableau 149. Authorized additional uses

	Principal use	Additional authorized use
1.	All uses of the Commercial and Services (u2) category	6113 Banking or credit service (window only) 53991 Retail sales of Christmas trees 6541 Daycare centre
2.	All uses of the Cultural, Recreational and Leisure class (u3)	5811 Restaurant and place where meals are served (with or without terrace) 5995 Retail sales of gifts, souvenirs and small objects
3.	5413 Convenience store (without gasoline sales) 5993 Tobacconist	5450 Dairy bar 5462 Retail sales of bakery or pastry products 5811 Restaurant (counter only) 6211 Laundry and dry cleaning (counter only) 6254 Pressing, alteration and repair of clothing 6351 Video and audio-visual equipment rental service 6732 Postal outlet
4.	5532 Gas station	5493 Retail sales of beverages, soft drinks and ice (vending machine) outside the principal building
5.	5815 Reception hall 5831 Hotels (including motor hotels / motels) 5832 Motel 5833 Inn or bed-and-breakfast	5821 Drinking establishment (alcoholic beverages) 5811 Restaurant and place where meals are served (with or without terrace) 5991 Retail sales of flowers (florist) 5995 Retail sales of gifts, souvenirs and small objects 6232 Barber or hair stylist
6.	5811 Restaurant and place which serves meals (with or without terrace) 5815 Reception hall	5821 Drinking establishment (alcoholic beverages) The floor area of this additional use shall not exceed 49% of the floor area of the principal use. A maximum of two (2) Electronic and electromagnetic games is permitted per establishment.
7.	20931 Microbrewery 5821 Drinking establishment where they serve drinks (alcoholic beverages) 5822 Dance hall (discotheque) 5823 Performance bar and venue	A maximum of two (2) electronic and electromagnetic games is permitted per establishment.

Notwithstanding the preceding paragraph, when a use or the sub-category to which it belongs is specifically excluded from one zone according to the Schedule of Uses and Standards, it cannot be allowed as an additional use in this zone.

SECTION 4: BUILDING ARCHITECTURE

150. PROHIBITED BUILDING SHAPES

Buildings in the general shape of a reclining half-cylinder, i.e. whose walls and roof form a single entity and whose cross-section is a continuous line which is more or less circular or elliptical is prohibited throughout the City.

No building shall be erected or modified in whole or in part in the form of people, animals, fruits or vegetables, reservoirs or any other similar commonly-encountered objects.

Use of tent as building is prohibited.

Use of railway cars, tramcars, trailers, buses or other vehicles of a similar nature as buildings is also prohibited.

151. EXTERIOR CLADDING MATERIALS PERMITTED FOR PRINCIPAL BUILDINGS

Unless otherwise indicated in this By-law, only the following materials are permitted as exterior cladding materials for principal buildings:

- 1° Brick;
- 2° Natural and artificial stone;
- 3° Stucco, acrylic;
- 4° Architectural concrete;
- 5° Architectural concrete blocks;
- 6° Painted or stained wood excluding any particle board not designed for exterior use;
- 7° Hot-enamelled aluminum siding;
- 8° Hot-enamelled steel siding;
- 9° Oxidized steel panel;
- 10° Tempered glass (curtain wall);
- 11° Copper;
- 12° Marble, granite;
- 13° Slate;
- 14° Apparent granule panel;
- 15° Exterior cladding of “dry-vit” type.

Project construction or enlargement of a principal building subject to SPAIP regulation, may include exterior cladding material not mentioned in the first paragraph, if the material has a recognized certification and the written opinion of an architect attests that it is suitable for the building in relation to the following:

- 1° Water resistance;
- 2° Fire resistance;
- 3° Wind resistance;

4° Structural integrity.

All exterior wood surfaces of all principal buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

All exterior cladding of buildings shall be maintained to conserve its original appearance; brick cannot be painted.

152. EXTERIOR CLADDING MATERIAL PERMITTED FOR A COMMERCIAL USE

The exterior cladding material of a building occupied or bound to be by a use of the "Commercial and Services (u2)" category must comply with the following:

1° Only masonry is authorized as exterior cladding material for the wall facing the street, use of another material is permitted only if this material is to enhance an architectural feature;

2° At least 50% of exterior walls shall be clad with masonry.

153. CLADDING MATERIALS PERMITTED FOR ANCILLARY BUILDINGS

Ancillary buildings shall be clad with a permitted material which harmonizes with the principal building.

All exterior wood surfaces of ancillary buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

154. MAXIMUM NUMBER OF EXTERIOR CLADDING MATERIALS

The number of exterior cladding materials permitted for any principal and ancillary building shall not exceed three excluding windows.

155. BUILDINGS FRONTING ON TWO STREETS

All building walls facing on streets shall have the same exterior cladding materials in the case of corner, transversal corner and transversal interior properties.

156. ABOVE-ROOF STRUCTURES

A mechanical penthouse shall not exceed a 5 m height.

156.1 HABITABLE ABOVE-ROOF CONSTRUCTION (added by RCM-60A-15-2022, art. 3a)

A habitable above-roof construction is authorized on a main building used for multi-residential purposes under the following conditions:

- The maximum net floor area of above-roof construction is set at 40% of the floor area of the storey located immediately below;
- The habitable above-roof construction may exceed the maximum height prescribed in the uses and standards grid (in meters) by 2 meters;
- The above-roof construction must have a minimum setback equivalent to 1 time the height of the above-roof construction in relation to the wall of the main front façade plane of the building;
- The above-roof construction must be accessible from inside the main building.

157. CHIMNEYS

Chimneys or smoke stacks projecting from exterior walls of constructions shall be clad in stone, brick, stucco, enamelled aluminum or steel clapboard or vertical siding or an equivalent material.

However, a prefabricated smoke stack, not clad in accordance with this Article, may be installed but not on the front façade of a building nor on the front-facing slope of a sloped roof.

158. CLADDING MATERIALS PERMITTED FOR ROOFING

Materials permitted for roof coverings are limited to the following:

- 1° Asphalt shingle;
- 2° Fireproofed cedar shake;
- 3° Multiple membrane roofing;
- 4° Gravel with asphalt;
- 5° Pre-enamelled sheet metal for roofing;
- 6° Membranes;
- 7° Clay tile;
- 8° Elastomeric membrane;
- 9° Concrete roofing tile.

Notwithstanding Paragraph 1, which for any roof slope less than 2:12 or 16.7%, except for a portion occupied by a roof or a terrace mechanical equipment, only the following coating materials are allowed:

- 1° A green roof;
- 2° A white material, a painted white or coated with a reflective coating or a ballast (granulate) white coating material;
- 3° A material whose Solar Reflectance Index (SRI) is at least 78, as evidenced by the specifications of the manufacturer or by professional advice;
- 4° A combination of coatings as identified in Paragraphs 1-3.

159. OUTSIDE STAIRWAYS

Unless otherwise indicated in this By-law, construction of outdoor stairways or stairways which are visible in whole or in part from the outside and which lead to a level higher than the first story is prohibited on the principal facade of buildings and on walls facing streets.

160. MECHANICAL EQUIPMENT

All reservoirs and ventilation ducts visible from the outside shall harmonize with the principal building.

161. SOLAR PANELS AND SOLAR ENERGY SYSTEMS (modified by RCM-60A-15-2022, art. 3c)

Unless otherwise indicated in this By-law, solar panels are permitted subject to the following conditions:

- 1° (repealed)
- 2° They must integrate in a harmonious fashion with the architecture of the principal building; i.e. their installation must not modify the architectural style of the building;
- 3° (repealed)
- 4° Reservoirs or containers required to store fluids must be installed inside buildings;

5° Solar panels and systems using solar energy must be securely attached to withstand wind pressure.

Notwithstanding the foregoing paragraph, systems using solar energy for heating swimming pools may be installed in rear yards provided that:

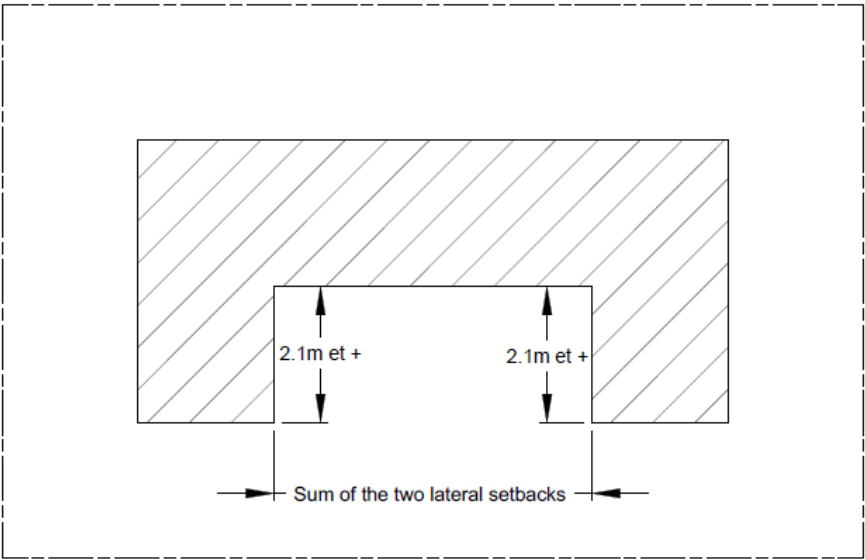
- 1° Elements of the system do not exceed 1.8 m in height;
- 2° The total surface area of solar panels does not exceed 9.5 m².

Solar panels visible from public roads are subject to the By-law on Site planning and Architectural Integration RCM-60C-2015.

162. DISTANCE BETWEEN PROJECTIONS OF A BUILDING

When parts of a building extend out from the principal body of the building by a distance exceeding 2.1 m measured from the principal body of the building, the distance between the two walls of the extension shall be no less than the sum of the two side setbacks stipulated by the Schedule of Uses and Standards.

Figure 162. Distance between projections of a building



163. DISTANCE BETWEEN TWO BUILDINGS ON THE SAME LOT

When two buildings are built on the same lot, the distance between the buildings shall be the same as if they were built on separate lots.

164. MAINTENANCE OF BUILDINGS

Owners shall maintain and keep their buildings in a good state of repair and clean.

165. LIGHTING

All direct or indirect lighting which illuminates adjacent properties is prohibited. Installation of light sources which create any glare for drivers of vehicles travelling on public streets is also prohibited.

All spotlights shall be supplied with a shade to mask light beams properly and limit the illumination to the property on which the use is situated.

Power supply for all these lighting sources shall be provided underground or through the inside of buildings.

166. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project being applied for.

167. INDOOR MALL

When commercial establishments are accessible by indoor mall, a corridor with a minimum width of 4.6 m shall be left free of any obstacles along the entire length of the indoor mall.

SECTION 5: **ANCILLARY USES, BUILDINGS, CONSTRUCTIONS
AND EQUIPMENTS PERMITTED IN SETBACKS AND
YARDS**

SUB-SECTION 1: **GENERAL PROVISIONS**

168. **GENERAL PROVISIONS**

The provisions of this section apply to uses, buildings and related equipment, as well as projections of buildings that are not covered in another section of this chapter.

169. **PROVISIONS PERTAINING TO ANCILLARY USES, CONSTRUCTIONS AND
EQUIPMENTS, PROJECTIONS OF THE PRINCIPAL BUILDINGS**

Uses, buildings and related equipment, as well as projections of buildings listed in Table 169 may encroach into the setbacks prescribed in the Schedule of Uses and Standards, subject to special provisions which are included in this table. These are allowed in the corresponding row, only when the word "yes" appears in the relevant box.

Where reference is made to an invasion of a setback, such encroachment is measured from the prescribed Schedule of Uses and Standards to the lot line setback. However, in the case of a building located inside the setback and protected by acquired rights building encroachment is measured from the wall of the existing building.

Tableau 169. Provisions pertaining to ancillary uses, construction and equipment, projections of the principal buildings (modified by RCM-60A-15-2022, art. 3d)

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
1. Access ramps for the handicapped and any staircase	Yes	Yes	Yes
2. Fences, walls, hedges	Yes	Yes	Yes
	a) No encroachment allowed into front setback.		
3. Installations for permitted signposting	Yes	No	No
4. Loading area	No	Yes	Yes
5. Parking area	Yes	Yes	Yes
	a) A parking space cannot encroach into front setback. b) An underground parking can encroach into all setbacks, providing that its height doesn't exceed 30 cm above the average street level. c) Above-ground or underground parking must provide a setback of 1.5 m from the lot limits when it is authorized except for a single-family dwelling (h1), two- and three-family dwellings (h2). For above-ground parking, a landscaped strip must be provided within the 1.5 m setback.		
6. Porches, balconies, galleries integral to buildings	Yes	Yes	Yes
	a) No encroachment allowed into all setbacks.		
7. Awnings and canopies integral to buildings and which shelter sidewalks, footpaths, access ramps for the handicapped or loading areas	Yes	Yes	Yes
	a) No encroachment allowed into lateral and rear setbacks.		
8. Roof overhangs integral to buildings	Yes	Yes	Yes
	a) Maximum encroachment into setbacks : 0.61 m		
9. Projecting windows integral to buildings	Yes	Yes	Yes
	a) No encroachment permitted into the front and lateral setbacks. b) Maximum encroachment into rear setback: 0.61 m		
10. Chimneys integral to buildings	Yes	Yes	Yes
	a) No encroachment allowed into the front setback.		

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
	b) Maximum encroachment into the side and rear setbacks: 0.61 m		
11. Permanent air conditioning equipment and heat pumps	No	No	Yes
12. Generator and other similar equipments	No	No	Yes
	a) A generator must not be visible from the street.		
13. Windmill and other similar equipments	No	No	No
14. Telecommunication antennas	No	Yes	Yes
	a) See Articles 174 to 176 for the provisions relating to telecommunications antennas.		
15. Sports fields, including tennis, baseball, volleyball and others	No	No	Yes
16. Outdoor storage	No	Yes	Yes
17. Areas for storage of rubbish	No	Yes	Yes
	a) Space for storage of waste must be concealed by an opaque screen; b) No encroachment allowed into the setbacks.		
18. Ancillary buildings	No	Yes	Yes
	a) Minimum distance from property lines: the same as those prescribed for the principal building.		
19. Winter car, objects or people shelters	No	Yes	Yes
20. Service cabins for gas and fuel stations	Yes	Yes	Yes
	a) See Articles 204 to 209 for specific provisions on gas stations.		
21. Outdoor cafés for restaurants, bar or marinas	Yes	Yes	Yes
	a) See Article 202 for specific provisions on outdoor cafés.		
22. Indoor storage of goods	Yes	Yes	Yes
	a) No encroachment permitted into the setbacks.		
23. Retaining wall	Yes	Yes	Yes
	a) No encroachment allowed into the front setback.		
24. Other ancillary constructions and equipments no otherwise specified	No	Yes	Yes

SUB-SECTION 2: TELECOMMUNICATION ANTENNAS

170. DISH ANTENNAS FOR RESIDENTIAL BUILDINGS

For a building occupied by a use of the "Residential (u1)" category, satellite dish antennas are permitted under the following conditions:

- 1° A single dish antenna is authorized per dwelling;
- 2° A dish antenna must be installed on a flat roof of the principal building only;
- 3° A dish antenna must be located at least 2 m from front and side walls of the principal building;
- 4° The uppermost point of the antenna does not exceed by more than 1.5 m the highest point of the principal building.

171. DISH ANTENNAS FOR MIXED-USE BUILDINGS

For a building occupied by both the uses of the "Residential (u1)" and by "Commercial and Services (u2)", "Culture, Recreation and Leisure (u3)" or "Public Institutions and Administrations (u4)" categories, parabolic antennas greater than 65 cm in diameter are permitted under the following conditions:

- 1° A single parabolic antenna is permitted per dwelling or establishment;
- 2° A dish antenna must be installed on the flat roof of the principal building only;

- 3° An antenna must be located at least 2 m from front and side walls of the principal building;
- 4° The uppermost point of the antenna does not exceed by more than 1.5 m the highest point of the principal building.

172. OTHER TYPES OF TELECOMMUNICATIONS ANTENNAS

In all zones, the following telecommunication antennas, other than a satellite dish, are permitted:

- 1° An antenna height, including its base, does not exceed 15 m, in the following conditions:
 - a) Only one antenna structure is permitted per lot. However, the antenna structure must be able to receive more than one antenna;
 - b) When installed on the roof of a building, the maximum height of the antenna and its support is 5 m;
 - c) When installed on the roof of a building, the antenna must be installed on a flat roof, a distance equivalent to twice the height of the antenna with respect to any wall overlooking a front, side or rear courtyard;
 - d) Any ancillary equipment must be installed inside a closed building, barely visible from a public street;
 - e) The lighting of the antenna structure is permitted if required by Transport Canada or by the federal authority responsible for telecommunications systems;
 - f) Adding a new floor structure should not hinder the development or the operation of the infrastructure and equipment of the City.
- 2° An antenna installed inside existing non-roof constructions such as a tower, turret or equipment room, provided that the antenna is actually built within these structures and hidden well-enough not to be visible from the public domain.

Any frame, any telecommunication antenna and any related structure that is not in service for a period of 12 consecutive months, must be dismantled.

SECTION 6: SWIMMING POOLS, WADING POOLS, SPAS AND SAUNAS

SUB-SECTION 1: PROVISIONS PERTAINING TO SWIMMING POOLS

173. GENERAL PROVISIONS

Swimming pools are authorized, provided that:

- 1° Pools are prohibited into front yard. In the case of a side yard adjacent to a street, the pool may be located a distance of up to 1.50 m from the lateral line matching with the street line;
- 2° The distance between the inside wall of pools and rear and side property lines shall be no less than 1.50 m;
- 3° The distance between the inside wall of pools and front property lines shall be no less than 6 m;
- 4° The distance between the inside wall of pools and buildings shall be no less than 1.50 m;
- 5° Swimming pool platforms or decks shall be no closer than 2.10 m from property lines;
- 6° No out-of-ground accessories shall be more than 2.25 m high;
- 7° No drainage system shall be connected directly to the municipal network;
- 8° Pools shall not be positioned under electric lines or wires;
- 9° Above-ground pools shall not be equipped with a diving board;
- 10° Pools shall be equipped with a water filtration system.

174. SAFETY DEVICES

Both inground and aboveground pools must also provide the following safety features:

- 1° A pool must be equipped with a ladder or staircase permitting one to enter and exit the water;
- 2° Subject to Paragraph 7, all pools must be surrounded by an enclosure to control access;
- 3° This enclosure needs to :
 - a) Prevent passage of a spherical object of 10 cm diameter;
 - b) To be of at least 1.2 m in height;
 - c) To be devoid of any fastener, projection or open parts that may facilitate climbing.
- 4° A wall forming part of an enclosure must be provided with no opening for entering said enclosure;
- 5° A hedge or shrubbery may not constitute an enclosure;
- 6° Any gate equipped in an enclosure must possess the features listed in Section 3 and must be provided with a passive safety device installed on the inside of the enclosure, in the upper part of the door and allowing the latter to close and characteristics lock automatically;
- 7° An above ground pool, of which the height of the wall is at least 1.2 m at any point from the ground or portable pool, of which the height of the wall is 1.4 m or more, does not have to be surrounded by a wall where access to the pool is made of one or more of the following ways:
 - a) Using a ladder with a safety door that closes and locks automatically to prevent its use by a child;

- b) Using a ladder or from a platform whose access is guarded by an enclosure having the characteristics specified in Paragraphs 3 and 6;
- 8° From a terrace attached to a residence and arranged so that its opening into the pool portion is guarded by an enclosure having the characteristics specified in paragraphs 3 and 6. Any facility intended to provide or to prevent access to the pool must be maintained in good operating condition;
- 9° An above ground, or portable pool (which can be dismantled), cannot be equipped with a springboard or a slide.

175. PLATFORMS AND APRONS AROUND IN-GROUND POOLS

All in-ground swimming pools shall be completely bordered by an apron which meets the following conditions:

- 1° The apron shall possess a non-skid surface;
- 2° The apron shall be at least 0.9 m wide.

176. LIGHTING

Installation of an above-ground lighting system for swimming pools is permitted subject to the following conditions:

- 1° Electricity supply shall be provided underground;
- 2° The beams of light produced by this source of lighting must be directed in a way to limit illumination to the property on which the pool is located and to allow the lighting of the pool bottom.

SUB-SECTION 2: PROVISIONS PERTAINING TO SPAS

177. GENERAL PROVISIONS

Spas are authorized, provided that:

- 1° The installation of a spa is prohibited in a front yard. In the case of a street right-of-way adjacent to a side yard, a spa may be installed at a distance of 1.50 m from a lateral line coinciding with the street right-of-way;
- 2° The minimum distance between the inner wall of a spa and any side or rear lot line is 1.50 m;
- 3° The minimum distance between the inner wall of a spa and a frontage property line is 6 m;
- 4° The minimum distance between the inner wall of a spa and a building is 1.50 m.

178. SAFETY DEVICES

Spas must also include the following safety devices:

- 1° An enclosure as described in sub-section 3 of section 12 is required;
- 2° Notwithstanding Paragraph 1, the enclosure requirement may be replaced by a removable lid, padlocked and designed so as to prevent access to a spa outside the period of use.

SUB-SECTION 3: PROVISIONS RELATING TO SHELTERS FOR POOL, SPA OR SAUNA

179. GENERAL PROVISIONS

Shelters for swimming pool, spa or sauna which are attached to or integrated with the principal building are authorized under the following conditions:

- 1° Shelters for swimming pool, spa or sauna which are attached or integrated to the principal building must comply with the maximum height and setbacks applicable to the principal building;
- 2° The walls of a shelter for pool, spa or sauna which are attached or integrated to the principal building shall be covered with exterior siding materials required for the principal building.

Shelters for swimming pool, spa or sauna isolated from the principal building are authorized under the following conditions:

- 1° The establishment of a single shelter for pool, spa or sauna is prohibited in the front yard;
- 2° An isolated shelter for pool, spa or sauna to be installed at more than 1.5 m from the property line;
- 3° An isolated shelter for pool, spa or sauna located in side yard adjacent to a street or in a backyard adjacent to a street shall maintain a distance from the street line corresponding to the minimum frontage setback prescribed in the Schedule of Uses and Standards;
- 4° The maximum height of a detached shed for pool, spa or sauna is 4 m, without exceeding the actual height of the principal building measured from the adjacent ground level and the roof ridge.

SECTION 7: OFF-STREET PARKING

SUB-SECTION 1: GENERAL PROVISIONS

180. SCOPE OF APPLICATION

The provisions of this section apply to an area of off-street parking outside the right-of-way of a street.

181. GENERAL PROVISIONS

The development of a parking area shall be in accordance with the following provisions:

- 1° A parking space is required for all classes in the Central Urban Area (U) group;
- 2° A parking area must be maintained to the extent of standards of this section;
- 3° A change of use may not be authorized unless parking space features are provided for the new use, in accordance with the provisions of this section;
- 4° An enlargement or alteration of a principal building may not be authorized unless parking space features, applicable to the portion of the principal building subject to alteration or expansion, are provided in accordance with this section;
- 5° Parking areas and spaces shall in all cases be located on the same property as the use they serve. Notwithstanding the foregoing, a parking area may be located on another site with the following conditions:
 - a) Parking stalls must be located within 120 m of the building served;
 - b) A real servitude issued, which the City is co-signer, must guarantee access to parking space.
- 6° Parking areas may be located below or above the ground;
- 7° Unless otherwise indicated, no parking area shall be located in a front setback except in the case of parking provided in an underground facility.

SUB-SECTION 2: LAYOUT, PRINCIPAL TENANT AND USE OF PARKING AREAS

182. LAYOUT AND PRINCIPAL TENANCE OF PARKING AREAS

Unless otherwise stated, any parking space must be constructed and maintained according to the following provisions:

- 1° All parking areas shall connect with the street directly, or via a laneway or private passage leading to a street;
- 2° All parking areas shall be provided with driveways for entering and leaving spaces without the need to move another vehicle;
- 3° All parking areas containing 5 parking spaces or more shall be paved with a permitted material, namely:
 - a) Concrete, gray in color;
 - b) Honeycomb paving;
 - c) Inert material, including asphalt, but excluding gravel, whose reflectance is at least 29, as evidenced by the specifications of the manufacturer or by a professional opinion.

- 4° All parking areas containing 5 parking spaces or more shall be illuminated;
- 5° In all parking areas containing more than 10 parking spaces, the following shall be indicated:
 - a) The limits of each parking space;
 - b) Manoeuvring surfaces;
 - c) Entrances and exits;
 - d) Direction of traffic flow.
- 6° All parking areas more than 250 m² in area may not be drained toward the street but shall be equipped with a surface drainage system;
- 7° Parking areas shall be bounded:
 - a) By concrete curbs poured on-site no less than 0.45 m high between the edge of streets or sidewalks, as the case may be, and property lines;
 - b) By concrete curbs fastened to the ground no less than 0.15 m high between the parking area and an area elsewhere on the property planted in lawn.
- 8° Underground facilities used as parking areas shall not be higher than average ground level;
- 9° All parking areas shall be kept clear of snow;
- 10° All parking areas shall be maintained in good condition and clean at all time.

183. CONSTRUCTION OF A PARKING SPACE OF MORE THAN 20 STALLS

The development of an outdoor parking lot of 20 stalls or more must be landscaped for at least 5% of its area. The parking lot shall include either or both of the following features:

- 1° An end of aisle with a minimum size of a stall for easy parking and 2 stalls for double parking (see Figure 183a);
- 2° A dividing strip with a minimum width of 2 m (see Figure 183b).

This construction should be grassed or landscaped and surrounded by a concrete curb cast in place whose height and width are at least 15 cm:

Figure 183a Construction of an end of aisle

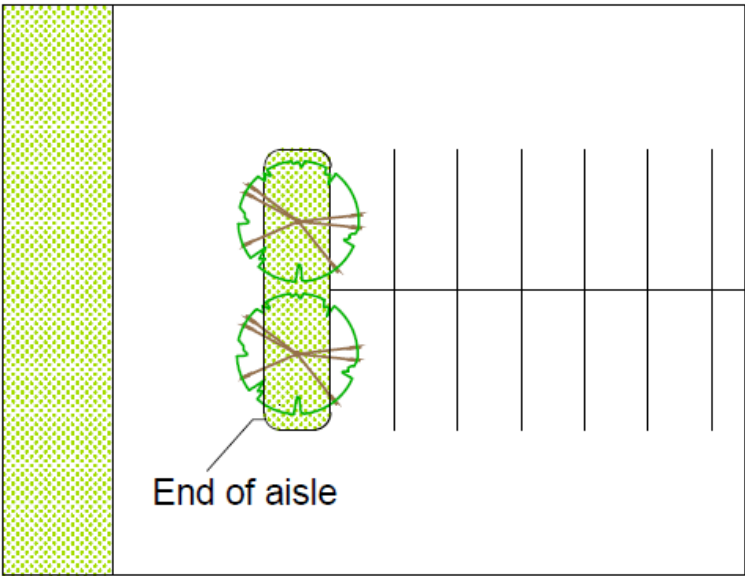
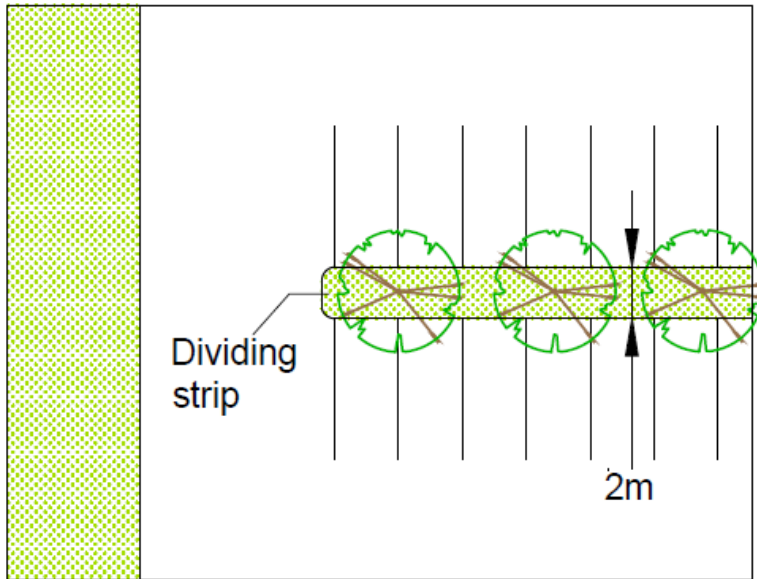


Figure 183b. Construction of a dividing strip



In addition to or combined with prescribed facilities within the parking space of 20 stalls and more, a dense canopy of trees should be planted so that at maturity 40% of the hardscaped surface of the parking lot is shaded. In the case of the extension of a use adding 20 or more parking spaces to the minimum spaces already required, these additional parking spaces must be constructed in accordance to the present Article.

184. CONSTRUCTION OF MULTI-LEVEL PARKING FACILITIES

Construction of multi-level parking areas inside buildings is permitted above ground level provided that:

- 1° The height of the building occupied by the parking area does not exceed three stories, and in any case does not exceed the height permitted in the Schedule of Uses and Standards should the latter be more restrictive;
- 2° The building is sited in compliance with the siting standards stipulated in the Schedule of Uses and Standards for principal buildings;
- 3° No walls without openings face on a street;
- 4° Building architecture integrates with that of the principal building;
- 5° A wall with a minimum height of 1.50 m over the roof must be erected alongside the roof in a way such as to hide the parked vehicle from the street.

185. USE OF A PARKING SPACE

A parking area must be used in accordance with the following provisions:

- 1° It is forbidden to use a parking space for other purposes than the parking of vehicles. The vehicle must be in working condition;
- 2° It is forbidden to park a vehicle outside a parking space conforming to provisions of the By-law;
- 3° Parking of a vehicle in an access lane is prohibited except in the case of a single-housing, two-housing or three-housing use.

Notwithstanding provisions of foregoing paragraph, parking of traction-engine and of a vehicle which weight exceeds 3 900 kg is permitted only in a storage space.

SUB-SECTION 3: DRIVEWAYS

186. DRIVEWAYS

The development of a driveway (access lane) must be made in accordance with the following provisions:

- 1° The number of driveways is limited to one per 30 m, or fraction thereof, of property frontage;
- 2° No more than two driveways per property shall connect with the same street;
- 3° Driveways used only for either entering or exiting vehicles shall be at least 6 m and no more than 9 m wide;
- 4° Driveways may not be situated less than 7.6 m from the intersection of two street lines.

SUB-SECTION 4: PARKING SPACES

187. GENERAL PROVISIONS

The layout of parking spaces shall be in accordance with the following provisions:

- 1° Unless otherwise specified elsewhere in this By-law, any parking space must be provided on the land where the use served is exercised;
- 2° The requirements for the minimum number of parking spaces to serve each use are specified relative to the floor area of each establishment the number of seats and some parameters such as the number of rooms. The minimum number of parking spaces required is determined according to the rules presented in Table 187;
- 3° When several uses are exercised in a building or on a property, the minimum number of parking spaces required corresponds to the sum of numbers required for each of the uses.

Any fraction of a space greater than one-half shall be considered to be one additional space;
- 4° When a building or a use is enlarged or extended, the minimum number of spaces required is set for each use for the enlargement or extension only and in addition to the existing situation, whether or not this situation is conforming;
- 5° For any use not specified, the number of parking spaces required is established by applying the standard for the use which is most similar;
- 6° In cases where the requirements are based on a number of seats and the seats are in the form of benches, each 500 mm of bench is considered to be a seat.

Tableau 187. Number of parking spaces
(modified by RCM-60A-4-2018, art. 2) (modified by RCM-60A-15-2022, art. 3e)

Use category and sub-category	Number of spaces required
Residential (u1) U1-01 Housing comprising at least one dwelling	a) <u>Single-family (1 dwelling unit):</u> 2 stalls per dwelling b) <u>Duplex and triplex (2 and 3 dwelling units):</u> 1.75 stalls per dwelling <u>Multifamily (4 dwelling units or more):</u> • 1 stall per dwelling with an area of 60m² or less (studio or loft) • 1.5 stalls per dwelling with an area of more than 60m² • 1 additional stall for visitors per 10 dwellings • 1 bicycle parking unit per 2 dwellings • 1 stall equipped with recharge per 20 stalls • 10 or more dwellings: at least 85% interior or underground stalls
U1-02 Collective housing	a) 0.5 per room
Commercial and Services (u2) U2-01 Retail building products and hardware U2-02 Retail general merchandise U2-03 Retail food U2-04 Retail clothing and accessories U2-05 Retail of furniture, home furnishings and equipment U2-07 Other retail activities U2-10 Personal services or health care U2-11 Specialized services or repair U2-12 Professional, technical or business U2-13 Educational services U2-14 Miscellaneous services U2-15 Gas Station	a) <u>Occupied by 3 establishments or less building:</u> 1 stall per 46 m ² of gross floor area, but not less than 5 stalls b) <u>Building of a floor area of 13,900 m² or less and occupied by more than 3 establishments:</u> 1 stall per 14 m ² of gross floor area, but not less than 10 stalls c) <u>Case of a building with an area larger than thirteen thousand nine hundred square metres (13,900 m²) and occupied by more than three (3) establishments:</u> one (1) space for every twenty-three square metres (23 m ²) of gross floor area d) <u>Medical clinic:</u> 1 space for every twenty-seven square metres (27 m ²) of gross floor area
U2-06 Accommodation and food services	a) <u>Accommodation:</u> 1 stall per room b) <u>Eating establishment with takeout service:</u> 1 stall per 3 m ² of gross floor area but not less than 10 stalls b) <u>Restaurant, café:</u> 1 stall per 4 seats
U2-08 Offices and headquarters of a business or organization U2-09 Finance, insurance and real estate services	a) 1 stall per 37 m ² of gross floor area
Culture, recreation and leisure (u3)	a) <u>Movie theatre and concert hall:</u> 1 stall per 5 seats b) <u>Other uses:</u> 1 stall per 46 m ² of gross floor area, but not less than 5 stalls.
Public Institutions and Administrations (u4)	a) <u>Hospital:</u> 1 stall per 2 beds and 20 stalls for the emergency entrance b) <u>C.H.S.L.D (long-term care facility):</u> 1 stall per two rooms or dwelling units c) <u>Other uses:</u> 1 stall per 37 m ² of gross floor area

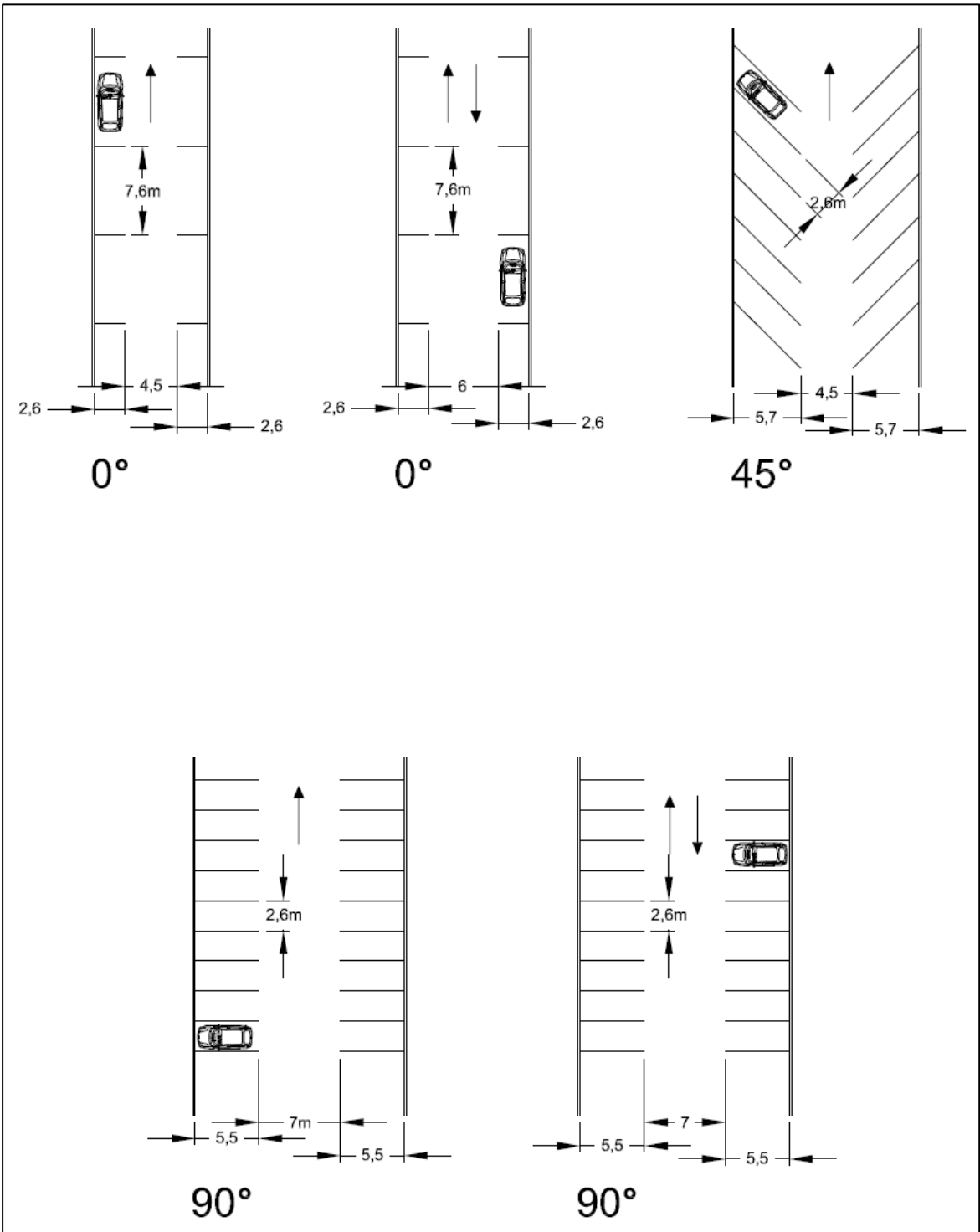
188. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS BETWEEN SPACES

The minimum dimensions of parking spaces and lanes providing access to stalls shall conform to Table 188a and Figure 188b, as appropriate:

Tableau 188a Dimension of parking spaces and driveways between spaces

Angle of spaces in relation to direction of circulation	Width of driveway (meters)	Width of space (meters)	Length of space (meters)
0°	4,50 (one way)	2,60	7,60
	6,0 (two way)		
45°	4,50 (one way only)	2,60	5,70
90°	7,0 (one way)	2,60	5,50
	7,0 (two way)		

Figure 188b. Dimension of parking spaces and driveways between spaces



189. PARKING SPACES FOR DISABLED

A parking area must include, even with the minimum number of parking spaces required, a number of parking spaces adapted and reserved for the disabled within the meaning of the *Act to Secure Handicapped Persons in the Exercise of their Rights with a View to Achieving Social, School and Workplace Integration* (RSQ, C. E-20.1).

The number of parking spaces for persons with disabilities must be calculated taking into account the minimum number of parking spaces required by the by-law for the use served. The number of spaces for people with disabilities is set in Table 189:

Tableau 189. Parking spaces for disabled

Parking spaces required	Parking spaces required for disabled
1. Less than 5 spaces	No requirement
2. Between 5 and 19 spaces	1 space
3. Between 20 and 99 spaces	2 spaces
4. Between 100 and 199 spaces	3 spaces
5. Between 200 and 299 spaces	4 spaces
6. Between 300 and 399 spaces	5 spaces
7. Between 400 and 499 spaces	6 spaces
8. More than 500 spaces	7 spaces

One parking space for persons with disabilities shall be identified by a recognized panel Highway Safety Code (RSQ, c. C-24.2) and the Regulation Respecting Road Signs (RRQ, c. C-24, r.28). The panel must be attached to a pole located in the front corner of each stall for the disabled. When a stall is located within 1.5 m of a building wall, the panel can be mounted on the wall. In all cases, the height of the upper part of the panel should be at least 2.1 m and at most 3 m.

One parking space for persons with disabilities must be located as close as possible to a principal entrance to a barrier-free building under the Construction By-law.

One parking space for persons with disabilities must be equipped in accordance with the provisions of the preceding article except for the minimum width shall be 3.9 m.

SUB-SECTION 5: LIGHTING

190. GENERAL PROVISIONS

For any parking area with more than 20 parking spaces, the lighting system must be on a pole with a maximum height of 6 m. The brightness of an illumination system should be between 2 and 6 lux and must be designed to eliminate any possibility of glare to the surrounding area.

SUB-SECTION 6: PARKING FOR BICYCLES

190.1 MINIMUM REQUIREMENTS

The minimum number of parking spaces required for bicycles is:

1° For multifamily residential use, the minimum number of bicycle parking units is 0.5 per housing unit.

2° For non-residential use, the minimum number of bicycle parking units is 1 unit per 1 000 m² floor area with a minimum of 5 per building.

- 3° For commercial / residential mixed-use building, one must add the ratios in the first two paragraphs.

190.2 LAYOUT STANDARDS

Bicycle parking spaces should be located on the same lot as the use served and must meet the following standards:

- 1° Bicycle parking units must include a metal support, fixed to the ground or a building, which keeps the bicycle in a normal position on two wheels or in a position suspended by a wheel. The carrier must also enable locking by the framework rather than the wheel only.
- 2° A bicycle parking unit may be located inside the building with the use it serves, outside on the same lot or on a common lot within a radius of 100 m.

SECTION 8: LOADING AREAS

191. PERMANENCY OF LOADING AREAS

The requirements for loading areas and their manoeuvring surfaces are compulsory and permanent and prevail for all uses and in all zones where prescribed as long as the uses they serve are exercised and require such areas.

192. NUMBER OF LOADING AREAS

The number of loading areas shall at all times be sufficient to enable goods to be loaded under normal operating conditions of the establishment.

193. SITING OF LOADING AREAS

Loading areas and their manoeuvring surfaces shall be located entirely within the property where the served use is exercised and shall be contiguous with the construction served.

Loading areas shall not be located less than 18 m from front property lines.

194. LAYOUT AND PRINCIPAL TENANCE OF LOADING AREAS

Unless otherwise indicated, all loading areas shall be laid out and maintained in accordance with the following provisions:

- 1° All loading areas shall be accessible without the need to move another vehicle;
- 2° All loading areas shall be sited such that all manoeuvres of vehicles using it can be carried out within the manoeuvring surface;
- 3° All loading areas shall be paved and illuminated;
- 4° All loading bays shall be at least 3 m wide, at least 7.6 m long and at least 4.3 m high;
- 5° All loading areas shall be kept clear of snow;
- 6° All loading areas shall be maintained in good condition and clean at all time.

SECTION 9: STORAGE, OUTDOOR DISPLAY AND SIDEWALK SALES

195. OUTDOOR STORAGE

Outdoor storage of merchandise and equipment is permitted provided that:

- 1° The outdoor storage is on the same property as the use it serves;
- 2° No merchandise or equipment can be seen from the street;
- 3° The storage space is fenced in a way to hide their viewing, from the public thoroughfare. Only outdoor storage ancillary to a principal use is permitted.

Notwithstanding the preceding paragraph, outdoor storage and display of automobiles is permitted in all yards and setbacks as a use ancillary to "car dealership and rental outlets" use, without the requirement of a fence.

196. OUTDOOR DISPLAY AND SALE OF SEASONAL PRODUCTS

Outdoor display of the following goods is permitted:

- 1° Gardening equipment;
- 2° Outdoor furniture;
- 3° Plant material, including Christmas trees;
- 4° Seasonal items.

This display, except in the case of sales of Christmas trees, shall be located on the same property as the use for which it is ancillary, subject to compliance with the following provisions:

- 1° The outdoor display is permitted in all yards and setbacks, except in the front setback;
- 2° The display shall not encroach into parking areas other than parking spaces and driveways not needed in order to respect any provisions of this By-law pertaining to the minimum number of parking spaces required and driveways;
- 3° The display shall not impede pedestrian access to entrance doors.

197. SIDEWALK SALES

Sidewalk sales are permitted as a use ancillary to a use of the "Commercial and Services (u2)" use category, subject to the following conditions:

- 1° One sidewalk sale is permitted per year for any one commercial establishment;
- 2° Sidewalk sales shall last no more than one week and not be held more than one time per year for any given commercial establishment;
- 3° Sidewalk sales shall be held only during the regular business hours of the commercial establishment;
- 4° A driveway with a minimum width of 4.55 m must be kept clear at all time.

SECTION 10: OUTDOOR CAFÉS

198. LAYOUT STANDARDS

Installation of outdoor cafés is subject to the following conditions:

- 1° Outdoor cafés are permitted only as a use ancillary to a use of the “U2-06 Accommodation and food service” sub-category;
- 2° The outdoor cafés must be located on the same property as the restaurant they serve and act as an extension of this restaurant;
- 3° The outdoor café may not be located on existing parking areas;
- 4° The outdoor cafés must be completely open on at least two sides, which must be bordered by a fence and hedge, whose height shall not exceed of 1.20 m, or by shrub planters;
- 5° The outdoor cafés are strictly reserved for the serving of food, and the preparation of meals and alcoholic beverages are strictly prohibited;
- 6° Noise, including music, must not be transmitted outside the principal building, and no dancing or shows are permitted on an outdoor café;
- 7° No additional parking spaces are required for the outdoor café;
- 8° The terrace must be installed as a temporary facility (slabs, patio tiles, fireproof sheet metal awnings, artificial grass, etc.) and no permanent structure is permitted; tables must be sheltered by fireproof parasols or awnings designed to withstand inclement weather and must be removed after the last operation day;
- 9° The outdoor café must operate for a limited period of time which extends from April 1st and October 30th of the same year;
- 10° The business hours of the outdoor café must fall within the period 8:00 am and 12:00 pm of the same day;
- 11° Outdoor displays are not permitted;
- 12° Signs are not permitted except for printed signs displaying a service or product trademark or logo on chairs, parasols or awning;
- 13° The City does not accept any responsibility for any accident which may occur on City property, the sidewalk or the roadway as a result of the activity carried out in the outdoor café.

SECTION 11: MICROBREWERY

199. LAYOUT STANDARDS

An establishment engaged in the use of "20931 Microbrewery" must meet the following conditions:

- 1° All operations are performed inside a building;
- 2° Noise levels shall not exceed the boundaries of the building;
- 3° Production of beer must be both handcrafted and produced on site;
- 4° A kitchen must be provided on-site.

SECTION 12: AUTOMOBILE PRODUCT AND FUEL SALES OUTLETS

200. SCOPE OF APPLICATION

The provisions of the present section apply to the construction of service stations, gas stations and carwashes as principal or additional uses.

201. USES SPECIFICALLY EXCLUDED AND SPECIFICALLY PERMITTED

The establishment shall not contain any dwelling units, plant or manufacturing facilities, public meeting hall and workshops other than shops for repair of automobiles.

Nevertheless, the establishment may contain a fast food counter and a convenience store inside the service building.

202. SITING STANDARDS

The following siting standards apply to automotive product and fuel sales outlets:

1° Pump islands and service building:

- a) Minimum distance from :
 - i) Street lines : 4,50 m;
 - ii) Adjacent properties : 6 m;
 - iii) Principal buildings : 5 m;

2° Canopies over pump islands:

- a) A distance of at least 6 m is required from the side and rear property lines and at least 1.50 m from the front property lines;
- b) The width of the vertical surface of canopies shall not exceed 1.20 m;
- c) Canopies shall be no higher than 5.5 m.

203. LAYOUT STANDARDS

The following layout standards apply to automotive product and fuel sales outlets:

- 1° The distance between two driveways opening into the same street shall be no less than 6 m;
- 2° Driveways shall be situated at least 7.6 m from the intersection of two street lines and 3 m from property lines.

204. OCCUPATION OR USE OF OPEN AREAS

Occupation of open areas is subject to the following provisions:

- 1° Motor vehicle sales and rentals are prohibited;
- 2° Trailer rental is prohibited;
- 3° Parking of motor vehicles such as buses, trucks, heavy construction or snow removal equipment and piggyback-type trailers of the container is prohibited;
- 4° Vehicle repairs must be carried out inside buildings with closed doors;
- 5° Outdoor storage of vehicles which have been in an accident or which are not roadworthy, debris, automobile parts or any other objects is prohibited;

- 6° Display of products (such as motor oil and windshield washer fluid) intended to provide a minimum of service to vehicles and display of tires is limited to pump islands.

205. CARWASHES

Carwashes are permitted provided that:

- 1° Car washing only is permitted;
- 2° Each carwash unit in any one establishment shall be provided adjacent to each unit with an area of sufficient size to queue at least 10 automobiles based on one 3 m by 7 m space per automobile;
- 3° The following siting standards apply to all carwashes:
 - a) Buildings shall at least 6 m from property lines;
 - b) Exit doors for vehicles shall be at least 9 m from property lines;
 - c) Buildings shall be no higher than one story.

SECTION 13: FUNERAL HOME WITH CREMATION

206. DISTANCE TO RESPECT IN RELATION TOA RESIDENTIAL ZONE

A building occupied by the use "6241 Funeral Home (with or without cremation)" and where a crematorium is operating the building must be located at a minimum distance of 150 m from a zone of the Residential Neighborhoods (H) group.

SECTION 14: EXTERIOR LAYOUTS

SUB-SECTION 1: GENERAL PROVISIONS

207. FRONT SETBACK LAYOUT

All front setbacks shall be landscaped and planted with grass.

208. PRINCIPAL TENANCE OF OPEN LANDSCAPED AREAS

Any area of land left free for any use and construction shall be grassed or be the subject of landscaping. This landscaped area must at all times be maintained in good condition.

The use of artificial turf is prohibited as a ground cover of open space, except for the construction of a playground or sports field.

209. PROPERTY PRINCIPAL TENANCE

All properties, built upon or otherwise, shall be maintained and kept in good condition, free of brush weeds and uncut weeds and free of all piles of debris, materials, scrap metal, etc.

It shall be compulsory for the owner to plant a lawn on the right of way bordering the public street adjacent to the property; this area shall be kept maintained at all times by the owner or the occupant of the bordering property.

210. TRIANGLE OF VISIBILITY

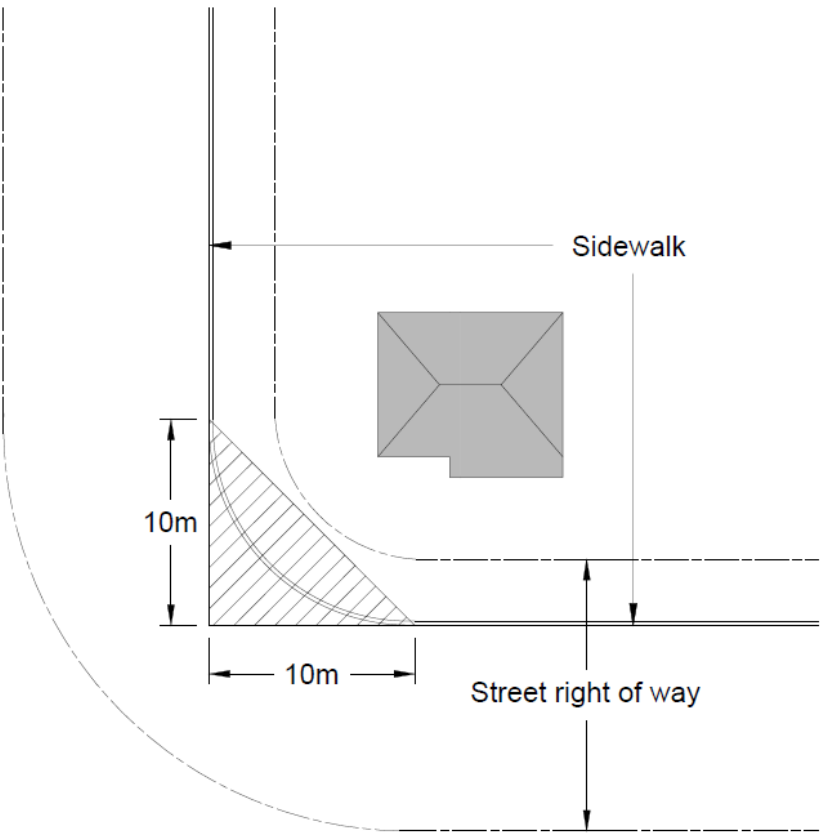
A triangle of visibility free from all obstacles that is more than 0.8 m high measured from street level shall be respected on properties located at the intersection of two (2) streets.

Notwithstanding the preceding paragraph, a structure supported by a single post or not connected to the ground may encroach into the triangle of visibility provided that it is at least 2.7 m above ground level.

This triangle of visibility shall have sides at least 10 m long at the intersection of the streets, measured from the point of intersection of the two curbs or their extensions.

This measure does not apply in cases where it is considered, after inspection, that a hedge placed in the triangle of visibility and where the height exceeds 0.8 meters, does not constitute an obstacle that could hinder the security of circulation in the intersection.

Figure 210. Triangle of visibility



SUB-SECTION 2: PROVISIONS PERTAINING TO TREES

211. PROTECTION OF TREES AND PLANTINGS IN THE PUBLIC RIGHT OF WAY

Damaging, trimming or cutting down of any tree, shrub or plant cultivated on thoroughfares, public properties or places and within the border of rights of way is prohibited.

212. PROTECTION OF HYDRANTS, UTILITY ENTRIES AND LAMP STANDARDS

Planting of trees less than 2 m from hydrants, utility entries and public lamp standards is prohibited.

213. PLANTING LIMITATIONS REGARDING CERTAIN SPECIES

Planting of poplars, willows and silver maples must be at least 7,5 metres from any street right of way and at least 10 metres away from any water main or private or public sewer.

214. REQUIRED TREES

Within twelve months of the issuance of a permit for the construction of the principal building, any landscaping with trees must be based on the following principles:

- 1° At least one tree for every 10 m wide field must be preserved or planted with a minimum of one tree per plot;
- 2° To determine the number of trees required, the width of the field is measured between the side property lines, 3.5 m beyond the minimum front setback prescribed in the grid;
- 3° At least one of the trees required in Paragraph 1 must be planted in the front yard;
- 4° At least 50% of the trees required in Paragraph 1 shall be deciduous trees;
- 5° Trees must have a trunk of at least 5 cm in diameter at 30 cm from ground level when planting in the case of a hardwood and conifers must have a height of at least 1.5 m from the adjacent ground level.

SUB-SECTION 3: FENCES, WALLS, HEDGES AND RETAINING WALLS

215. GENERAL PROVISIONS

A fence, wall or dwarf wall and a hedge can be established in all yards and in all areas subject to the provisions of this subsection.

216. COMPULSORY INSTALLATION OF FENCES

The exercise of permitted uses in compliance with this By-law requires the installation of fences in the following cases:

- 1° Exterior storage;
- 2° Installation of in-ground and above-ground pools;
- 3° Properties or excavations which pose a hazard to public safety.

An opaque fence or wall 1.8 m high shall be erected on boundaries of zones other than street axes when the principal designated use of the adjacent zone is the "Residential Neighborhoods (H)" group.

216.1 OBLIGATION TO PROVIDE A VEGETATION SCREEN (added by RCM-60A-15-2022, art. 3b)

In addition to the obligations prescribed in this section, a vegetated strip with a minimum depth of 2.40 meters (8 ft.) and including a vegetation screen, calculated from the lot line, must be set up in the side and rear yards, when the land is adjacent to a "Single-family dwelling (h1)" use class".

This landscaping must consist of a screen of trees where coniferous plantations are predominant (minimum 60%). Trees must have a minimum height of 1 meter when planted and must reach a minimum height of 3 meters at maturity and a maximum of 4 meters. For the purpose of this article, is considered as a tree, a stem of at least 2 centimeters in diameter measured at 1.3 meters from the ground.

217. PERMITTED MATERIALS FOR FENCES AND WALLS

A fence must be built with one or more of the following materials:

- 1° Factory-enamelled steel;
- 2° Cast iron;
- 3° Metal (galvanized or vinyl-coated chain link exclusively);
- 4° Wood treated for exterior use, painted, varnished or stained;
- 5° PVC.

Use of masonry materials is compulsory for the construction of walls.

218. PROHIBITED MATERIALS FOR FENCE CONSTRUCTION

Unless otherwise indicated in this By-law, fences shall not be built using the following materials:

- 1° Barbed wire;
- 2° Chicken wire;
- 3° Sheet metal;

4° Non treated or rough wood.

Use of barbed wire at the top of fences is permitted for a of “Commercial and Services (u2)” category, provided it is installed toward the interior of the property at an angle of 45°.

219. HEIGHT OF FENCES, WALLS AND HEDGES

Unless otherwise indicated in this By-law, fences, walls and hedges shall not exceed 1.8 m in height, measured from the ground level.

220. PRINCIPAL TENANCE OF FENCES, WALLS AND HEDGES

Fences and walls shall be maintained and kept in good repair. In particular, a fence or wall with broken, rotted, dismantled or disassembled parts or whose paint or stain no longer fulfills its protective role, shall not be considered to be in good repair.

All fences must be securely installed. The other components of the fence structure must be kept solidly attached to each other and any leaning must be corrected. Unless suitable corrective measures can be taken, any damaged fence must be removed and/or replaced by a fence that conforms to the By-laws.

Hedges shall be maintained in good repair and be trimmed to a height not exceeding that stipulated in this By-law.

221. SNOW FENCES

Use of snow fencing is prohibited except on construction sites or as protection against wind and snow accumulation during winter.

222. SCREENING OF GARBAGE CONTAINERS

Opaque screens to conceal garbage containers shall be made of materials which harmonize with the exterior cladding materials of the principal building or made of materials permitted for fences.

SUB-SECTION 3 : GARBAGE, WASTE AND RUBBISH

223. GENERAL PROVISIONS

Provision of an area for storage of garbage, waste and rubbish is compulsory for all establishments.

224. LAYOUT STANDARDS

The construction of a space for the storage of waste, scrap and garbage must meet the following standards:

- 1° These areas may be common to establishments occupying the same building;
- 2° These areas shall be designed to facilitate access for trucks to service it;
- 3° These areas shall be situated in side or rear yards and in all cases be fenced or walled such that any objects temporarily stored there are not visible from the street or from neighbouring properties;
- 4° Notwithstanding Paragraph 3, a fence or wall is not required for a semi-buried waste materials container whose height above ground does not exceed 1.20 m.

SECTION 15: PROVISIONS PERTAINING TO CERTAIN ZONES

SUB-SECTION 1: GENERAL PROVISIONS

225. SCOPE OF APPLICATION

The provisions of this section apply when listed in the schedule of uses and standards.

226. ACCESS TO COMMERCIAL AND COMMUNITY ESTABLISHMENTS

Where so stipulated by the Schedule of Uses and Standards, access to commercial or community establishments shall be directly from Dorval Avenue, Lakeshore Road or Highway 20. Only display windows and loading areas are permitted on sides facing other thoroughfares.

Notwithstanding the foregoing paragraph, access to "office"-type establishment may be from other thoroughfares.

227. CREATION OF A BUFFER AREA

Where prescribed by the table of permitted uses and standards, the following provisions apply to the use in question:

- 1° Along a property line having an interface with use of Residential Neighbourhoods (H) group, a buffer zone should be furnished;
- 2° This buffer area shall be at least 2 m wide and be delimited by a concrete border at least 15 cm high;
- 3° Trees, shrubs, hedges, bushes or flowerbeds shall be planted in this buffer area. The rest of the area shall be covered by a lawn.

228. COLLECTIVE HOUSING

While mentioned in the Schedule of Uses and Standards, only supervised or non-supervised collective housing is permitted, if it meets the following characteristics:

- 1° Collective housing includes individual rooms or dwellings, and services offered jointly to the occupants. These services must include at least one kitchen available to all occupants or must include an on-site dining service and a launderette or an on-site laundry service, available to all occupants;
- 2° Collective housing must include more than two rooms or dwellings available for rent;
- 3° Collective housing is said to be supervised if the occupants have on-site access to specialized care or assistance such as a dispensary or nursing services, assistance in personal hygiene, food, housekeeping or a monitoring service or assistance in an emergency or building evacuation.
- 4° Standards applicable to the "Residential (u1)" category apply to Collective housing, except for the number of parking stalls required, which is 0.5 stall per dwelling unit or room.

228.1 PARTICULAR STANDARD FOR RESIDENTIAL PARKING

(added by RCM-60A-9-2020, art.2)

When indicated in the schedule of uses and standards, the minimum ratio of residential parking is 1.20 space/housing.

228.2 PARTICULAR STANDARDS FOR ZONE U01-02

(added by RCM-60A-9-2020, art.2)

When indicated in the Schedule of Uses and Standards, the following particular standards apply:

- a) The maximum height of a fence installed along the west and separative lateral line of the lots along Louise-Lamy Avenue is 2.45 metres;
- b) Any part of a building situated within fifty metres (50 m) of the west and separative lateral line of the lots along Louise-Lamy Avenue cannot exceed a height of 14 storeys.

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SECTION 1: GENERAL PROVISIONS

229. SCOPE OF APPLICATION

The provisions of this Chapter shall apply to areas whose primary assignment is the Commercial Zones (C) group.

230. NUMBER OF PRINCIPAL BUILDINGS

Only one principal building may be erected on a lot, except in the case of a shopping centre.

231. NUMBER OF PRINCIPAL USES

Land may be occupied by more than one principal use, provided it is permitted by Schedule of Uses and Standards and subject to the provisions of Section 3.

232. NEED FOR PRINCIPAL BUILDING

So that a principal use and an additional use can be exercised on a single plot of land, a principal building must be erected.

233. AREA OF A COMMERCIAL ESTABLISHMENT

The floor area within the "Commercial and Services (c1)" category must not be less than 18.5 m².

234. FRONTAGE OF A COMMERCIAL ESTABLISHMENT

The frontage of a property of the "Commercial and Services (c1)" category must not be less than:

- 1° 6 m, when it's the sole occupant of a building;
- 2° 3 m, when it's the occupant of a building occupied by more than one commercial establishment.

235. COMMERCIAL OR CULTURAL ESTABLISHMENT IN THE BASEMENT

An establishment engaged in the use of the "Commercial and Services (c1)" category shall be situated entirely above ground level. The only uses permitted below ground level are ancillary uses, provided they are not open to the public.

Notwithstanding the first paragraph, the use of the "Commercial and Services (c1)" category is permitted below ground level, in the following conditions:

- 1° The use shall be installed in a basement, not in a cellar;
- 2° Authorized uses in a basement are restricted to sub-categories C1-10, C1-11, C1-12, C1-13, C1-14, C1-15 or C1-16, excepting "6541 Nursery (pre-kindergarten, less than 50% of infants" and "6543 Nursery or overnight child care";
- 3° The use located in the basement shall be the same use than the one located on the first storey;
- 4° The floorspace of the use located in the basement shall not exceed the floorspace of the use located on the first storey;
- 5° The use located in the basement shall not have a direct access with the exterior on the façade. It shall however have a direct access with the exterior at the back of the building.

236. FIRST STOREY FLOOR LEVEL OF BUILDINGS

The floor height of the first storey of principal building occupied by a use of the « Commercial and Services (c1) » category shall be at least 0.3 m above the sidewalk level or, in its absence, above the level of the crown of the street measured at the middle of the front property line of the property occupied by the principal building.

237. ADDITIONNAL USES AND ANCILLARY CONSTRUCTIONS, EQUIPMENT AND USES

Additional uses and ancillary constructions, equipments and uses are allowed inside a principal building and in the yards, subject to the following provisions and subject to the provisions of this chapter and the Schedule of Uses and Standards:

- 1° In all cases, there must be a principal building on the lot so that one can install or operate an additional use and an ancillary construction, equipment and use;
- 2° An additional use and an ancillary construction, equipment and use shall be located on the same lot as the principal use served;
- 3° An ancillary building may not include housing;
- 4° An ancillary construction shall only be used for an ancillary purpose to the principal use or to an additional use;
- 5° An ancillary use is permitted even if such use is prohibited as the principal use according to the Schedule of Uses and Standards;
- 6° Notwithstanding Paragraph 5, to be allowed as an accessory use, the following uses shall be allowed as principal uses in the Schedule of Uses and Standards:
 - a) 20931 Microbrewery
 - b) 5821 Establishment where drinks are served (alcoholic beverages);
 - c) 5822 Establishment in which the principal activity is dancing;
 - d) 5823 Bar with live entertainment.

The provisions of the first paragraph shall not apply to structures and buildings covered by Sub-Section 3 of Section 13.

SECTION 2: AUTHORIZED USES

238. GENERAL PROVISIONS

Commercial Zones (C) corresponds to commercial developments located outside of both the Central Urban Area and the Old-Village, where the mix of commercial and residential uses is prohibited. The uses in Commercial Zones (C) are essentially exercised along Highway 20 and target both local and regional customers.

Subject to Articles 28 to 30, only the uses listed in Articles 239 to 240 are allowed in the zones of the Commercial Zones (C) group. The uses included in the Commercial Zones (C) group derive from the description presented in the first paragraph and are listed at Article 239.

239. COMMERCIAL ET SERVICES (C1)

The “Commercial and Services (c1)” category comprises the following uses:
(modified by RCM-60A-4-2018, art. 6a)

C1-01	Retail building products and hardware
5212	Retail building materials (excluding lumber yards)
5220	Retail plumbing, heating, ventilation, air conditioning and fireplaces
5230	Retail paint, glass and wallpaper
5241	Retail electrical equipment
5242	Retail appliances and lighting accessories
5251	Retail hardware
5253	Retail locks, keys and accessories

C1-02	Retail general merchandise
5311	Retail, department store
5331	Retail, variety of goods at discount prices
5391	Retail general merchandise
5393	Retail sale of furniture and office accessories
5394	Retail sale or rental of articles, props and costumes
5396	Retail alarm systems
5397	Retail telephones

C1-03	Retail food products
5411	Retail groceries (with butcher)
5412	Retail groceries (without butcher)
5413	Convenience store (without gasoline sales)
5421	Retail meat
5422	Retail fish and seafood
5431	Retail fruit and vegetables
5432	Public market
5440	Retail candy, almonds and sweets
5450	Retail dairy products (milk bar)
5461	Retail bakery products and pastry (manufactured on site in full or not)
5462	Retail bakery products and pastry (not manufactured on site)
5470	Retail Natural Products
5491	Retail poultry and eggs
5492	Retail coffee, tea, spices and herbs

C1-04	Retail sales and services of vehicles and related accessories
5511	Retail new and used motor vehicles
5512	Retail used motor vehicles only
5522	Retail tires, batteries and accessories
5593	Retail used automotive parts and accessories
5594	Retail motorcycles, snowmobiles and accessories
5596	Retail mowers, blowers and accessories
6353	Car rental service
6411	Automotive repair service (garage)
6412	Car wash service

6413	Bodywork and paint service for cars
6414	Automotive technical verification and estimation service
6415	Automotive replacement parts and accessories service
6431	Light motorized vehicle repair service (motorcycle, snowmobile, all terrain vehicle)
6499	Small engine repair service (lawn mowers, snow blowers, chainsaws)

C1-05	Gas station
5532	Gas station (without repair of motor vehicles and with or without convenience store)
6412	Car wash
5983	Retail propane gas and compressed natural gas

C1-06	Retail Clothing and Accessories
5610	Retail clothing and accessories for men
5620	Retail clothing ready-to-wear for women
5631	Retail accessories for women
5640	Retailing lingerie for children
5651	Retail clothing for the whole family
5652	Retail unisex clothing
5653	Retail Leather Garments
5660	Retail shoes
5670	Retail tailored suits
5680	Retail fur clothing
5691	Retail knits, wool and various accessories
5692	Retail equipment and sewing accessories
5693	Retail clothing and used items (except flea market)

C1-07	Retail of furniture, home furnishings and amenities
5711	Retail furniture
5713	Retail draperies and curtains
5714	Retail crockery, glassware and metal accessories
5715	Retail lingerie
5717	Retail cabinets and vanities
5719	Retail other household equipment and furnishings
5721	Retail appliances
5722	Retail vacuum cleaners and accessories
5731	Retail radios, televisions and sound systems
5732	Retail musical instruments
5733	Retail discs and cassettes (excluding computers)
5740	Retail computer equipment and accessories

C1-08	Accommodation and food service
20931	Microbrewery
5811	Restaurant where meals are served (with or without terrace)
5891	Establishment where meals are prepared (caterers, canteens)
5892	Restaurant offering quick meals ("fast food")
5815	Reception hall
5821	Drinking establishment (alcoholic beverages)
5822	Dance hall (discotheque)
5823	Bar and performance venue
5831	Hotels (including motor hotels or motels)
5832	Motel
5833	Inn or bed and breakfast
5834	Short-term housing rental

C1-09	Other retail activities
5911	Retail drugs and sundries
5912	Retail beauty articles and products
5913	Retail medical instruments and equipment
5921	Retail liquor
5924	Retail supplies for the manufacture of alcohol
5931	Retail antiques (excluding flea market)
5933	Retail handicrafts
5941	Retail books and newspapers
5942	Retail books and stationery
5943	Retail stationery
5944	Retail greeting cards
5946	Retail art supplies, frames and paintings
5951	Retail sporting goods
5952	Retail bicycles
5953	Retail toys and games
5954	Retail trophies and accessories
5955	Retail equipment and accessories for hunting and fishing (excluding the sale of firearms)
5965	Retail house pets
5971	Retail jewellery (jeweler)
5975	Retail vintage coins and stamps
5991	Retail flowers (florist)
5993	Retail tobacco products, newspapers, magazines and small items (tobacconist)
5994	Retail cameras and photographic goods
5995	Retail gifts, souvenirs and small objects
5996	Retail optical products (dispensing optician)
5997	Retail braces and other health specialties
5998	Retail luggage and leather goods

C1-10	Offices and head office of a company
6000	Offices and head office of a company

C1-11	Finance, insurance and real estate services
6111	Banking (deposits and loans, including chartered banks)
6112	Services related to banking

6113	Automatic teller machine (ATM)
6121	Association, union or savings and loan cooperative (including local credit unions)
6122	Farm credit service, commercial and individual (including credit unions)
6131	Bond and securities brokerage
6132	Commodity traders brokerage
6133	Securities and commodities exchanges
6139	Securities and commodities-related services
6141	Insurance brokerage
6149	Other activities related to insurance
6151	Immovable property management (excluding development)
6152	Real estate agents, brokers and administration services
6153	Land development and subdivision services
6154	Construction of buildings for resale
6155	Joint service on land, insurance, loans and laws
6159	Other services related to real estate
6160	Investment, holding and trust services
6191	Services related to taxation
6199	Other real estate, financial and insurance services

C1-12	Personal or health services
6231	Beauty salon (makeup, manicure, etc.).
6232	Hairdressing and hair care salon
6234	Tanning studio
6241	Funeral home (with or without cremation)
6263	Grooming service for pets
6291	Dating service
6351	Rental of video films and audio-visual equipment
6395	Travel agency
6511	Medical services (doctor's and surgeon's offices)
6512	Dental services
6517	Medical clinic (General Practitioner's offices)
6518	Optometry services
6561	Acupuncture services
6562	Weight loss services
6563	Beauty salon (esthetician) (hair removal, skin treatment, etc.)
6564	Podiatry services
6565	Orthopedic services
6569	Algotherapy, aromatherapy, hydrotherapy, homeopathy, kinesiology, massage therapy, music therapy, naturopathy, naturopathy, osteopathy, herbal medicine, reflexology and pet therapy services
6571	Chiropractic services
6572	Physiotherapy, occupational therapy, speech therapy and audiology services
6573	Mental health service (offices)
7413	Room and courts for squash, racquetball, tennis and virtual golf
7425	Fitness centre (gymnasium)

C1-13	Specialized services and repairs
6211	Dry Cleaning Service (counter only)
6214	Laundry Service (self-service/laundromat)
6221	Photographic service (including commercial services)
6222	Photofinishing service
6253	Shoe repair and polishing service
6254	Pressing, alteration and repair of clothing
6421	Electrical accessories repair service
6422	Radio, television and electrical appliance repair service
6493	Watch, clock and jewellery repair service
6496	Information technology (incl. computer) hardware repair and principaltenance services
6497	Household tools sharpening service

C1-14	Professional, technical or business services
6311	Advertising, public relations and communications services
6320	Credit bureau for businesses and consumers and recovery services
6332	Photocopying and duplicating services
636	Research Centre (excluding testing centres)
6381	Secretarial, writing, translation and text processing services
6383	Employment (placement) service

C1-14	Professional, technical or business services
6392	Consulting service for business and administration
63991	Call centre (service and telemarketing)
4751	Television studio and broadcasting (not open to the public)
4752	Video or audio recording studio and related equipment
6521	Law services
6522	Notary services
6523	Bailiff services
6551	Information technology (IT) services
6591	Architecture firm
6592	Engineering firm
6593	Educational and scientific research services (without laboratory)
6594	Accounting, auditing and bookkeeping services
6595	Property assessment (evaluators) services
6596	Land surveyor services
6597	Urban and environmental planning services
6598	Veterinary services (without boarding)

C1-15	Educational services
6541	Nursery (pre-kindergarten, less than 50% infants)
6543	Nursery or overnight daycare
6833	Art and music schools
6834	Dance and ballet schools
6835	Driving school
6836	Art and music schools
6839	Other specialized training institutions

C1-16	Miscellaneous services
6920	Welfare and charity services
6991	Business association
6992	Association of persons engaged in the same profession or the same activity
6993	Trade union and similar organizations
6994	Civic, social and fraternal association
6997	Community or neighbourhood centre (including diocesan centre)

C1-17	Heavy recreational businesses
7222	Multi-sport centre (covered)
7314	Amusement park
7392	Miniature golf
7393	Golf for exercise only
7394	Karting track
7397	Ballroom, discotheque (without achoholic beverages)
7417	Bowling lanes or alley
7419	Other sports
7423	Sports grounds
7424	Recreation centre

SECTION 3: ADDITIONNAL USES

240. AUTHORIZED ADDITIONAL USES

A prohibited use in the Schedule of Uses and Standards is authorized as an additional use only in the following cases:

- 1° The additional use is identified in Table 240 and occupies the same lot as the principal corresponding use;
- 2° The principal use is permitted in the corresponding zone.

Tableau 240. Authorized additional uses

	Principal use	Additional authorized use
1.	All zones of the Commercial Zones (C) group	6113 Banking or credit service (window only) 53991 Retail sales of Christmas trees 6541 Daycare centre
2.	5413 Convenience store (without gasoline sales) 5993 Tobacconist	5450 Dairy bar 5462 Retail sales of bakery or pastry products 5811 Restaurant (counter only) 6211 Laundry and dry cleaning (counter only) 6254 Pressing, alteration and repair of clothing 6351 Video and audio-visual equipment rental service 6732 Postal outlets
3.	5532 Gas station	5493 Retail sales of beverages, soft drinks and ice (vending machine) outside the principal building
4.	5815 Reception hall 5831 Hotels (including motor hotels / motels) 5832 Motel 5833 Inn or bed-and-breakfast	5821 Drinking establishment (alcoholic beverages) 5811 Restaurant and place where meals are served (with or without terrace) 6232 Barber or hair stylist 5991 Retail sales of flowers (florist) 5995 Retail sales of gifts, souvenirs and small objects
5.	5811 Restaurant and place which serves meals (with or without terrace) 5815 Reception hall	5821 Drinking establishment (alcoholic beverages) The floor area of this additional use shall not exceed 49% of the floor area of the principal use. A maximum of two (2) electronic and electromagnetic games is permitted per establishment.
6.	5821 Drinking establishment where they serve drinks (alcoholic beverages) 5822 Dance hall (discotheque) 5823 Performance bar and venue	A maximum of two (2) electronic and electromagnetic games is permitted per establishment.

Notwithstanding the preceding paragraph, when a use or the sub-category to which it belongs is specifically excluded from one zone according to the Schedule of Uses and Standards, it cannot be allowed as an additional use in this zone.

SECTION 4: BUILDING ARCHITECTURE

241. PROHIBITED BUILDING SHAPES

Buildings in the general shape of a reclining half-cylinder, i.e. whose walls and roof form a single entity and whose cross-section is a continuous line which is more or less circular or elliptical is prohibited throughout the City.

No building shall be erected or modified in whole or in part in the form of people, animals, fruits or vegetables, reservoirs or any other similar commonly-encountered objects.

Use of tent as building is prohibited.

Use of railway cars, tramcars, trailers, buses or other vehicles of a similar nature as buildings is also prohibited.

242. EXTERIOR CLADDING MATERIALS PERMITTED FOR PRINCIPAL BUILDINGS

Unless otherwise indicated in this By-law, only the following materials are permitted as exterior cladding materials for principal buildings:

- 1° Brick;
- 2° Natural and artificial stone;
- 3° Stucco, acrylic;
- 4° Architectural concrete;
- 5° Architectural concrete blocks;
- 6° Painted or stained wood excluding any particle board not designed for exterior use;
- 7° Hot-enamelled aluminum siding;
- 8° Hot-enamelled steel siding;
- 9° Tempered glass (curtain wall);
- 10° Copper;
- 11° Marble, granite;
- 12° Slate;
- 13° Apparent granule panel;
- 14° Exterior cladding of “dry-vit” type.

All exterior wood surfaces of all principal buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

All exterior cladding of buildings shall be maintained to conserve its original appearance; brick cannot be painted.

243. EXTERIOR CLADDING MATERIAL PERMITTED FOR A COMMERCIAL USE

The exterior cladding material of a building occupied or bound to be by a use of the "Commercial and Services (c1)" category must comply with the following:

- 1° Only masonry is authorized as exterior cladding material for the wall facing the street, use of another material is permitted only if this material is to enhance an architectural feature;
- 2° At least 50% of exterior walls shall be clad with masonry.

244. CLADDING MATERIALS PERMITTED FOR ANCILLARY BUILDINGS

Ancillary buildings shall be clad with a permitted material which harmonizes with the principal building.

All exterior wood surfaces of ancillary buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

245. MAXIMUM NUMBER OF EXTERIOR CLADDING MATERIALS

The number of exterior cladding materials permitted for any principal and ancillary building shall not exceed three excluding windows.

246. BUILDINGS FRONTING ON TWO STREETS

All building walls facing on streets shall have the same exterior cladding materials in the case of corner, transversal corner and transversal interior properties.

247. ABOVE-ROOF STRUCTURES

The exterior cladding material of above-roof structures visible from streets shall harmonize with the principal building.

A mechanical penthouse shall not exceed a 5 m height.

247.1 HABITABLE ABOVE-ROOF CONSTRUCTION

A habitable above-roof construction is authorized on a main building used for multi-residential purposes under the following conditions:

- The maximum net floor area of an above-roof construction is set at 40% of the storey located immediately below;
- The habitable above-roof construction may exceed the maximum height prescribed in the uses and standards grid (in metres) by 2 metres;
- The above-roof construction must have a minimum setback equivalent to one time the height of the above-roof construction in relation to the wall of the main front façade plane of the building;
- The above-roof construction must be accessible from inside the main building.

248. CHIMNEYS

Chimneys or smoke stacks projecting from exterior walls of constructions shall be clad in stone, brick, stucco, enamelled aluminum or steel clapboard or vertical siding or an equivalent material.

However, a prefabricated smoke stack, not clad in accordance with this Article, may be installed but not on the front façade of a building nor on the front-facing slope of a sloped roof.

249. CLADDING MATERIALS PERMITTED FOR ROOFING

Materials permitted for roof coverings are limited to the following:

- 1° Asphalt shingle;
- 2° Fireproofed cedar shake;
- 3° Multiple membrane roofing;

- 4° Gravel with asphalt;
- 5° Pre-enamelled sheet metal for roofing;
- 6° Membranes;
- 7° Clay tile;
- 8° Elastomeric membrane;
- 9° Concrete roofing tile.

Notwithstanding Paragraph 1, which for any roof slope less than 2:12 or 16.7%, except for a portion occupied by a roof or a terrace mechanical equipment, only the following coating materials are allowed:

- 1° A green roof;
- 2° A white material, a painted white or coated with a reflective coating or a ballast (granulate) white coating material;
- 3° A material whose Solar Reflectance Index (SRI) is at least 78, as evidenced by the specifications of the manufacturer or by professional advice;
- 4° A combination of coatings as identified in Paragraphs 1-3.

250. OUTSIDE STAIRWAYS

Unless otherwise indicated in this By-law, construction of outdoor stairways or stairways which are visible in whole or in part from the outside and which lead to a level higher than the first story is prohibited on the principal facade of buildings and on walls facing streets.

251. MECHANICAL EQUIPMENT

All reservoirs and ventilation ducts visible from the outside shall harmonize with the principal building.

252. SOLAR PANELS AND SOLAR ENERGY SYSTEMS

Unless otherwise indicated in this By-law, solar panels are permitted subject to the following conditions:

- 1° They must be installed flat on the roof of building;
- 2° They must integrate in a harmonious fashion with the architecture of the principal building; i.e. their installation must not modify the architectural style of the building;
- 3° The total surface area of solar panels must not exceed 19 m²;
- 4° Reservoirs or containers required to store fluids must be installed inside buildings;
- 5° Solar panels and systems using solar energy must be securely attached to withstand wind pressure.

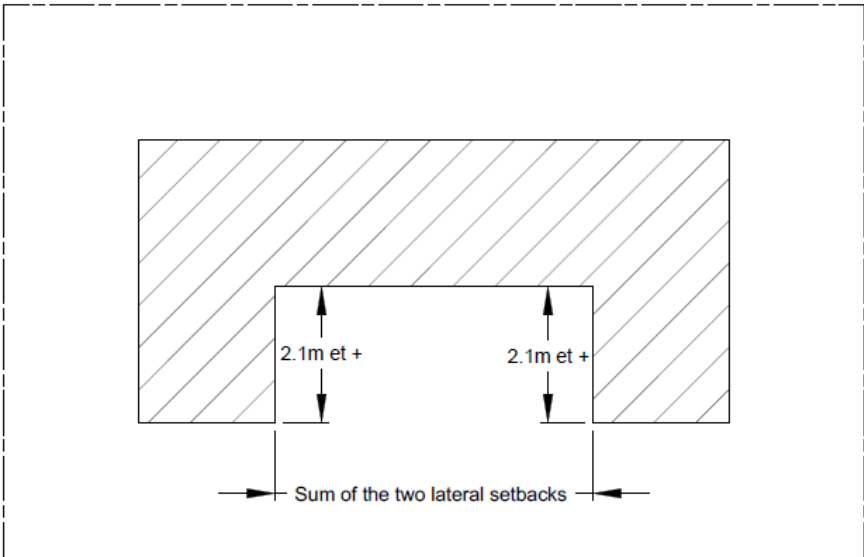
Notwithstanding the foregoing paragraph, systems using solar energy for heating swimming pools may be installed in rear yards provided that:

- 1° Elements of the system do not exceed 1.8 m in height;
- 2° The total surface area of solar panels does not exceed 9.5 m².

253. DISTANCE BETWEEN PROJECTIONS OF A BUILDING

When parts of a building extend out from the principal body of the building by a distance exceeding 2.1 m measured from the principal body of the building, the distance between the two walls of the extension shall be no less than the sum of the two side setbacks stipulated by the Schedule of Uses and Standards.

Figure 253. Distance between projections of a building



254. PRINCIPALTENANCE OF BUILDINGS

Owners shall principaltain and keep their buildings in a good state of repair and clean.

255. LIGHTING

All direct or indirect lighting which illuminates adjacent properties is prohibited. Installation of light sources which create any glare for drivers of vehicles travelling on public streets is also prohibited.

All spotlights shall be supplied with a shade to mask light beams properly and limit the illumination to the property on which the use is situated.

Power supply for all these lighting sources shall be provided underground or through the inside of buildings.

256. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project being applied for.

257. INDOOR MALL

When commercial establishments are accessible by indoor mall, a corridor with a minimum width of 4.6 m shall be left free of any obstacles along the entire length of the indoor mall.

SECTION 5: **ANCILLARY USES, BUILDINGS, CONSTRUCTIONS
AND EQUIPMENTS PERMITTED IN SETBACKS AND
YARDS**

SUB-SECTION 1: **GENERAL PROVISIONS**

258. **GENERAL PROVISIONS**

The provisions of this section apply to uses, buildings and related equipment, as well as projections of buildings that are not covered in another section of this chapter.

259. **PROVISIONS PERTAINING TO ANCILLARY USES, CONSTRUCTIONS AND
EQUIPMENTS, PROJECTIONS OF THE PRINCIPAL BUILDINGS**

Uses, buildings and related equipment, as well as projections of buildings listed in Table 259 may encroach into the setbacks prescribed in the Schedule Uses and Standards, subject to special provisions which are included in this table. These are allowed in the corresponding row, only when the word "yes" appears in the relevant box.

Where reference is made to an invasion of a setback, such encroachment is measured from the prescribed Schedule of Uses and Standards to the lot line setback. However, in the case of a building located inside the setback and protected by acquired rights building encroachment is measured from the wall of the existing building.

Tableau 259. Provisions pertaining to ancillary uses, construction and equipment, projections of the principal buildings (modified by RCM-60A-15-2022, art. 4a)

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
1. Access ramps for the handicapped and any staircase	Yes	Yes	Yes
2. Fences, walls, hedges	Yes	Yes	Yes
	a) No encroachment allowed into front setback.		
3. Installations for permitted signposting	Yes	No	No
4. Loading area	Non	Yes	Yes
5. Parking area	Yes	Yes	Yes
	a) A parking space cannot encroach into front setback. b) An underground parking can encroach into all setbacks, providing that its height doesn't exceed 30 cm above the average street level. c) Above-ground or underground parking must provide a setback of 1.5 m from the lot limits when it is authorized. For above-ground parking, a landscaped strip must be provided within the 1.5 m setback.		
6. Porches, balconies, galleries integral to buildings	Yes	Yes	Yes
	a) No encroachment allowed into all setbacks.		
7. Awnings and canopies integral to buildings and which shelter sidewalks, footpaths, access ramps for the handicapped or loading areas	Yes	Yes	Yes
	a) No encroachment allowed into lateral and rear setbacks.		
8. Roof overhangs integral to buildings	Yes	Yes	Yes
	a) Maximum encroachment into setbacks : 0,61 m		
9. Projecting windows integral to buildings	Yes	Yes	Yes
	a) No encroachment permitted into the front and side setback. b) Maximum encroachment into the rear setback: 0.61 m		
10. Chimneys integral to buildings	Yes	Yes	Yes
	a) No encroachment allowed into the front setback. b) Maximum encroachment into the side and rear yards: 0.61 m		

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
11. Permanent air conditioning equipment and heat pumps	No	No	Yes
12. Generator and other similar equipments	No	No	Yes
	a) A generator must not be visible from the street.		
13. Windmill and other similar equipments	No	No	Non
14. Telecommunication antennas	No	Yes	Yes
	a) See Articles 264 to 265 for the provisions relating to telecommunications antennas.		
15. Sports fields, including tennis, baseball, volleyball and others	No	No	Oui
16. Outdoor storage	No	Yes	Yes
17. Areas for storage of rubbish	No	Yes	Yes
	a) Space for storage of waste must be concealed by an opaque screen; b) No encroachment permitted into the setbacks.		
18. Ancillary buildings	No	Yes	Yes
	a) Minimum distance from property lines: the same as those prescribed for the principal building.		
19. Winter car, objects or people shelters	No	Yes	Yes
20. Service cabins for gas and fuel stations	Yes	Yes	Yes
	a) See Articles 294 to 299 for specific provisions on gas stations.		
21. Outdoor cafés for restaurants, bar or marinas	Yes	Yes	Yes
	a) See Article 292 for specific provisions on outdoor cafés.		
22. Indoor storage of goods	Yes	Yes	Yes
	a) No encroachment permitted into the setbacks.		
23. Retaining wall	Yes	Yes	Yes
	a) No encroachment allowed into the front setback.		
24. Other ancillary constructions and equipments no otherwise specified	No	Yes	Yes

SUB-SECTION 2: TELECOMMUNICATION ANTENNAS

260. SATELLITE DISH (PARABOLIC ANTENNA)

One dish antenna, up to 2 m in diameter, installed 3 m or less from the highest point of a flat roof of the principal building and 6 m or more from the wall facing the front or side yard, is permitted per establishment.

261. OTHER TYPES OF TELECOMMUNICATION ANTENNAS

In all zones, the following telecommunication antennas, other than a satellite dish, are permitted:

- 1° An antenna height, including its base, does not exceed 15 m, in the following conditions:
- a) Only one antenna structure is permitted per lot. However, the antenna structure must be able to receive more than one antenna;

b) When installed on the roof of a building, the maximum height of the antenna and its support is 5 m;

c) When installed on the roof of a building, the antenna must be installed on a flat roof, a distance equivalent to twice the height of the antenna with respect to any wall overlooking a front, side or rear courtyard;

d) Any ancillary equipment must be installed inside a closed building, barely visible from a public street;

- e) The lighting of the antenna structure is permitted if required by Transport Canada or by the federal authority responsible for telecommunications systems;
 - f) Adding a new floor structure should not hinder the development or the operation of the infrastructure and equipment of the City.
- 2° An antenna installed inside existing non-roof constructions such as a tower, turret or equipment room, provided that the antenna is actually built within these structures and hidden well-enough not to be visible from the public domain.

Any frame, any telecommunication antenna and any related structure that is not in service for a period of 12 consecutive months, must be dismantled.

SECTION 6: SWIMMING POOLS, WADING POOLS, SPAS AND SAUNAS

SUB-SECTION 1: SWIMMING POOLS, WADING POOLS AND SUANAS FOR HOTELS

262. SCOPE OF APPLICATION

The provisions of this section apply only to pools, spas and saunas accessory to the use of “5831 Hotel (including hotels and motels)” and the “multiple-family dwellings (h3)” use category. Pools, spas and saunas are prohibited for any other purpose.

SUB-SECTION 2: PROVISIONS PERTAINING TO SWIMMING POOLS

263. GENERAL PROVISIONS

Swimming pools are authorized, provided that:

- 1° Pools are prohibited into front yard. In the case of a side yard adjacent to a street, the pool may be located a distance of up to 1.50 m from the lateral line matching with the street line;
- 2° The distance between the inside wall of pools and rear and side property lines shall be no less than 1.50 m;
- 3° The distance between the inside wall of pools and front property lines shall be no less than 6 m;
- 4° The distance between the inside wall of pools and buildings shall be no less than 1.50 m;
- 5° Swimming pool platforms or decks shall be no closer than 2.10 m from property lines;
- 6° No out-of-ground accessories shall be more than 2.25 m high;
- 7° No drainage system shall be connected directly to the municipal network;
- 8° Pools shall not be positioned under electric lines or wires;
- 9° Above-ground pools shall not be equipped with a diving board;
- 10° Pools shall be equipped with a water filtration system.

264. SAFETY DEVICES

Both inground and aboveground pools must also provide the following safety features:

- 1° A pool must be equipped with a ladder or staircase permitting one to enter and exit the water;
- 2° Subject to Paragraph 7, all pools must be surrounded by an enclosure to control access;
- 3° This enclosure needs to :
 - a) Prevent passage of a spherical object of 10 cm diameter;
 - b) To be of at least 1.2 m in height;
 - c) To be devoid of any fastener, projection or open parts that may facilitate climbing.
- 4° A wall forming part of an enclosure must be provided with no opening for entering said enclosure;
- 5° A hedge or shrubbery may not constitute an enclosure;

- 6° Any gate equipped in an enclosure must possess the features listed in Section 3 and must be provided with a passive safety device installed on the inside of the enclosure, in the upper part of the door and allowing the latter to close and characteristics lock automatically;
- 7° An above ground pool, of which the height of the wall is at least 1.2 m at any point from the ground or portable pool, of which the height of the wall is 1.4 m or more, does not have to be surrounded by a wall where access to the pool is made of one or more of the following ways:
 - a) Using a ladder with a safety door that closes and locks automatically to prevent its use by a child;
 - b) Using a ladder or from a platform whose access is guarded by an enclosure having the characteristics specified in Paragraphs 3 and 6;
- 8° From a terrace attached to a residence and arranged so that its opening into the pool portion is guarded by an enclosure having the characteristics specified in paragraphs 3 and 6. Any facility intended to provide or to prevent access to the pool must be maintained in good operating condition;
- 9° An above ground, or portable pool (which can be dismantled), cannot be equipped with a springboard or a slide.

265. PLATFORMS AND APRONS AROUND IN-GROUND POOLS

All in-ground swimming pools shall be completely bordered by an apron which meets the following conditions:

- 1° The apron shall possess a non-skid surface;
- 2° The apron shall be at least 0.9 m wide.

266. LIGHTING

Installation of an above-ground lighting system for swimming pools is permitted subject to the following conditions:

- 1° Electricity supply shall be provided underground;
- 2° The beams of light produced by this source of lighting must be directed in a way to limit illumination to the property on which the pool is located and to allow the lighting of the pool bottom.

SUB-SECTION 3: PROVISIONS PERTAINING TO SPAS

267. GENERAL PROVISIONS

Spas are authorized, provided that:

- 1° The installation of a spa is prohibited in a front yard. In the case of a street right-of-way adjacent to a side yard, a spa may be installed at a distance of 1.50 m from a lateral line coinciding with the street right-of-way;
- 2° The minimum distance between the inner wall of a spa and any side or rear lot line is 1.50 m;
- 3° The minimum distance between the inner wall of a spa and a frontage property line is 6 m;
- 4° The minimum distance between the inner wall of a spa and a building is 1.50 m.

268. SAFETY DEVICES

Spas must also include the following safety devices:

- 1° An enclosure as described in sub-section 3 of section 13 is required;

- 2° Notwithstanding Paragraph 1, the enclosure requirement may be replaced by a removable lid, padlocked and designed so as to prevent access to a spa outside the period of use.

SUB-SECTION 4: PROVISIONS RELATING TO SHELTERS FOR POOL, SPA OR SAUNA

269. GENERAL PROVISIONS

Shelters for swimming pool, spa or sauna which are attached to or integrated with the principal building are authorized under the following conditions:

- 1° Shelters for swimming pool, spa or sauna which are attached or integrated to the principal building must comply with the maximum height and setbacks applicable to the principal building;
- 2° The walls of a shelter for pool, spa or sauna which are attached or integrated to the principal building shall be covered with exterior siding materials required for the principal building.

Shelters for swimming pool, spa or sauna isolated from the principal building are authorized under the following conditions:

- 1° The establishment of a single shelter for pool, spa or sauna is prohibited in the front yard;
- 2° An isolated shelter for pool, spa or sauna to be installed at more than 1.5 m from the property line;
- 3° An isolated shelter for pool, spa or sauna located in side yard adjacent to a street or in a backyard adjacent to a street shall maintain a distance from the street line corresponding to the minimum frontage setback prescribed in the Schedule of Uses and Standards;
- 4° The maximum height of a detached shed for pool, spa or sauna is 4 m, without exceeding the actual height of the principal building measured from the adjacent ground level and the roof ridge.

SECTION 7: OFF-STREET PARKING

SUB-SECTION 1: GENERAL PROVISIONS

270. SCOPE OF APPLICATION

The provisions of this section apply to an area of off-street parking outside the right-of-way of a street.

271. GENERAL PROVISIONS

The development of a parking area shall be in accordance with the following provisions:

- 1° A parking space is required for all use categories in the Commercial Zones (C) group;
- 2° A parking area must be maintained to the extent of standards of this section;
- 3° A change of use may not be authorized unless parking space features are provided for the new use, in accordance with the provisions of this section;
- 4° An enlargement or alteration of a principal building may not be authorized unless parking space features, applicable to the portion of the principal building subject to alteration or expansion, are provided in accordance with this section;
- 5° Parking areas and spaces shall in all cases be located on the same property as the use they serve. Notwithstanding the foregoing, a parking area may be located on another site with the following conditions:
 - a) Parking stalls must be located within 120 m of the building served;
 - b) A real servitude issued, which the City is co-signer, must guarantee access to parking space.
- 6° Parking areas may be located below or above the ground;
- 7° Unless otherwise indicated, no parking area shall be located in a front setback except in the case of parking provided in an underground facility.

SUB-SECTION 2: LAYOUT, PRINCIPAL TENANT AND USE OF PARKING AREAS

272. LAYOUT AND PRINCIPAL TENANCE OF PARKING AREAS

Unless otherwise stated, any parking space must be constructed and principal tenanted according to the following provisions:

- 1° All parking areas shall connect with the street directly, or via a laneway or private passage leading to a street;
- 2° All parking areas shall be provided with driveways for entering and leaving spaces without the need to move another vehicle;
- 3° All parking areas containing 5 parking spaces or more shall be paved with a permitted material, namely:
 - a) Concrete, gray in color;
 - b) Honeycomb paving;
 - c) Inert material, including asphalt, but excluding gravel, whose reflectance is at least 29, as evidenced by the specifications of the manufacturer or by a professional opinion.

- 4° All parking areas containing 5 parking spaces or more shall be illuminated;
- 5° In all parking areas containing more than 10 parking spaces, the following shall be indicated:
 - a) The limits of each parking space;
 - b) Manoeuvring surfaces;
 - c) Entrances and exits;
 - d) Direction of traffic flow.
- 6° All parking areas more than 250 m² in area may not be drained toward the street but shall be equipped with a surface drainage system;
- 7° Parking areas shall be bounded:
 - a) By concrete curbs poured on-site no less than 0.45 m high between the edge of streets or sidewalks, as the case may be, and property lines;
 - b) By concrete curbs fastened to the ground no less than 0.15 m high between the parking area and an area elsewhere on the property planted in lawn.
- 8° Underground facilities used as parking areas shall not be higher than average ground level;
- 9° All parking areas shall be kept clear of snow;
- 10° All parking areas shall be maintained in good condition and clean at all time.

273. CONSTRUCTION OF A PARKING SPACE OF MORE THAN 20 STALLS

The development of an outdoor parking lot of 20 stalls or more must be landscaped for at least 5% of its area. The parking lot shall include either or both of the following features:

- 1° An end of aisle with a minimum size of a stall for easy parking and 2 stalls for double parking (see Figure 273a);
- 2° A dividing strip with a minimum width of 2 m (see Figure 273b).

This construction should be grassed or landscaped and surrounded by a concrete curb cast in place whose height and width are at least 15 cm:

Figure 273a. Construction of an end of aisle

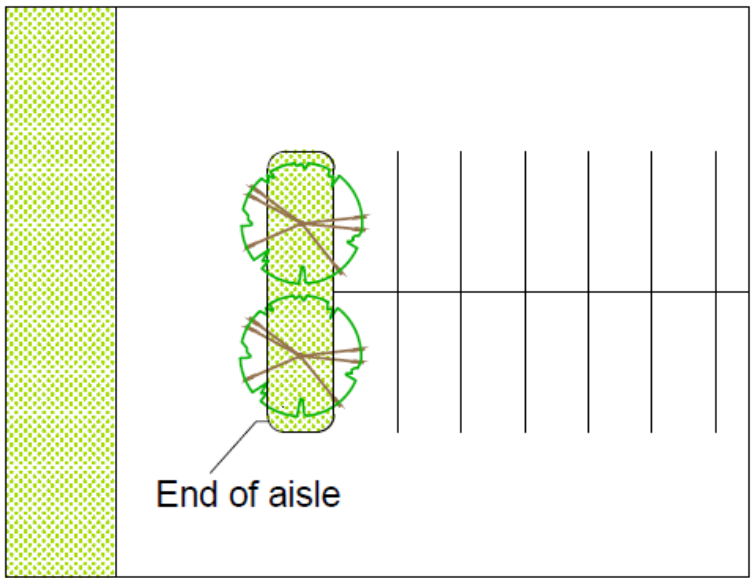
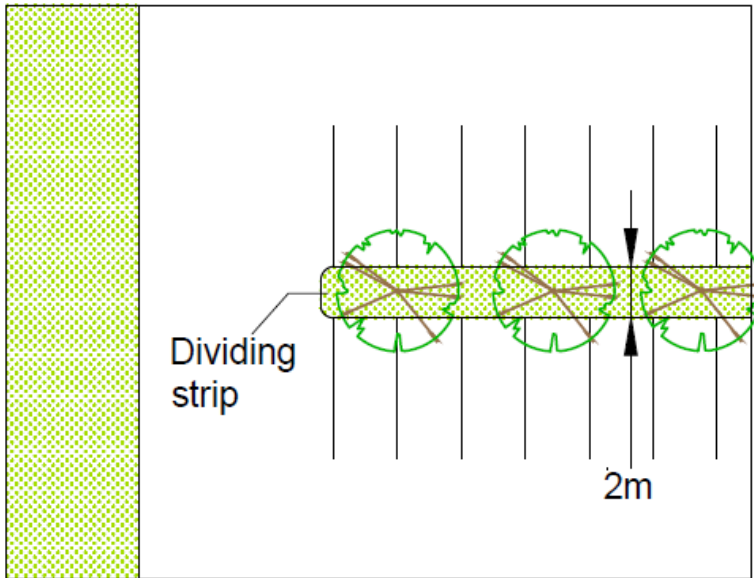


Figure 273b. Construction of a dividing strip



In addition to or combined with prescribed facilities within the parking space of 20 stalls and more, a dense canopy of trees should be planted so that at maturity 40% of the hardscaped surface of the parking lot is shaded. In the case of the extension of a use adding 20 or more parking spaces to the minimum spaces already required, these additional parking spaces must be constructed in accordance to the present Article.

274. CONSTRUCTION OF MULTI-LEVEL PARKING FACILITIES

Construction of multi-level parking areas inside buildings is permitted above ground level provided that:

- 1° The height of the building occupied by the parking area does not exceed three stories, and in any case does not exceed the height permitted in the Schedule of Uses and Standards should the latter be more restrictive;
- 2° The building is sited in compliance with the siting standards stipulated in the Schedule of Uses and Standards for principal buildings;
- 3° No walls without openings face on a street;
- 4° Building architecture integrates with that of the principal building;
- 5° A wall with a minimum height of 1.50 m over the roof, must be erected alongside the roof in a way such as to hide the parked vehicle from the street.

275. USE OF A PARKING SPACE

A parking area must be used in accordance with the following provisions:

- 1° It is forbidden to use a parking space for other purposes than the parking of vehicles. The vehicle must be in working condition;
- 2° It is forbidden to park a vehicle outside a parking space conforming to provisions of the By-law;
- 3° Parking of a vehicle in an access lane is prohibited except in the case of a unifamilial, bifamilial, or trifamilial use.

Notwithstanding provisions of foregoing paragraph, parking of traction-engine and of a vehicle which weight exceeds 3 900 kg is permitted only in a storage space.

SUB-SECTION 3: DRIVEWAYS

276. DRIVEWAYS

The development of a driveway (access lane) must be made in accordance with the following provisions:

- 1° The number of driveways is limited to one per 30 m, or fraction thereof, of property frontage;
- 2° No more than two driveways per property shall connect with the same street;
- 3° Driveways used only for either entering or exiting vehicles shall be at least 6 m and no more than 9 m wide;
- 4° Driveways may not be situated less than 7.6 m from the intersection of two street lines.

SUB-SECTION 4: PARKING SPACES

277. GENERAL PROVISIONS

The layout of parking spaces shall be in accordance with the following provisions:

- 1° The requirements for the minimum number of parking spaces to serve each use are specified relative to the floor area of each establishment the number of seats and some parameters such as the number of rooms. The minimum number of parking spaces required is determined according to the rules presented in Table 277;
- 2° When several uses are exercised in a building or on a property, the minimum number or parking spaces required corresponds to the sum of numbers required for each of the uses.

Any fraction of a space greater than one-half shall be considered to be one additional space;
- 3° When a building or a use is enlarged or extended, the minimum number of spaces required is set for each use for the enlargement or extension only and in addition to the existing situation, whether or not this situation is conforming;
- 4° For any use not specified, the number of parking spaces required is established by applying the standard for the use which is most similar;
- 5° In cases where the requirements are based on a number of seats and the seats are in the form of benches, each 500 mm of bench is considered to be a seat.

Table 277 Number of parking spaces
(modified by RCM-60A-4-2018, art. 6b)

Use category and sub-category	Number of spaces required
Commercial et Services (v2) C1-01 Retail building products and hardware C1-02 Retail general merchandise C1-03 Retail food C1-04 Retail sales and services of vehicles and related accessories C1-05 Gas Station C1-06 Retail clothing and accessories C1-07 Retail of furniture, home furnishings and equipment C1-09 Other retail activities C1-12 Personal services or health care C1-13 Specialized services or repair C1-14 Professional, technical or business C1-15 Educational services C1-16 Miscellaneous services C1-17 Heavier recreation businesses	a) <u>Occupied by 3 establishments or less building:</u> 1 stall per 46 m ² of gross floor area, but not less than 5 stalls b) <u>Building of a floor area of 13,900 m² or less and occupied by more than 3 establishments:</u> 1 stall per 14 m ² of gross floor area, but not less than 10 stalls c) <u>Case of a building with an area larger than thirteen thousand nine hundred square metres (13,900 m²) and occupied by more than three (3) establishments:</u> One (1) space for every twenty-three square metres (23 m ²) of gross floor area. d) <u>Medical clinic:</u> 1 space for every twenty-seven square metres (27 m ²) of gross floor area

C1-08 Accommodation and food services	a) <u>Accommodation:</u> 1 stall per room b) <u>Eating establishment with takeout service:</u> 1 stall per 3 m² of gross floor area but not less than 10 stalls b) <u>Restaurant, café:</u> 1 stall per 4 seats
C1-10 Offices and headquarters of a business or organization C1-11 Finance, insurance and real estate services	a) 1 stall per 37 m² of gross floor area

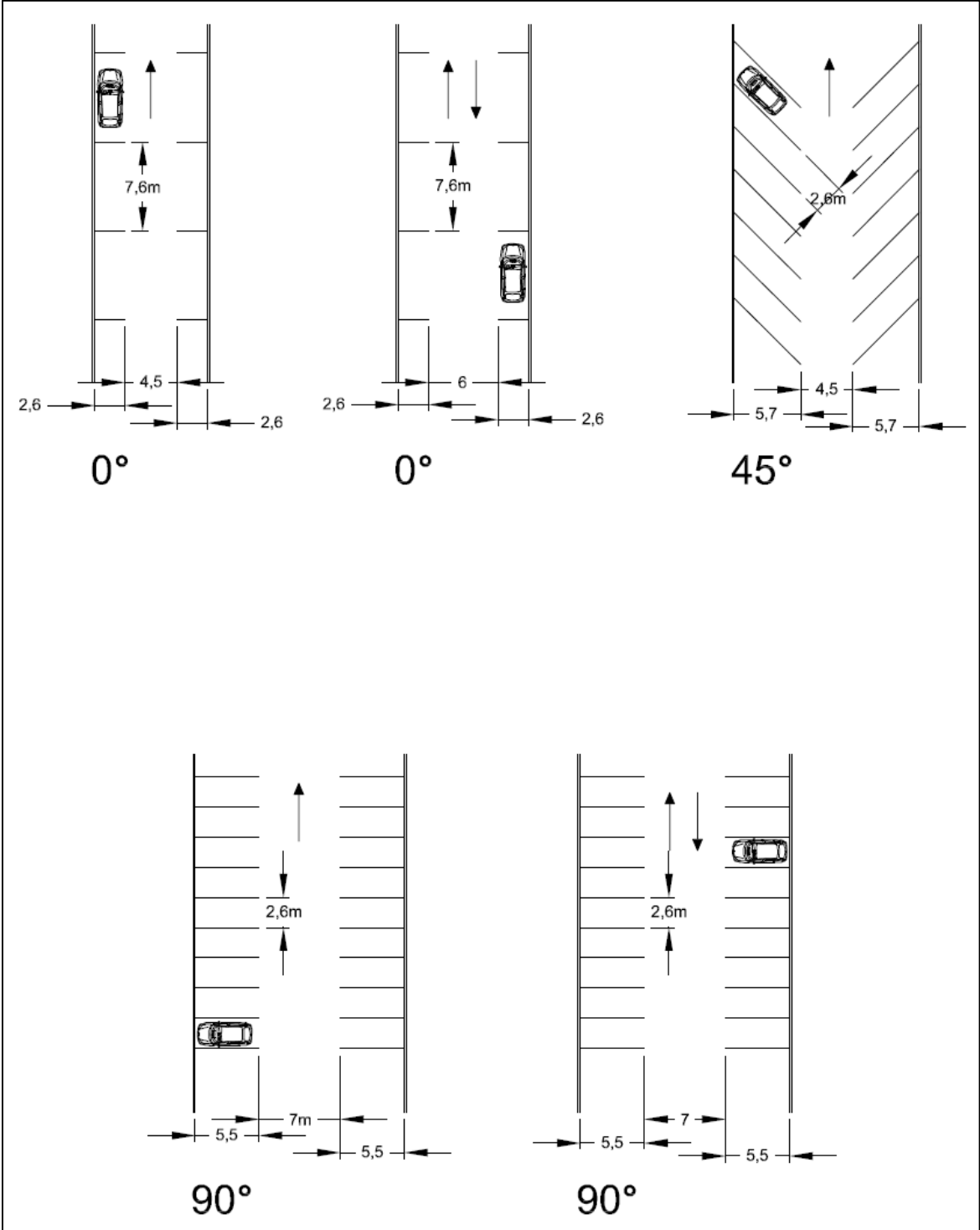
278. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS BETWEEN SPACES

The minimum dimensions of parking spaces and lanes providing access to stalls shall conform to Table 278a and Figure 278b, as appropriate:

Table 278a Dimension of parking spaces and driveways between spaces

Angle of spaces in relation to direction of circulation	Width of driveway (meters)	Width of space (meters)	Length of space (meters)
0°	4,50 (one way)	2,60	7,60
	6,0 (two way)		
45°	4,50 (one way only)	2,60	5,70
90°	7,0 (one way)	2,60	5,50
	7,0 (two way)		

Figure 278b. Dimension of parking spaces and driveways between spaces



279. PARKING SPACES FOR DISABLED

A parking area must include, even with the minimum number of parking spaces required, a number of parking spaces adapted and reserved for the disabled within the meaning of the *Act to Secure Handicapped Persons in the Exercise of their Rights with a View to Achieving Social, School and Workplace Integration* (RSQ, C. E-20.1).

The number of parking spaces for persons with disabilities must be calculated taking into account the minimum number of parking spaces required by the By-law for the use served. The number of spaces for people with disabilities is set in Table 279:

Table 279. Parking spaces for disabled

Parking spaces required	Parking spaces required for disabled
1. Less than 5 spaces	No requirement
2. Between 5 and 19 spaces	1 space
3. Between 20 and 99 spaces	2 spaces
4. Between 100 and 199 spaces	3 spaces
5. Between 200 and 299 spaces	4 spaces
6. Between 300 and 399 spaces	5 spaces
7. Between 400 and 499 spaces	6 spaces
8. More than 500 spaces	7 spaces

One parking space for persons with disabilities shall be identified by a recognized panel *Highway Safety Code* (RSQ, c. C-24.2) and the *Regulation Respecting Road Signs* (RRQ, c. C-24, r.28). The panel must be attached to a pole located in the front corner of each stall for the disabled. When a stall is located within 1.5 m of a building wall, the panel can be mounted on the wall. In all cases, the height of the upper part of the panel should be at least 2.1 m and at most 3 m.

One parking space for persons with disabilities must be located as close as possible to a principal entrance to a barrier-free building under the Construction By-law.

One parking space for persons with disabilities must be equipped in accordance with the provisions of the preceding article, except for the minimum width shall be 3.9 m.

SUB-SECTION 5: LIGHTING

280. GENERAL PROVISIONS

For any parking area with more than 20 parking spaces, the lighting system must be on a pole with a maximum height of 6 m. The brightness of an illumination system should be between 2 and 6 lux and must be designed to eliminate any possibility of glare to the surrounding area.

SUB-SECTION 6: PARKING FOR BICYCLES

280.1 MINIMUM REQUIREMENTS

The minimum number of parking spaces required for bicycles is 1 unit per 1 000 m² floor area with a minimum of 2 per building.

280.2 LAYOUT STANDARDS

Bicycle parking spaces should be located on the same lot as the use served and must meet the following standards:

- 1° Bicycle parking units must include a metal support, fixed to the ground or a building, which keeps the bicycle in a normal position on two wheels or in a position suspended by a wheel. The carrier must also enable locking by the framework rather than the wheel only.
- 2° A bicycle parking unit may be located inside the building with the use it serves, outside on the same lot or on a common lot within a radius of 100 m.

SECTION 8: LOADING AREAS

281. PERMANENCY OF LOADING AREAS

The requirements for loading areas and their manoeuvring surfaces are compulsory and permanent and prevail for all uses and in all zones where prescribed as long as the uses they serve are exercised and require such areas.

282. NUMBER OF LOADING AREAS

The number of loading areas shall at all times be sufficient to enable goods to be loaded under normal operating conditions of the establishment.

283. SITING OF LOADING AREAS

Loading areas and their manoeuvring surfaces shall be located entirely within the property where the served use is exercised and shall be contiguous with the construction served.

Loading areas shall not be located less than 18 m from front property lines.

284. LAYOUT AND PRINCIPAL TENANCE OF LOADING AREAS

Unless otherwise indicated, all loading areas shall be laid out and maintained in accordance with the following provisions:

- 1° All loading areas shall be accessible without the need to move another vehicle;
- 2° All loading areas shall be sited such that all manoeuvres of vehicles using it can be carried out within the manoeuvring surface;
- 3° All loading areas shall be paved and illuminated;
- 4° All loading bays shall be at least 3 m wide, at least 7.6 m long and at least 4.3 m high;
- 5° All loading areas shall be kept clear of snow;
- 6° All loading areas shall be maintained in good condition and clean at all time.

SECTION 9: STORAGE, OUTDOOR DISPLAY AND SIDEWALK SALES

285. OUTDOOR STORAGE

Outdoor storage of merchandise and equipment is permitted provided that:

- 1° The outdoor storage is on the same property as the use it serves;
- 2° No merchandise or equipment can be seen from the street;
- 3° The storage space is fenced in a way to hide their viewing, from the public thoroughfare. Only outdoor storage ancillary to a principal use is permitted.

Notwithstanding the preceding paragraph, outdoor storage and display of automobiles is permitted in all yards and setbacks as a use ancillary to "car dealership and rental outlets" use, without the requirement of a fence.

286. OUTDOOR DISPLAY AND SALE OF SEASONAL PRODUCTS

Outdoor display of the following goods is permitted:

- 1° Gardening equipment;
- 2° Outdoor furniture;
- 3° Plant material, including Christmas trees;
- 4° Seasonal items.

This display, except in the case of sales of Christmas trees, shall be located on the same property as the use for which it is ancillary, subject to compliance with the following provisions:

- 1° The outdoor display is permitted in all yards and setbacks, except in the front setback;
- 2° The display shall not encroach into parking areas other than parking spaces and driveways not needed in order to respect any provisions of this By-law pertaining to the minimum number of parking spaces required and driveways;
- 3° The display shall not impede pedestrian access to entrance doors.

287. SIDEWALK SALES

Sidewalk sales are permitted as a use ancillary to a use of the "Commercial and Services (c1)" use category, subject to the following conditions:

- 1° One sidewalk sale is permitted per year for any one commercial establishment;
- 2° Sidewalk sales shall last no more than one week and not be held more than one time per year for any given commercial establishment;
- 3° Sidewalk sales shall be held only during the regular business hours of the commercial establishment;
- 4° A driveway with a minimum width of 4.55 m must be kept clear at all time.

SECTION 10: OUTDOOR CAFÉS

288. LAYOUT STANDARDS

Installation of outdoor cafés is subject to the following conditions:

- 1° Outdoor cafés are permitted only as a use ancillary to a use of the “U2-06 Accommodation and food services” sub-category;
- 2° The outdoor cafés must be located on the same property as the restaurant they serve and act as an extension of this restaurant;
- 3° The outdoor café may not be located on existing parking areas;
- 4° The outdoor cafés must be completely open on at least two sides, which must be bordered by a fence and hedge, whose height shall not exceed of 1.20 m, or by shrub planters;
- 5° The outdoor cafés are strictly reserved for the serving of food, and the preparation of meals and alcoholic beverages are strictly prohibited;
- 6° Noise, including music, must not be transmitted outside the principal building, and no dancing or shows are permitted on an outdoor café;
- 7° No additional parking spaces are required for the outdoor café;
- 8° The terrace must be installed as a temporary facility (slabs, patio tiles, fireproof sheet metal awnings, artificial grass, etc.) and no permanent structure is permitted; tables must be sheltered by fireproof parasols or awnings designed to withstand inclement weather and must be removed after the last operation day;
- 9° The outdoor café must operate for a limited period of time which extends from April 1st and October 30th of the same year;
- 10° The business hours of the outdoor café must fall within the period 8:00 am and 12:00 pm of the same day;
- 11° Outdoor displays are not permitted;
- 12° Signs are not permitted except for printed signs displaying a service or product trademark or logo on chairs, parasols or awning;
- 13° The City does not accept any responsibility for any accident which may occur on City property, the sidewalk or the roadway as a result of the activity carried out in the outdoor café.

SECTION 11: MICROBREWERY

289. LAYOUT STANDARDS

An establishment engaged in the use of "20931 Microbrewery" must meet the following conditions:

- 1° All operations are performed inside a building;
- 2° Noise levels shall not exceed the boundaries of the building;
- 3° Production of beer must be both handcrafted and produced on site;
- 4° A kitchen must be provided on-site.

SECTION 12: AUTOMOBILE PRODUCT AND FUEL SALES OUTLETS

290. SCOPE OF APPLICATION

The provisions of the present section apply to the construction of service stations, gas stations and carwashes as principal or additional uses.

291. USES SPECIFICALLY EXCLUDED AND SPECIFICALLY PERMITTED

The establishment shall not contain any dwelling units, plant or manufacturing facilities, public meeting hall and workshops other than shops for repair of automobiles.

Nevertheless, the establishment may contain a fast food counter and a convenience store inside the service building.

292. SITING STANDARDS

The following siting standards apply to automotive product and fuel sales outlets:

1° Pump islands and service building:

- a) Minimum distance from :
 - i) Street lines : 4,50 m;
 - ii) Adjacent properties : 6 m;
 - iii) Principal buildings : 5 m;

2° Canopies over pump islands:

- a) A distance of at least 6 m is required from the side and rear property lines and at least 1.50 m from the front property lines;
- b) The width of the vertical surface of canopies shall not exceed 1.20 m;
- c) Canopies shall be no higher than 5.5 m.

293. LAYOUT STANDARDS

The following layout standards apply to automotive product and fuel sales outlets:

- 1° The distance between two driveways opening into the same street shall be no less than 6 m;
- 2° Driveways shall be situated at least 7.6 m from the intersection of two street lines and 3 m from property lines.

294. OCCUPATION OR USE OF OPEN AREAS

Occupation of open areas is subject to the following provisions:

- 1° Motor vehicle sales and rentals are prohibited;
- 2° Trailer rental is prohibited;
- 3° Parking of motor vehicles such as buses, trucks, heavy construction or snow removal equipment and piggyback-type trailers of the container is prohibited;
- 4° Vehicle repairs must be carried out inside buildings with closed doors;
- 5° Outdoor storage of vehicles which have been in an accident or which are not roadworthy, debris, automobile parts or any other objects is prohibited;

- 6° Display of products (such as motor oil and windshield washer fluid) intended to provide a minimum of service to vehicles and display of tires is limited to pump islands.

295. CARWASHES

Carwashes are permitted provided that:

- 1° Carwashing only is permitted;
- 2° Each carwash unit in any one establishment shall be provided adjacent to each unit with an area of sufficient size to queue at least 10 automobiles based on one 3 m 7 m space per automobile;
- 3° The following siting standards apply to all carwashes:
 - a) Buildings shall at least 6 m from property lines;
 - b) Exit doors for vehicles shall be at least 9 m from property lines;
 - c) Buildings shall be no higher than one story.

SECTION 13: EXTERIOR LAYOUTS

SUB-SECTION 1: GENERAL PROVISIONS

296. FRONT SETBACK LAYOUT

All front setbacks shall be landscaped and planted with grass.

297. PRINCIPAL TENANCE OF OPEN LANDSCAPED AREAS

Any area of land left free for any use and construction shall be grassed or be the subject of landscaping. This landscaped area must at all times be maintained in good condition.

The use of artificial turf is prohibited as a ground cover of open space, except for the construction of a playground or sports field.

298. PROPERTY PRINCIPAL TENANCE

All properties, built upon or otherwise, shall be maintained and kept in good condition, free of brush weeds and uncut weeds and free of all piles of debris, materials, scrap metal, etc.

It shall be compulsory for the owner to plant a lawn on the right of way bordering the public street adjacent to the property; this area shall be kept maintained at all times by the owner or the occupant of the bordering property.

299. TRIANGLE OF VISIBILITY

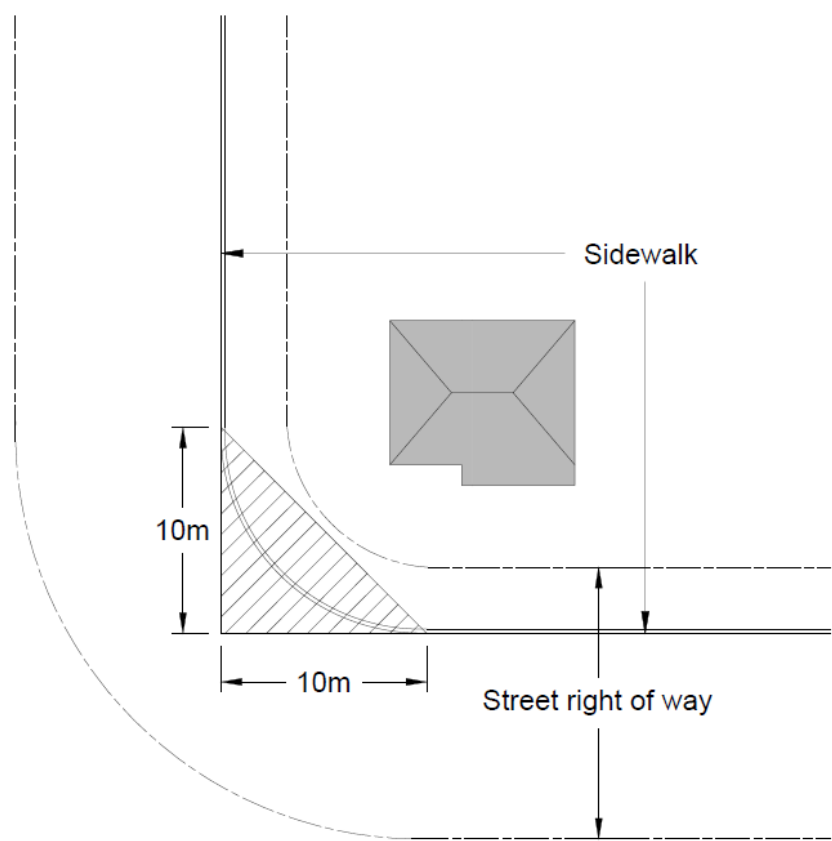
A triangle of visibility free from all obstacles that is more than 0.8 m high measured from street level shall be respected on properties located at the intersection of two (2) streets.

Notwithstanding the preceding paragraph, a structure supported by a single post or not connected to the ground may encroach into the triangle of visibility provided that it is at least 2.7 m above ground level.

This triangle of visibility shall have sides at least 10 m long at the intersection of the streets, measured from the point of intersection of the two curbs or their extensions.

This measure does not apply in cases where it is considered, after inspection, that a hedge placed in the triangle of visibility and where the height exceeds 0.8 meters, does not constitute an obstacle that could hinder the security of circulation in the intersection.

Figure 299. Triangle of visibility



SUB-SECTION 2: PROVISIONS PERTAINING TO TREES

300. PROTECTION OF TREES AND PLANTINGS IN THE PUBLIC RIGHT OF WAY

Damaging, trimming or cutting down of any tree, shrub or plant cultivated on thoroughfares, public properties or places and within the border of rights of way is prohibited.

301. PROTECTION OF HYDRANTS, UTILITY ENTRIES AND LAMP STANDARDS

Planting of trees less than 2 m from hydrants, utility entries and public lamp standards is prohibited.

302. PLANTING LIMITATIONS REGARDING CERTAIN SPECIES

Planting of poplars, willows and silver maples must be at least 7,5 metres from any street right-of-way and at least 10 metres away from any water main or private or public sewer.

303. REQUIRED TREES

Within twelve months of the issuance of a permit for the construction of the principal building, any landscaping with trees must be based on the following principles:

- 1° At least one tree for every 10 m wide field must be preserved or planted with a minimum of one tree per plot;
- 2° To determine the number of trees required, the width of the field is measured between the side property lines, 3.5 m beyond the minimum front setback prescribed in the grid;
- 3° At least one of the trees required in Paragraph 1 must be planted in the front yard;
- 4° At least 50% of the trees required in Paragraph 1 shall be deciduous trees;
- 5° Trees must have a trunk of at least 5 cm in diameter at 30 cm from ground level when planting in the case of a hardwood and conifers must have a height of at least 1.5 m from the adjacent ground level.

SUB-SECTION 3: FENCES, WALLS, HEDGES AND RETAINING WALLS

304. GENERAL PROVISIONS

A fence, wall or dwarf wall and a hedge can be established in all yards and in all areas subject to the provisions of this subsection.

305. COMPULSORY INSTALLATION OF FENCES

The exercise of permitted uses in compliance with this By-law requires the installation of fences in the following cases:

- 1° Exterior storage;
- 2° Installation of in-ground and above-ground pools;
- 3° Properties or excavations which pose a hazard to public safety.

An opaque fence or wall 1.8 m high shall be erected on boundaries of zones other than street axes when the principal designated use of the adjacent zone is the "Residential neighborhoods (H)" group.

306. PERMITTED MATERIALS FOR FENCES AND WALLS

A fence must be built with one or more of the following materials:

- 1° Factory-enamelled steel;
- 2° Cast iron;
- 3° Metal (galvanized or vinyl-coated chain link exclusively);
- 4° Wood treated for exterior use, painted, varnished or stained;
- 5° PVC.

Use of masonry materials is compulsory for the construction of walls.

307. PROHIBITED MATERIALS FOR FENCE CONSTRUCTION

Unless otherwise indicated in this By-law, fences shall not be built using the following materials:

- 1° Barbed wire;
- 2° Chicken wire;
- 3° Sheet metal;
- 4° Non-treated or rough wood.

Use of barbed wire at the top of fences is permitted, provided it is installed toward the interior of the property at an angle of 45°.

308. HEIGHT OF FENCES, WALLS AND HEDGES

Unless otherwise indicated in this By-law, fences, walls and hedges shall not exceed 1.8 m in height, measured from the ground level.

309. PRINCIPAL TENANCE OF FENCES, WALLS AND HEDGES

Fences and walls shall be maintained and kept in good repair. In particular, a fence or wall with broken, rotted, dismantled or disassembled parts or whose paint or stain no longer fulfills its protective role, shall not be considered to be in good repair.

All fences must be securely installed. The other components of the fence structure must be kept solidly attached to each other and any leaning must be corrected. Unless suitable corrective measures can be taken, any damaged fence must be removed and/or replaced by a fence that conforms to the By-laws.

Hedges shall be maintained in good repair and be trimmed to a height not exceeding that stipulated in this By-law.

310. SNOW FENCES

Use of snow fencing is prohibited except on construction sites or as protection against wind and snow accumulation during winter.

311. SCREENING OF GARBAGE CONTAINERS

Opaque screens to conceal garbage containers shall be made of materials which harmonize with the exterior cladding materials of the principal building or made of materials permitted for fences.

SUB-SECTION 3: GARBAGE, WASTE AND RUBBISH

312. GENERAL PROVISIONS

Provision of an area for storage of garbage, waste and rubbish is compulsory for all establishments.

313. LAYOUT STANDARDS

The construction of a space for the storage of waste, scrap and garbage must meet the following standards:

- 1° These areas may be common to establishments occupying the same building;
- 2° These areas shall be designed to facilitate access for trucks to service it;
- 3° These areas shall be situated in side or rear yards and in all cases be fenced or walled such that any objects temporarily stored there are not visible from the street or from neighbouring properties.
- 4° Notwithstanding Paragraph 3, a fence or wall is not required for a semi-buried waste materials container whose height above ground does not exceed 1.20 m.

SECTION 14: PROVISIONS PERTAINING TO CERTAIN ZONES

314. SCOPE OF APPLICATION

The provisions of this section apply when listed in the schedule of uses and standards.

315. ACCESS TO COMMERCIAL AND COMMUNITY ESTABLISHMENTS

Where so stipulated by the Schedule of Uses and Standards, access to commercial or community establishments shall be directly from Dorval Avenue, Lakeshore Road or Highway 20. Only display windows and loading areas are permitted on sides facing other thoroughfares.

Notwithstanding the foregoing paragraph, access to "office"-type establishment may be from other thoroughfares.

316. CREATION OF A BUFFER AREA

Where prescribed by the Schedule of Uses and Standards, the following provisions apply to the use in question:

- 1° A buffer area shall be created along lot lines next to a residential use;
- 2° This buffer area shall be at least 2 m wide and be delimited by a concrete border at least 15 cm high;
- 3° Trees, shrubs, hedges, bushes or flowerbeds shall be planted in this buffer area. The rest of the area shall be covered by a lawn.

317. ZONE C02-11

Where prescribed by the Schedule of Uses and Standards, the following provisions apply to zone C02-11:

- 1° A maximum of 6 parking spaces may be installed in front of the building. These parking spaces may encroach in the front setback, provided they are grouped together and are facing the portion of the building that is the most recessed;
- 2° The open area located in front of the building must be landscaped with flowers and shrubs;
- 3° A landscaped area, comprised of a compact vegetation, must be planted near the obligatory fence that is installed along the rear lot line;
- 4° A landscaping plan must be submitted with any request for a construction permit;
- 5° Vehicular access to Claude Avenue is not permitted;
- 6° The delivery area must be located on the side of the building and not at the rear. Delivery is not permitted between 9:00 PM and 7:00 AM;
- 7° An enclosure for garbage and recycling bins is obligatory and may not encroach in the front and rear setbacks;
- 8° Garbage and recycling pick-up is not permitted before 7:00 AM.

318. ZONE C03-24

Where prescribed by the Schedule of Uses and Standards, multifamily residential use is also permitted in the zone under the following conditions:

- 1° Detached buildings only;
- 2° Front and rear setbacks, minimum of 6 m;

- 3° Lateral side margin, minimum of 4 m;
- 4° Side setback of car minimum 6 m;
- 5° Height of building: minimum 2 storeys, maximum 3 storeys;
- 6° Minimum building width of 9 m;
- 7° Minimum of four apartments in the building;
- 8° Floorspace index: 0.5 minimum, 2 maximum;
- 9° Minimum footprint of 1,000 m²;
- 10° Other standards for this purpose are those prescribed in Chapter 7 of this By-law.

319. ZONE C05-04

Where prescribed by the Schedule of Uses and Standards, the following provisions apply:

- 1° Uses 1 "5513 Retail new and used heavy vehicles (over 3,900 kg)", "6355 Rental service heavy vehicles (over 3,900 kg)" and "6441 Service Repair and maintenance heavy vehicles (over 3,900 kg)" is permitted, but only as an additional or ancillary use to " 5511 retail new and used motor vehicles", "6353 Service car rental" and "6411 Service automotive Repair (Garage)".

320. LANDSCAPING

Where prescribed by the Schedule of Uses and Standards, the following provisions apply to the treatment of front setbacks:

- 1° At least one tree per 93 m² of front setback area shall be planted in the front setback;

Trees shall be no closer than 1.5 m from front property lines;
- 2° The landscaping plan shall be approved by a landscape architect;
- 3° A tree shall have a minimum diameter of 80 mm, measured to 30 cm from the ground level, and shall have a minimum height of 3 m.

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SECTION 1: GENERAL PROVISIONS

321. SCOPE OF APPLICATION

The provisions of this Chapter shall apply to areas whose primary assignment is the Residential Neighborhoods (H) group.

322. NUMBER OF PRINCIPAL BUILDINGS

One principal building may be erected per lot, except areas covered by Section 10.

323. NUMBER OF PRINCIPAL USES

One principal use is permitted per lot.

324. DWELLING UNITS IN BASEMENTS AND CELLARS

Dwelling units shall be situated entirely above ground level. Dwelling units shall not be situated in cellars or basements.

Notwithstanding the foregoing paragraph, basements may be occupied by rooms integral to the dwelling unit situated above.

325. FIRST STOREY FLOOR LEVEL OF BUILDINGS

The height of the floor of the first floor of a principal building with designated "Residential Neighborhoods (H)" must be at least 0.3 m above the level of the sidewalk or in his absence, the average adjacent ground level, measured at the centre of the front lot line occupied by the principal building.

326. DWELLING UNIT AREA

Dwelling unit floorspace shall not be less than the following minimums:

- 1° Dwelling units in detached or semi-detached single-story single-family dwelling: 88 m²;
- 2° Dwelling units in detached or semi-detached single-story single-family dwelling: 49 m²;
- 3° Dwelling units in two-family dwellings: 79 m²;
- 4° Dwelling units in three-family dwellings: 46 m²;
- 5° Dwelling units in multiple-family dwellings except for one-room apartments: 34 m²;
- 6° One-room dwelling units in multiple-family dwellings: 23 m².

327. DISTANCE BETWEEN TWO BUILDINGS OF USE CATEGORY H1 (repealed by RCM-60A-15-2022, art. 5a)

328. SIDE SETBACKS FOR USES OF USE CATEGORY H1

Notwithstanding the Schedule of Uses and Standards, in the case of use of category h1 for detached structures, the required side setbacks of 2.10 metres and 3.95 metres may be replaced by side setbacks of 3 metres each.

329. ADDITIONNAL USES AND ANCILLARY CONSTRUCTIONS, EQUIPMENT AND USES

Additional uses and ancillary constructions, equipments and uses are allowed inside a principal building and in the yards, subject to the following provisions and subject to the provisions of this chapter and the Schedule of Uses and Standards:

- 1° In all cases, there must be a principal building on the lot so that one can install or operate an additional use and an ancillary construction, equipment and use;
- 2° An additional use and an ancillary construction, equipment and use shall be located on the same lot as the principal use served;
- 3° An ancillary building may not include housing;
- 4° An ancillary construction shall only be used for an ancillary purpose to the principal use or to an additional use.

The provisions of the first paragraph shall not apply to structures and buildings covered by Sub-Section 3 of Section 8.

SECTION 2: AUTHORIZED USES

330. GENERAL PROVISIONS

Mostly built between 1946 and 1960, homes of the City of Dorval form residential areas of relatively homogeneous low density. In these areas, only the residential function is permitted. Although the dominant housing type is the single-family detached house, other denser typologies have emerged more recently, such as the semi-detached, row, or multifamily dwelling. The lack of vacant spaces, but also the attractiveness of a quality living environment (shops and services, transportation) partly explains this trend towards densification of residential activity. In this context, the new insertions should respect the character and identity of existing residential developments, some of which are traversed by the historic Lakeshore Drive.

Subject to Sections 28 to 30, only the uses listed in Articles 331 to 337 are allowed in zones of the Residential Neighborhoods group (H). The uses included in the Residential Neighborhoods group (H) derived from the description in the first paragraph of this section and are grouped into four classes of use.

331. SINGLE-FAMILY DWELLINGS (H1)

The use category "Single-family Dwellings (h1)" comprises dwellings containing only one dwelling unit.

332. TWO-FAMILY AND THREE-FAMILY DWELLINGS (H2)

The use category "Two-family and Three-family Dwellings (h2)" comprises dwellings containing two or three dwelling units.

333. MULTIPLE FAMILY DWELLINGS (H3)

The use category "Multiple-family Dwellings (h3)" comprises dwellings containing more than three dwelling units.

334. EXTENDED STAY RESIDENCE (H4)

This use category includes residence without dwelling (in the sense of chapter 13 list of definitions in the zoning by-law) but rather accommodation units intended for stays usually longer than those provided by hotels, inns, or bed and breakfast.

Furthermore, this use excludes any food service and shall have kitchen facilities for every unit.

The standards for Multifamily dwellings (h3) apply to a group home.

SECTION 3: ADDITIONNAL USES

335. GENERAL PROVISIONS

Despite being prohibited in the schedule of uses and standards, a use referred to in this section as an additional use is permitted, subject to the following:

- 1° The additional use under this section shall be exercised by the occupants of the building in which it is located;
- 2° No additional parking stalls are required for additional uses under this section;
- 3° The exterior of the principal building must remain residential in character. The building must not contain any material, visible from the outside, promoting the development of additional uses.

336. AUTHORIZED ADDITIONAL USES

It is permissible to exercise the following additional uses in the principal building:

- 1° A professional according to the *Code des professions* can use part of his dwelling unit for practice of his profession under the following conditions:
 - a) No parking space may be exclusively dedicated to this additional use;
 - b) A maximum of one employee is authorized;
 - c) The additional use is exercised in a building occupied by a use in the "Single-family dwelling (h1)" category.
 - d) The floor area dedicated to this additional use may not exceed 25% of the total dwelling floor space without exceeding 25 m².
- 2° Family child care services within the meaning of the *Educational Childcare Act* (RSQ, Ch S-4.1.1.)
- 3° Family child care services outside the meaning of the *Educational Childcare Act* (RSQ, Ch S-4.1.1.) under the following conditions:
 - a) The number of children cared for without remuneration is limited to a maximum of 6 children, including more than two under the age of 18 months, including in the maximum children under 9 years of responsible persons and those who ordinarily live with them and are present during the delivery of services, regardless of the number of persons responsible on site.
 - a) The rooms normally used for games and children's activities are provided with a window allowing one to see outside;
 - b) The premises, equipment, furniture and play equipment are kept clean and disinfected regularly, apart from the presence of the children and maintained in good condition or repaired so as to respect their initial conditions of use;
 - c) The premises are well ventilated and maintained at a temperature of at least 20°C;
 - d) The premises are properly equipped for naps, depending on the age of children, either with sleeping pads, babysuite, beds with posts and bars;
 - e) The bedding used for each child must enable her/him to cover up, provide her/him with enough heat and serve only her/him until washed;
 - f) A place should be designated for diaper changes, if the day care centre receives children in diapers;
 - g) Toys are safe, non-toxic, washable, sturdy and in good working condition;

- h) Climbing structures, swings, slides, or other similar equipment installed indoors and designed for indoor use, have smooth surfaces with no sharp edges, are safe and are placed on a surface that can absorb the impact of a fall;
 - i) The premises are equipped with folding gates and expandable enclosures for children;
 - j) Rooms used by children are safe with protective electrical outlets;
 - k) Medications, toxic or cleaning products are stored in a storage space provided for that purpose, out of the reach of children, or locked and situated away from foodstuffs;
 - l) At least one person in charge present at all times at the day care centre has up to date First Aid training with a minimum of eight hours;
 - m) The premises are equipped with a residential telephone line;
 - n) If applicable, meals and snacks provided to children are consistent with Canada's Food Guide and take account of special diets and allergies;
 - o) Prepared or preserved food is made and served in sanitary conditions at the appropriate temperature.
- 4° Intergenerational housing, under the following conditions:
- a) The development of intergenerational housing must satisfy the evaluation criteria of the regulation on conditional uses in force;
 - b) Intergenerational housing that can accommodate persons with kinship or affinity, including through a partner, with the owner or occupier of the principal dwelling;
 - c) Intergenerational housing is only permitted in a detached building occupied by a single-family dwelling;
 - d) Intergenerational housing is only permitted in the principal building in which no other additional use covered by the present article shall be exercised;
 - e) A single intergenerational housing unit is permitted with the principal building;
 - f) Intergenerational housing must be permanently connected to the principal housing and must be able to be reincorporated upon ceasing to be used for this purpose;
 - g) A stall of additional parking must be provided for the intergenerational housing unit; (modified by RCM-60A-15-2022, art. 5b)
 - h) The addition of an extra civic number for an intergenerational housing unit is prohibited;
 - i) A single electric meter is allowed for an intergenerational housing unit occupied by a building.
- 5° The rental of a dwelling or of a home is authorized for a minimum of 30 days without interruption. (added by RCM-60A-5-2018)

337. GARAGE SALES

In addition to additional uses authorized under Article 336, garage sales are permitted, subject to the following conditions:

- 1° Only sale of merchandises owned by the landowner for his personal use is permitted, no merchandise of other source shall be offered in sale;
- 2° Garage sales must not last for more than two consecutive days in accordance with the hours permitted for the activity;
- 3° Garage sales must not take place outside the hours of 8:00 am and 8:00 pm;
- 4° No more than one garage sale per year is permitted for any given property.

SECTION 4: BUILDING ARCHITECTURE

SUB-SECTION 1: PERMITTED EXTERIOR CLADDING MATERIALS

338. EXTERIOR CLADDING MATERIALS PERMITTED FOR PRINCIPAL BUILDINGS

Unless otherwise indicated in this By-law, only the following materials are permitted as exterior cladding materials for principal buildings:

- 1° Brick;
- 2° Natural and artificial stone;
- 3° Stucco, acrylic;
- 4° Architectural concrete;
- 5° Architectural concrete blocks;
- 6° Painted or stained wood excluding any particle board not designed for exterior use;
- 7° Hot-enamelled aluminum siding;
- 8° Hot-enamelled steel siding;
- 9° Oxidized steel panel;
- 10° Tempered glass (curtain wall);
- 11° Copper;
- 12° Marble, granite;
- 13° Slate;
- 14° Vinyl siding;
- 15° Apparent granule panel;
- 16° Exterior cladding of “dry-vit” type.

A construction project or enlargement of a principal building subject to SPAIP regulations may include a exterior cladding material not mentioned in the first paragraph, if the material has a recognized certification and the written opinion of an architect certifies that it is adapted to the building in relation to the following:

- 1° Water resistant;
- 2° Fire resistant;
- 3° Wind resistant;
- 4° Structural resistance.

All exterior wood surfaces of all principal buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

All exterior cladding of buildings shall be maintained to conserve its original appearance; brick cannot be painted.

339. CLADDING MATERIALS PERMITTED FOR ANCILLARY BUILDINGS

Ancillary buildings shall be clad with a permitted material which harmonizes with the principal building.

All exterior wood surfaces of ancillary buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

340. MINIMUM PROPORTION OF EXTERIOR CLADDING MATERIALS FOR PRINCIPAL BUILDINGS

The walls of the principal building, an attached or integral garage or shed attached to or integrated car must be covered with surface materials in conformity with the following provisions:

Table 259. Minimum proportion of exterior cladding materials for principal buildings

Class and subclass of use	Material and minimum proportion required
Single-Family Dwelling (h1)	a) <u>One storey building:</u> 100% masonry for all walls b) <u>"Split-level" building type</u> 100% masonry for all walls of the lower level c) <u>Two-storey building:</u> 100% masonry for the first floor walls
Two and Three-Family Dwellings (h2)	a) <u>One storey building:</u> 100% masonry for all walls b) <u>"Split-level" building type</u> 100% masonry for the walls of the lower level c) <u>Two-storey building:</u> 100% masonry on the first floor walls
Multifamily Dwelling (h3)	a) No minimum proportion of masonry required b) The following siding materials are allowed only as an insertion material: - Wood - Stucco - Vinyl siding - Aluminum siding "Dry-vit" type coating
Extended Stay Housing (Group Home) (h4)	a) No minimum proportion of masonry required b) The following siding materials are allowed only as an insertion material: - Wood - Stucco - Vinyl siding - Aluminum siding - "Dry-vit" type coating

Notwithstanding the first paragraph, construction or enlargement of a principal building, if subject to regulations respecting SPAIPs, may include proportions of different materials than those required in Table 340.

341. MAXIMUM NUMBER OF EXTERIOR CLADDING MATERIALS

The number of exterior cladding materials permitted for any principal and ancillary building shall not exceed three excluding windows.

342. BUILDINGS FRONTING ON TWO STREETS

All building walls facing on streets shall have the same exterior cladding materials in the case of corner, transversal corner and transversal interior properties.

343. ABOVE-ROOF STRUCTURES

The exterior cladding material of above-roof structures visible from streets shall harmonize with the principal building.

344. CHIMNEYS

Chimneys or smoke stacks projecting from exterior walls of constructions shall be clad in stone, brick, stucco, enamelled aluminum or steel clapboard or vertical siding or an equivalent material.

However, a prefabricated smoke stack, not clad in accordance with this Article, may be installed but not on the front façade of a building nor on the front-facing slope of a sloped roof.

345. CLADDING MATERIALS PERMITTED FOR ROOFING

Materials permitted for roof coverings are limited to the following:

- 1° Asphalt shingle;
- 2° Fireproofed cedar shake;
- 3° Multiple membrane roofing;
- 4° Gravel with asphalt;
- 5° Pre-enamelled sheet metal for roofing;
- 6° Membranes;
- 7° Clay tile;
- 8° Elastomeric membrane;
- 9° Concrete roofing tile.

Notwithstanding Paragraph 1, which for any roof slope less than 2:12 or 16.7%, except for a portion occupied by a roof or a terrace mechanical equipment, only the following coating materials are allowed:

- 1° A green roof;
- 2° A white material, a painted white or coated with a reflective coating or a ballast (granulate) white coating material;
- 3° A material whose Solar Reflectance Index (SRI) is at least 78, as evidenced by the specifications of the manufacturer or by professional advice;
- 4° A combination of coatings as identified in Paragraphs 1-3.

SUB-SECTION 2: EXTERNAL APPEARANCE OF A PRINCIPAL BUILDING**346. OUTSIDE STAIRWAYS**

Unless otherwise indicated in this By-law, construction of outdoor stairways or stairways which are visible in whole or in part from the outside and which lead to a level higher than the first story is prohibited on the principal facade of buildings and on walls facing streets.

347. SOLAR PANELS AND SOLAR ENERGY SYSTEMS (modified by RCM-60A-15-2022, art. 5c)

Unless otherwise indicated in this By-law, solar panels are permitted subject to the following conditions:

- 1° (repealed)
- 2° They must integrate in a harmonious fashion with the architecture of the principal building; i.e. their installation must not modify the architectural style of the building;

- 3° (repealed)
- 4° Reservoirs or containers required to store fluids must be installed inside buildings;
- 5° Solar panels and systems using solar energy must be securely attached to withstand wind pressure.

Notwithstanding the foregoing paragraph, systems using solar energy for heating swimming pools may be installed in rear yards provided that:

- 1° Elements of the system do not exceed 1.8 m in height;
- 2° The total surface area of solar panels does not exceed 9.5 m².

Solar panels visible from public roads are subject to the Site Planning and Architectural Integration By-law RCM-60C-2015.

348. MECHANICAL EQUIPMENT

All reservoirs and ventilation ducts visible from the outside shall harmonize with the principal building.

349. PROHIBITED BUILDING SHAPES

Buildings in the general shape of a reclining half-cylinder, i.e. whose walls and roof form a single entity and whose cross-section is a continuous line which is more or less circular or elliptical is prohibited throughout the City.

No building shall be erected or modified in whole or in part in the form of people, animals, fruits or vegetables, reservoirs or any other similar commonly-encountered objects.

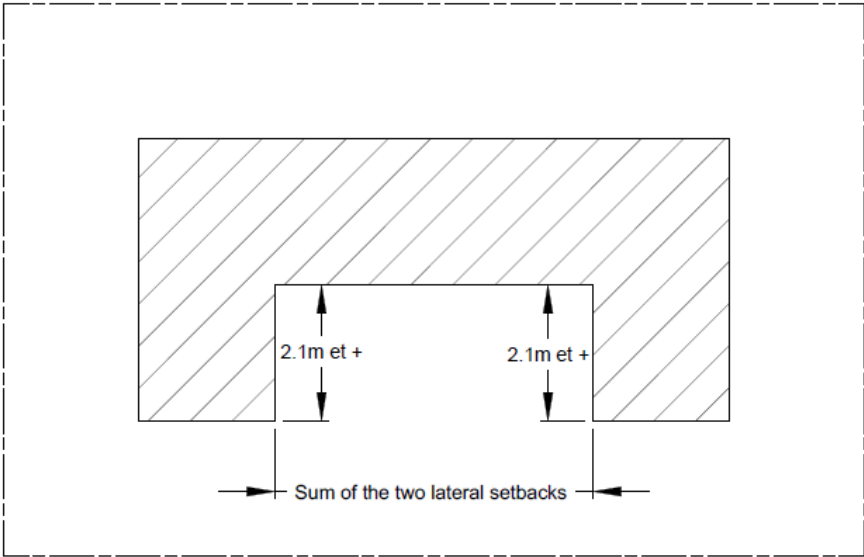
Use of tent as building is prohibited.

Use of railway cars, tramcars, trailers, buses or other vehicles of a similar nature as buildings is also prohibited.

350. DISTANCE BETWEEN PROJECTIONS OF A BUILDING

When parts of a building extend out from the principal body of the building by a distance exceeding 2.1 m measured from the principal body of the building, the distance between the two walls of the extension shall be no less than the sum of the two side setbacks stipulated by the Schedule of Uses and Standards.

Figure 350. Distance between projections of a building



351. PRINCIPAL TENANCE OF BUILDINGS

Owners shall maintain and keep their buildings in a good state of repair and clean.

352. LIGHTING

All direct or indirect lighting which illuminates adjacent properties is prohibited. Installation of light sources which create any glare for drivers of vehicles travelling on public streets is also prohibited.

All spotlights shall be supplied with a shade to mask light beams properly and limit the illumination to the property on which the use is situated.

Power supply for all these lighting sources shall be provided underground or through the inside of buildings.

SUB-SECTION 3: OTHER PROVISIONS RELATING TO THE ARCHITECTURE OF A PRINCIPAL BUILDING**353. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES**

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project being applied for.

354. HEATING OIL TANK

Heating oil tanks must comply with the following conditions:

- 1° They must not be buried into the ground;
- 2° They must be inside a building;
- 3° They must have a maximum capacity of 910 l.

SECTION 5: **ANCILLARY USES, BUILDINGS, CONSTRUCTIONS
AND EQUIPMENTS PERMITTED IN SETBACKS AND
YARDS**

SUB-SECTION 1 : **GENERAL PROVISIONS**

355. **SCOPE OF APPLICATION**

The provisions of this section apply to uses, buildings and related equipment, as well as projections of buildings that are not covered in another section of this chapter.

356. **PROVISIONS PERTAINING TO ANCILLARY USES, CONSTRUCTIONS AND
EQUIPMENTS, PROJECTIONS OF THE PRINCIPAL BUILDINGS**

Uses, buildings and related equipment, as well as projections of buildings listed in Table 356 may encroach into the setbacks prescribed in the Schedule Uses and Standards, subject to special provisions which are included in this table. These are allowed in the corresponding row, only when the word "yes" appears in the relevant box.

Where reference is made to an invasion of a setback, such encroachment is measured from the prescribed Schedule of Uses and Standards to the lot line setback. However, in the case of a building located inside the setback and protected by acquired rights building encroachment is measured from the wall of the existing building.

**Table 356. Provisions pertaining to ancillary uses, construction and equipment,
projections of the principal buildings** (modified by RCM-60A-15-2022, art. 5d)

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
1. Access ramps for the handicapped and any staircase	Yes	Yes	Yes
2. Fences, walls, hedges	Yes	Yes	Yes
3. Awning, canopy with integral construction, decorative element attached to the front	Yes	Yes	Yes
	a) Maximum encroachment in the setbacks: 0.61 m		
4. Eaves formed integrally with the building including the gutter	Yes	Yes	Yes
	a) Maximum encroachment in the setbacks: 0.61 m		
5. Gallery on the ground floor and formed integrally with the building, including eaves	Yes	Yes	Yes
	a) Maximum encroachment in a front setback: 1.55 m b) Maximum area encroachment in the front setback: 3 m² c) Maximum encroachment in the rear setback: 3 m		
6. Balcony covered or not, included eaves	Yes	Yes	Yes
	a) Maximum encroachment in a front setback: 1.55 m b) Maximum area encroaching in the front setback: 3 m² c) Maximum encroachment in the rear setback: 3 m d) Despite b), in the case of a home adaptation for a person with reduced mobility, the area of the porch encroaching on the front setback does not have a maximum. e) Maximum area of the platform encroaching in the front setback: 3 m²		
7. Root cellar	Yes	Yes	Yes
	a) A root cellar may encroach into a setback only if it is located under a balcony.		
8. Open staircase to basement	No	Yes	Yes
	a) Maximum encroachment in the setbacks: 1,2 m		
9. Balcony located above the first floor and accessory to a multifamily dwelling with more than three units	Yes	Yes	Yes
	a) Maximum encroachment in the setbacks: 1.55 m b) Maximum area encroaching in the setbacks: 2.8 m²		
10. Balcony accessory to a single family, two and three family dwelling	Yes	Yes	Yes
	a) Maximum encroachment in a setback: 0		

Ancillary uses, constructions and equipments, projections of principal buildings		Front yard and setback	Side yards and setbacks	Rear yard and setback
11.	Projecting window integral with the building, without the protrusion in the floor projection	Yes	Yes	Yes
		a) Maximum encroachment in the setbacks: 0.61 m		
12.	Fireplace integral with the building	Yes	Yes	Yes
		a) Maximum encroachment in the setbacks: 0.61 m		
13.	Tool shed	No	Yes	Yes
		a) Only one building of this type is allowed per lot; b) Minimum distance from the lateral lot line: 0.61 m c) Minimum distance from the rear lot line: 0.61 m d) Minimum distance from a principal building in the case of a detached building used for the storage of garden equipment: 1.50 m e) Maximum height: 3.7 m and one storey f) Maximum lot coverage (footprint): 19 m ²		
14.	Domestic greenhouse	No	No	Yes
		a) Only one building of this type is allowed per lot; b) Minimum distance from the lateral lot line: 2.10 m c) Minimum distance from the rear lot line: 2.10 m d) Minimum distance from a principal building in the case of a domestic greenhouse: 1.50 m e) Maximum height: 3.7 m and one storey f) Maximum lot coverage (footprint): 19 m ²		
15.	Building used to cover a swimming pool, spa or sauna	No	Yes	Yes
		a) Only one building of this type is allowed per lot; b) Minimum distance from a lot line: 2.10 m c) Minimum distance from a principal building in the case of a detached building: 1.50 m d) Maximum height: 4.5 m and one storey		
16.	Kiosk, garden suite, non-removable gazebo 17. Pergola and related structure	No	No	Yes
		a) Minimum distance from the rear lot line: 2.10 m b) Minimum distance from the lateral line: 2.10 m c) Minimum distance from a principal building, when detached from the principal building: 1.50 m d) Maximum height: 3.70 m e) Maximum area: 19 m ²		
18.	Kitchen garden	No	No	Yes
19.	Playground equipment, including swings, playhouses, slides, water games, sand boxes and similar equipment.	No	No	Yes
		a) Minimum distance from a lot line: 1,50 m b) Maximum height: 3,7 m		
20.	Sports fields, including tennis, baseball, volleyball and others	No	No	Yes
21.	Fireplace, oven, chimeny, barbecue, not attached to a building	No	No	Yes
		a) An outdoor fireplace with wood or charcoal is prohibited.		
22.	Cord of firewood	No	Yes	Yes
		a) Maximum number of cords: 4		
23.	Appareil de climatisation et thermopompe permanents	No	Yes	Yes
24.	Generator and other similar equipments	No	No	Yes
		a) A generator must not be visible from the street.		
25.	Windmill and other similar equipments	No	No	No
26.	Parabolic antennas	No	Yes	Yes
		a) See Articles 361 to 363 for the provisions relating to parabolic antennas.		
27.	Clothesline and post used for hanging laundry	No	No	Yes
28.	Non visible underground construction	Yes	Yes	Yes
		a) Maximum encroachment in the setbacks: 1,55 m b) Maximum area encroaching in the front and side setbacks: 2,8 m ²		
29.	Drum, porch or entrance vestibule (permanent structure)	Yes	Yes	Yes
		a) Maximum encroachment in the setbacks: 1,55 m b) Maximum area encroaching into the front and side setbacks: 3 m ²		

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
30. Protective fabric (except awnings) which covers a porch or gallery walkway or equipment, or temporary shelter	No	No	No
	a) Does not apply to a protective fabric used for a lift platform for disabled person who is authorized from 1 November to 15 April of the following year.		
31. Propane or natural gas storage tank	No	Yes	Yes
	a) A propane or natural gas tank must not be visible from the street.		
32. Parking area	Yes	Yes	Yes
	a) A parking space cannot encroach in the front setback, except for a single-family (h1), two-family and three-family (h2) dwelling. b) An underground parking can encroach into all setbacks, providing that its height doesn't exceed 30 cm above the average street level. c) Above-ground or underground parking must provide a setback of 1.5 m from the lot limits when it is authorized except for a single-family dwelling (h1), two- and three-family dwellings (h2). For above-ground parking, a landscaped strip must be provided within the 1.5 m setback		
33. Retaining wall	Yes	Yes	Yes
34. Other ancillary constructions and equipments no otherwise specified	No	Yes	Yes

For the purposes of this section, a container or any other similar structure may not be located in a yard, nor be considered as an accessory building. (added by RCM-60A-12-2020)

357. EXCEPTION FOR MULTIFAMILY DWELLINGS

Notwithstanding Article 356 of this regulation, an ancillary use, building, construction or equipment listed below is prohibited as a use, building, construction or equipment ancillary to a multifamily dwelling:

- 1° Garage not incorporated into the building and carport;
- 2° Winter carport;
- 3° Domestic greenhouse;
- 4° Cordwood;
- 5° Clothesline and support pole;
- 6° Front yard fence.

SUB-SECTION 2: GARAGES AND CARPORTS

358. SEMI-DETACHED AND INTEGRATED GARAGES AND CARPORTS

An adjoining or integrated garage and a adjoining or integrated carport are permitted under the following conditions: (modified by RCM-60A-3-2018, art. 1 and RCM-60A-15-2022, art. 5e)

- 1° This type of garage or carport must comply with front and rear setbacks applicable to the principal building;
- 2° The minimum distance from the setback line is 1.5 m;
- 2.1° The minimum distance from the side line is 0.61 m when the side setback is equal to or less than 3.95 m;
- 3° This type of garage or carport must comply with the maximum height applicable to the principal building;

- 4° A garage and a carport must be at least 6 m long and 3.3 m wide;
- 5° Garages and carports may be used only to park pleasure vehicles for domestic use; garages may also be used to store objects and equipment of regular use in relation to the principal use;
- 6° In the case where part of the garage is clearly identified to be used for storage only, the following conditions are added:
 - j) In the case of a space above the vehicular parking space, the total storage area cannot exceed that of the space below;
 - k) Space used for storage located above a vehicular parking space cannot communicate directly with a room or living space and cannot be converted into habitable room when located in a side yard;
 - l) When there is no storage space above the space of a vehicular parking area dedicated solely to storage in the garage cannot exceed 20 m²;
 - m) Except for the vehicular parking and storage, no portion of a garage located in a side yard may be used for other purposes, or as a room or living space.
- 7° A garage or carport paired with an adjacent lot is permitted in courts and side and rear yards, under the following conditions:
 - a) The two garages or two carports shall be erected at the same time and be separated by a firewall;

If they are attached to the principal building, they are only allowed in cases where the Schedule of Uses and Standards allows contiguous structures.
- 8° An underground garage cannot be set up for a single-family dwelling, unless the building owner prepares, at his own cost and before a notary, a real deed of servitude in favor of a dominant fund, property of the City of Dorval, registered in regards to the land on which is erected this building as servient estate, and for which the owner of the servient estate:
 - a) waives all claims for damages caused to this building by water run-off, sewer or drain backup, or flooding;
 - b) agrees to indemnify and hold the City harmless from such claims from tenants or occupants of the building or anyone else;
 - c) agrees to make known the scope of real servitude to any subsequent owner of the land on which the building sits and to make him take over existing waivers and commitments.
- 9° The maximum floor area of an attached or integrated garage is 56 m².

359. DETACHED GARAGES AND CARPORTS

A detached garage and a detached carport are permitted under the following conditions:

- 1° One detached accessory building used primarily to house one or more passenger vehicles, be it the garage type carport or both combined is permitted per lot;
- 2° No encroachment into the front setback is permitted;
- 3° The minimum distance from a setback line is 1.5 m; (modified by RCM-60A-15-2022, art. 5f)
- 4° The minimum distance from a rear lot line is 1.5 m;
- 5° In the case of a carport, the distance is calculated from the outer face of the roof-supporting columns;
- 6° The maximum height of a garage and a detached carport is one floor and 4.5 m;
- 7° A garage and a detached carport must be at least 6 m long and 3.3 m wide;

- 8° The area of maximum ground footprint of a detached garage, a detached carport or a combination of both is 56 m²;
- 9° Garages and carports may be used only to park pleasure vehicles for domestic use; garages may also be used to store objects and equipment of regular use in relation to the principal use;
- 10° In the case where part of the garage is clearly identified to be used for storage only, the following conditions are added:
 - a) In the case of a space above a vehicular parking space, the total storage area cannot exceed that of the space below;
 - b) When there is no storage space above the space of a vehicular parking area, the area dedicated solely to storage in the garage cannot exceed 20 m².
 - c) Except for the vehicular parking and storage, no part of a garage can be used for other purposes, or serve as a room or living space.
- 11° A garage or carport paired with an adjacent lot is permitted in courts and side and rear yards, under the following condition:
 - a) The two garages or two carports must be built at the same time and must be separated by a non-combustible wall.

SUB-SECTION 3: TEMPORARY CARPORT

360. GENERAL PROVISIONS

Erection of winter automobile shelters is permitted between the 1st of November in one year to the 15th of April of the following year, subject to the following conditions:

- 1° The shelter must serve a single, two or three-family dwelling.
- 2° Only one carport by property is permitted;
- 3° The shelter must be installed in a driveway;
- 4° The shelter must be no less than 3 m from the edge of the asphalt in the case of a sidewalk or curb. However, in the case of a curb, this distance may be reduced to 1.50 m if the shelter has a transparent plastic sheet on the sides closest to the street, in order to ensure that the vehicle can safely back out;
- 5° Notwithstanding Paragraph 4, the shelter must be no less than one point five zero metres (1.50 m) from the edge of the ditch closest to the property in the case of streets with open ditches;
- 6° Carports must be at least 0.61 m from side property lines unless an agreement signed by the owner of the adjacent property states that this distance may be less;
- 7° The height of shelters must not exceed the first story ceiling level of the principal building occupying the property;
- 8° All elements of the shelter's structure must be made of tubular metal and have sufficient load-bearing capacity to resist inclement weather;
- 9° Shelters must be covered by non-flammable translucent white plastic sufficiently strong and durable to resist inclement weather; this covering must be stain and perforation free and kept in good condition;
- 10° Only well-known patented commercially made shelters are permitted;
- 11° The doors of winter shelters must be kept attached at all times.

SUB-SECTION 3: TELECOMMUNICATION ANTENNAS**361. DISH ANTENNAS FOR SINGLE-FAMILY DWELLING (H1) OR TWO-FAMILY AND THREE-FAMILY DWELLINGS (H2)**

For a building occupied by a use class "Single-family dwelling (h1)" or "Two-family and Three-family dwellings (h2)", satellite dishes not exceeding 65 cm in diameter are permitted under the following conditions:

- 1° A single dish is permitted per dwelling unit;
- 2° A satellite dish must be installed on the building wall or chimney overlooking a courtyard other than a front yard, or on a flat roof, at least 2 m from the wall facing the front or side yard;
- 3° If the building has a pitched roof, the antenna can be installed anywhere on the roof, between the wall overlooking the backyard and an imaginary line located midway between the front wall and the rear wall.

362. DISH ANTENNA FOR MULTIFAMILY DWELLING (H3) OR EXTENDED STAY HOUSING (GROUP HOME) (H4)

For a building occupied by the "Multifamily Dwelling (h3)" or "Extended Stay Housing (Group Home) (h4)" use categories, satellite dishes not exceeding 65 cm in diameter are permitted under the following conditions:

- 1° A single satellite dish is permitted per dwelling unit;
- 2° A satellite dish must be installed on the flat roof of the principal building only;
- 3° A satellite dish must be located at least 2 m from the front and side walls of a principal building;
- 4° The highest point of the antenna does not exceed by more than 1.5 m the highest point of the principal building.

363. OTHER TYPES OF TELECOMMUNICATIONS ANTENNAS

In all zones, the following telecommunication antennas, other than a satellite dish, are permitted:

- 1° An antenna height, including its base, does not exceed 15 m, in the following conditions:
 - a) Only one antenna structure is permitted per lot. However, the antenna structure must be able to receive more than one antenna;
 - d) When installed on the roof of a building, the maximum height of the antenna and its support is 5 m;
 - e) When installed on the roof of a building, the antenna must be installed on a flat roof, a distance equivalent to twice the height of the antenna with respect to any wall overlooking a front, side or rear courtyard;
 - f) Any ancillary equipment must be installed inside a closed building, barely visible from a public street;
 - b) The lighting of the antenna structure is permitted if required by Transport Canada or by the federal authority responsible for telecommunications systems;
 - c) Adding a new floor structure should not hinder the development or the operation of the infrastructure and equipment of the City.
- 2° An antenna installed inside existing non-roof constructions such as a tower, turret or equipment room, provided that the antenna is actually built within these structures and hidden well-enough not to be visible from the public domain.

Any frame, any telecommunication antenna and any related structure that is not in service for a period of 12 consecutive months, must be dismantled.

SECTION 6: SWIMMING POOLS, WADING POOLS, SPAS AND SAUNAS

SUB-SECTION 1: PROVISIONS PERTAINING TO SWIMMING POOLS

364. GENERAL PROVISIONS

Swimming pools are authorized, provided that:

- 1° Pools are prohibited into front yard. In the case of a side yard adjacent to a street, the pool may be located a distance of up to 1.50 m from the lateral line matching with the street line;
- 2° The distance between the inside wall of pools and rear and side property lines shall be no less than 1.50 m;
- 3° The distance between the inside wall of pools and front property lines shall be no less than 6 m;
- 4° The distance between the inside wall of pools and buildings shall be no less than 1.50 m;
- 5° Swimming pool platforms or decks shall be no closer than 2.10 m from property lines;
- 6° No out-of-ground accessories shall be more than 2.25 m high;
- 7° No drainage system shall be connected directly to the municipal network;
- 8° Pools shall not be positioned under electric lines or wires;
- 9° Above-ground pools shall not be equipped with a diving board;
- 10° Pools shall be equipped with a water filtration system.

365. SAFETY DEVICES

Both inground and aboveground pools must also provide the following safety features:

- 1° A pool must be equipped with a ladder or staircase permitting one to enter and exit the water;
- 2° Subject to Paragraph 7, all pools must be surrounded by an enclosure to control access;
- 3° This enclosure needs to :
 - a) Prevent passage of a spherical object of 10 cm diameter;
 - b) To be of at least 1.2 m in height;
 - c) To be devoid of any fastener, projection or open parts that may facilitate climbing.
 - d) When the enclosure is formed by a chain-link fence, the links shall have a maximum width of 30 mm. However, if slats are inserted into the links, their width may be greater than 30 mm, but they cannot allow the passage of a spherical object greater than 30 mm in diameter. (Added by RCM-60A-14-2021, art.1.a);
- 4° A wall forming part of an enclosure must be provided with no opening for entering said enclosure. However, such a wall may include a window if it is located at a minimum height of 3 m from the ground on the inner side of the enclosure, or in the opposite case, if its maximum opening does not allow the passage of a spherical object greater than 10 cm in diameter. (Modified by RCM-60A-14-2021, art.1.b);
- 5° A hedge or shrubbery may not constitute an enclosure;

- 6° Any gate equipped in an enclosure must possess the features listed in Section 3 and must be provided with a passive safety device installed on the inside of the enclosure, in the upper part of the door and allowing the latter to close and characteristics lock automatically be on the outer side of the enclosure at a minimum height of 1.5 m from the ground. (Modified by RCM-60A-14-2021, art.1.c);
- 7° An above ground pool, of which the height of the wall is at least 1.2 m at any point from the ground or portable pool, of which the height of the wall is 1.4 m or more, does not have to be surrounded by a wall where access to the pool is made of one or more of the following ways:
- a) Using a ladder with a safety door that closes and locks automatically to prevent its use by a child;
 - b) Using a ladder or from a platform whose access is guarded by an enclosure having the characteristics specified in Paragraphs 3 and 6;
- 7.1° In order to prevent a child from climbing to access the pool, any device related to its functioning must also be installed more than one meter from the pool wall or, as the case may be, from the enclosure, any structure or fixed equipment that can be used to climb over the wall or enclosure. This minimum distance applies to a window situated less than 3 m from the ground, unless its maximum opening does not allow the passage of a spherical object greater than 10 cm in diameter.
- The ducts connecting the appliance to the pool must be flexible and must not be installed in such a way as to facilitate climbing of the pool wall, or, as the case may be, of the enclosure.
- Notwithstanding the first subparagraph, any device may be located less than one metre from the pool or the enclosure when installed:
- a) 1° inside an enclosure having the characteristics provided for in articles 4 and 5;
 - b) 2° under a structure that prevents access to the pool from the device and that has the characteristics provided for in paragraphs 2 and 3 of the first subparagraph of article 4;
 - c) 3° in a shed.”
- (Added by RCM-60A-14-2021, art.1.d)
- 8° From a terrace attached to a residence and arranged so that its opening into the pool portion is guarded by an enclosure having the characteristics specified in paragraphs 3 and 6. Any facility intended to provide or to prevent access to the pool must be principally maintained in good operating condition;
- 8.1° Any pool equipped with a diving board must be installed in accordance with Standard BNQ 9461-100 “Residential Swimming Pools Equipped With a Diving Board – Minimum Water Envelope to Prevent Cervical Spinal Cord Injuries Resulting From Diving From a Diving Board” in force at the time of installation. (Added by RCM-60A-14-2021, art.1.e);
- 9° An above ground, or portable pool (which can be dismantled), cannot be equipped with a springboard or a slide.

366. PLATFORMS AND APRONS AROUND IN-GROUND POOLS

All in-ground swimming pools shall be completely bordered by an apron which meets the following conditions:

- 1° The apron shall possess a non-skid surface;
- 2° The apron shall be at least 0.9 m wide.

Notwithstanding paragraphs 1 and 2, part of the inground pool not exceeding half the landscaped perimeter, may be built adjacent thereto.

367. LIGHTING

Installation of an above-ground lighting system for swimming pools is permitted subject to the following conditions:

- 1° Electricity supply shall be provided underground;
- 2° The beams of light produced by this source of lighting must be directed in a way to limit illumination to the property on which the pool is located and to allow the lighting of the pool bottom.

SUB-SECTION 2: PROVISIONS RELATING TO WADING POOLS**368. GENERAL PROVISIONS**

Wading pools are prohibited in the front yard.

SUB-SECTION 3: PROVISIONS PERTAINING TO SPAS**369. GENERAL PROVISIONS**

Spas are authorized, provided that:

- 1° The installation of a spa is prohibited in a front yard. In the case of a street right-of-way adjacent to a side yard, a spa may be installed at a distance of 1.50 m from a lateral line coinciding with the street right-of-way;
- 2° The minimum distance between the inner wall of a spa and any side or rear lot line is 1.50 m;
- 3° The minimum distance between the inner wall of a spa and a frontage property line is 6 m;
- 4° The minimum distance between the inner wall of a spa and a building is 1.50 m.

370. SAFETY DEVICES

Spas must also include the following safety devices:

- 1° An enclosure as described in sub-section 3 of section 8 is required;
- 2° Notwithstanding Paragraph 1, the enclosure requirement may be replaced by a removable lid, padlocked and designed so as to prevent access to a spa outside the period of use.

SECTION 7: OFF-STREET PARKING

SUB-SECTION 1 : GENERAL PROVISIONS

371. SCOPE OF APPLICATION

The provisions of this section apply to an area of off-street parking outside the right-of-way of a street.

372. GENERAL PROVISIONS

(modified by RCM-60A-4-2018, art. 4b)

The development of a parking area shall be in accordance with the following provisions:

- 1° A parking space is required for all classes in the Residential Neighborhoods (H) group;
- 2° A parking area must be maintained to the extent of standards of this section;
- 3° A change of use may not be authorized unless parking space features are provided for the new use, in accordance with the provisions of this section;
- 4° An enlargement or alteration of a principal building may not be authorized unless parking space features, applicable to the portion of the principal building subject to alteration or expansion, are provided in accordance with this section;
- 5° One parking space must be located on the same lot as the use served;
- 6° Except for a single, two or three-family family dwelling, no parking space shall be located in a front yard except in the case of a parking space housed in an underground building and a driveway giving access direct access to a parking space;
- 7° It is forbidden to use a parking space for other purposes than to park a vehicle. The vehicle must be in good working condition;
- 8° It is forbidden to park a vehicle elsewhere than in a parking space designated as such in accordance with the disposition of this by-law.

SUB-SECTION 2: LAYOUT, PRINCIPAL TENANT AND USE OF PARKING AREAS

373. LAYOUT AND PRINCIPAL TENANCE OF PARKING AREAS

Unless otherwise stated, any parking space must be constructed and maintained according to the following provisions:

- 1° All parking areas shall connect with the street directly, or via a laneway or private passage leading to a street;
- 2° Except for One-Family, Two-Family or Three-Family Dwellings, all parking areas shall be provided with driveways for entering and leaving spaces without the need to move another vehicle;
- 3° All parking areas containing 5 parking spaces or more shall be paved with a permitted material, namely:
 - a) Gray-coloured concrete;
 - g) Honeycomb paving,
 - h) Inert material, including asphalt, but excluding gravel, whose reflectance is at least 29, as evidenced by the specifications of the manufacturer or by a professional opinion.

- 4° A parking lot of at least 5 spaces shall be covered with asphalt, concrete or pavers;
- 5° All parking areas containing 5 parking spaces or more shall be illuminated;
- 6° In all parking areas containing more than 10 parking spaces, the following shall be indicated:

a) The limits of each parking space;

i) Manoeuvring surfaces;

j) Entrances and exits;

k) Direction of traffic flow.
- 7° All parking areas more than 250 m² in area may not be drained toward the street but shall be equipped with a surface drainage system;
- 8° Except for One-Family, Two-Family or Three-Family Dwellings, all parking areas shall be bounded:

a) By concrete curbs poured on-site no less than 0.45 m high between the edge of streets or sidewalks, as the case may be, and property lines;

l) By concrete curbs fastened to the ground no less than 0.15 m high between the parking area and an area elsewhere on the property planted in lawn.
- 9° Underground facilities used as parking areas shall not be higher than average ground level;
- 10° All parking areas shall be kept clear of snow;
- 11° All parking areas shall be maintained in good condition and clean at all time.

374. CONSTRUCTION OF A PARKING SPACE OF MORE THAN 20 STALLS

The development of an outdoor parking lot of 20 stalls or more must be landscaped for at least 5% of its area. The parking lot shall include either or both of the following features:

- 1° An end of aisle with a minimum size of a stall for easy parking and 2 stalls for double parking (see Figure 374a);
- 2° A dividing strip with a minimum width of 2 m (see Figure 374b).

This construction should be grassed or landscaped and surrounded by a concrete curb cast in place whose height and width are at least 15 cm:

Figure 374a. Construction of an end of aisle

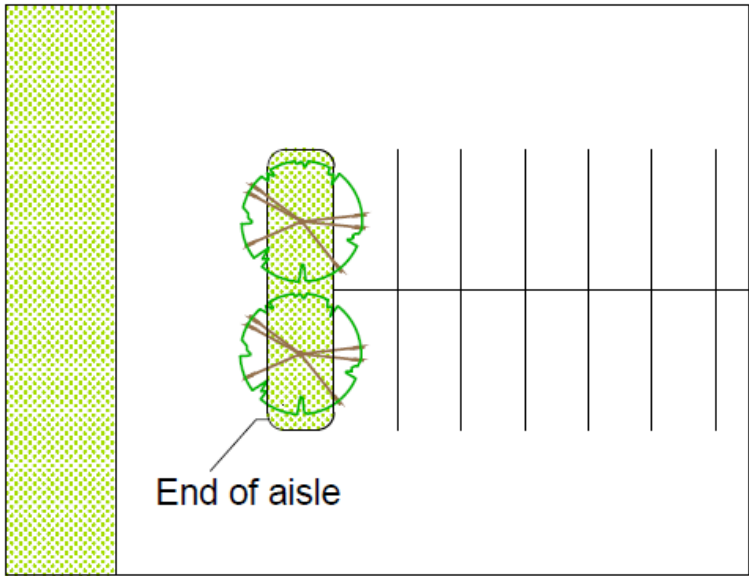
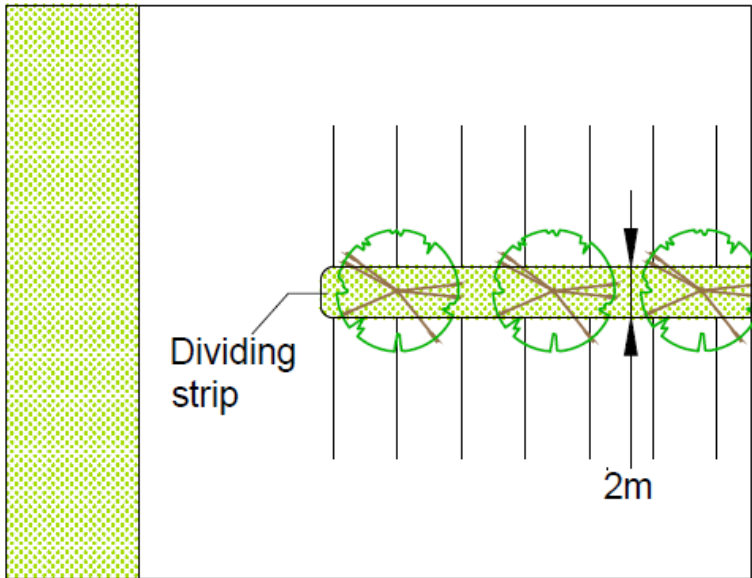


Figure 374b. Construction of a dividing strip



In addition to or combined with prescribed facilities within the parking space of 20 stalls and more, a dense canopy of trees should be planted so that at maturity 40% of the hardscaped surface of the parking lot is shaded. In the case of the extension of a use adding 20 or more parking spaces to the minimum spaces already required, these additional parking spaces must be constructed in accordance to the present Article.

375. PARKING AND STORAGE OF VEHICLES

Parking or storing of vehicles listed below is prohibited in the front and side setbacks adjacent to the street line:

- 1° Construction equipment, excluding mini-tractors meant for maintenance of lawn areas;
- 2° Boats;
- 3° Gouse trailers, tent trailers;
- 4° Motor homes;
- 5° Other trailers.

Notwithstanding first paragraph, no above-listed vehicle exceeding 8.25 in length may be parked or stored on any part of the property whatsoever.

Parking at any time is prohibited on the lot of a residential building for a vehicle whose total Paden weight exceeds 3,900 kg or whose dimensions exceed 1.83 m in height or 2.44 m in length, unless said vehicle is parked for purposes such as deliveries, services, or movings.

Parking on the lot of a residential building is prohibited at all times for vehicles, equipment of machinery intended for construction, maintenance, landscaping or snow removal except when work necessitating the use of his type of vehicle, equipment or machinery is in progress at the site

SUB-SECTION 3: DRIVEWAYS

376. DRIVEWAYS

The development of a driveway (access lane) must be made in accordance with the following provisions:

- 1° The number of driveways is limited to two per principal building;
- 2° No more than two driveways per property shall connect with the same street;

- 3° Driveways should not be less than 3 m wide;
- 4° Driveways may not be situated less than 7.6 m from the intersection of two street lines;
- 5° Driveways and any structures delimiting them must be at a level equal to or below the sidewalk for a distance of at least 60 cm from the sidewalk.

Notwithstanding the first paragraph, the following provisions apply for Single-Family (h1), Two-Family or Three-Family dwellings (h2):

- 1° Existing access driveway can be extended to a maximum of 6 m or a second driveway access can be arranged on the opposite side of the property, provided that the total width of the two driveways shall not exceed 6 m. In the case of a semi-detached dwelling structure, each driveway can be expanded up to 6 m;
- 2° If the depth of the front yard is not less than 10 m, a driveway "U-shaped" with a maximum width of 3 m is permitted provided that the base of the "U" is at least 6 m from the street line and access to the street is created on each side of the lot;
- 3° In the case of a dwelling with garage attached to it, the parking of a vehicle is not allowed in the garage adjacent to the side yard, if the distance between the garage wall and the lateral line is less 3 m;
- 4° In the case of a garage of a width exceeding 3 m, it is permitted to have a driveway corresponding to the width of the garage, but not exceed it;
- 5° In all cases, the maximum paving in the front yard of a single family dwelling is 50% of the area of the court.

SUB-SECTION 4: PARKING SPACES

377. GENERAL PROVISIONS

The layout of parking spaces shall be in accordance with the following provisions:

- 1° The minimum number of parking spaces required is determined according to the rules presented in Table 377;
- 2° When several uses are exercised in a building or on a property, the minimum number or parking spaces required corresponds to the sum of numbers required for each of the uses.

Any fraction of a space greater than one-half shall be considered to be one additional space;
- 3° When a building or a use is enlarged or extended, the minimum number of spaces required is set for each use for the enlargement or extension only and in addition to the existing situation, whether or not this situation is conforming;
- 4° For any use not specified, the number of parking spaces required is established by applying the standard for the use which is most similar;

Table 377. Number of parking spaces

Use category	Number of spaces required
Single-family dwelling (h1)	2 stalls per dwelling
Two-family, three-family dwelling (h2)	1.75 stall per dwelling
Multifamily dwelling (h3)	
Extended stay housing (group home) (h4)	

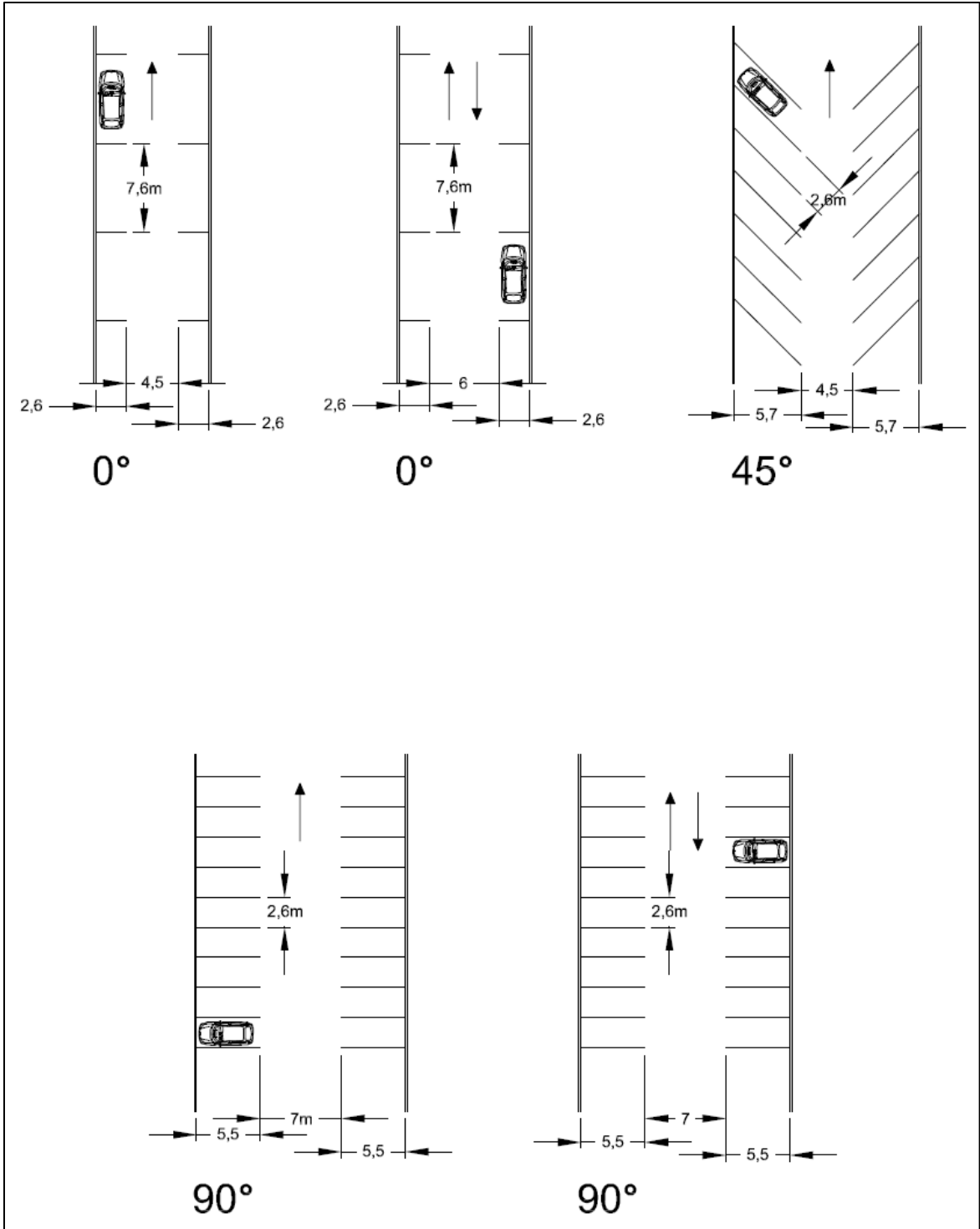
378. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS BETWEEN SPACES

The minimum dimensions of parking spaces and lanes providing access to stalls shall conform to Table 378a and Figure 378b, as appropriate:

Tableau 378a. Dimension of parking spaces and driveways between spaces

Angle of spaces in relation to direction of circulation	Width of driveway (meters)	Width of space (meters)	Length of space (meters)
0°	4,50 (one way)	2,60	7,60
	6,0 (two way)		
45°	4,50 (one way only)	2,60	5,70
90°	7,0 (one way)	2,60	5,50
	7,0 (two way)		

Figure 378b. Dimension of parking spaces and driveways between spaces



379. PARKING SPACES FOR DISABLED

A parking area must include, even with the minimum number of parking spaces required, a number of parking spaces adapted and reserved for the disabled within the meaning of the *Act to Secure Handicapped Persons in the Exercise of their Rights with a View to Achieving Social, School and Workplace Integration* (RSQ, C. E-20.1).

The number of parking spaces for persons with disabilities must be calculated taking into account the minimum number of parking spaces required by the By-law for the use served. The number of spaces for people with disabilities is set in Table 379:

Table 379. Parking spaces for disabled

Parking spaces required	Parking spaces required for disabled
1. Less than 5 spaces	No requirement
2. Between 5 and 19 spaces	1 space
3. Between 20 and 99 spaces	2 spaces
4. Between 100 and 199 spaces	3 spaces
5. Between 200 and 299 spaces	4 spaces
6. Between 300 and 399 spaces	5 spaces
7. Between 400 and 499 spaces	6 spaces
8. More than 500 spaces	7 spaces

One parking space for persons with disabilities shall be identified by a recognized panel *Highway Safety Code* (RSQ, c. C-24.2) and the *Regulation Respecting Road Signs* (RRQ, c. C-24, r.28). The panel must be attached to a pole located in the front corner of each stall for the disabled. When a stall is located within 1.5 m of a building wall, the panel can be mounted on the wall. In all cases, the height of the upper part of the panel should be at least 2.1 m and at most 3 m.

One parking space for persons with disabilities must be located as close as possible to a principal entrance to a barrier-free building under the Construction By-law.

One parking space for persons with disabilities must be equipped in accordance with the provisions of the preceding article, except for the minimum width shall be 3.9 m.

SECTION 8: EXTERIOR LAYOUTS

SUB-SECTION 1: GENERAL PROVISIONS

380. PRINCIPAL TENANCE OF OPEN LANDSCAPED AREAS

Any area of land left free for any use and construction shall be grassed or be the subject of landscaping. This landscaped area must at all times be maintained in good condition.

The use of artificial turf is prohibited as a ground cover of open space, except for the construction of a playground or sports field.

381. PROPERTY PRINCIPAL TENANCE

All properties, built upon or otherwise, shall be maintained and kept in good condition, free of brush weeds and uncut weeds and free of all piles of debris, materials, scrap metal, etc.

It shall be compulsory for the owner to plant a lawn on the right of way bordering the public street adjacent to the property; this area shall be kept maintained at all times by the owner or the occupant of the bordering property.

382. TRIANGLE OF VISIBILITY

A triangle of visibility free from all obstacles that is more than 0.8 m high measured from street level shall be respected on properties located at the intersection of two (2) streets.

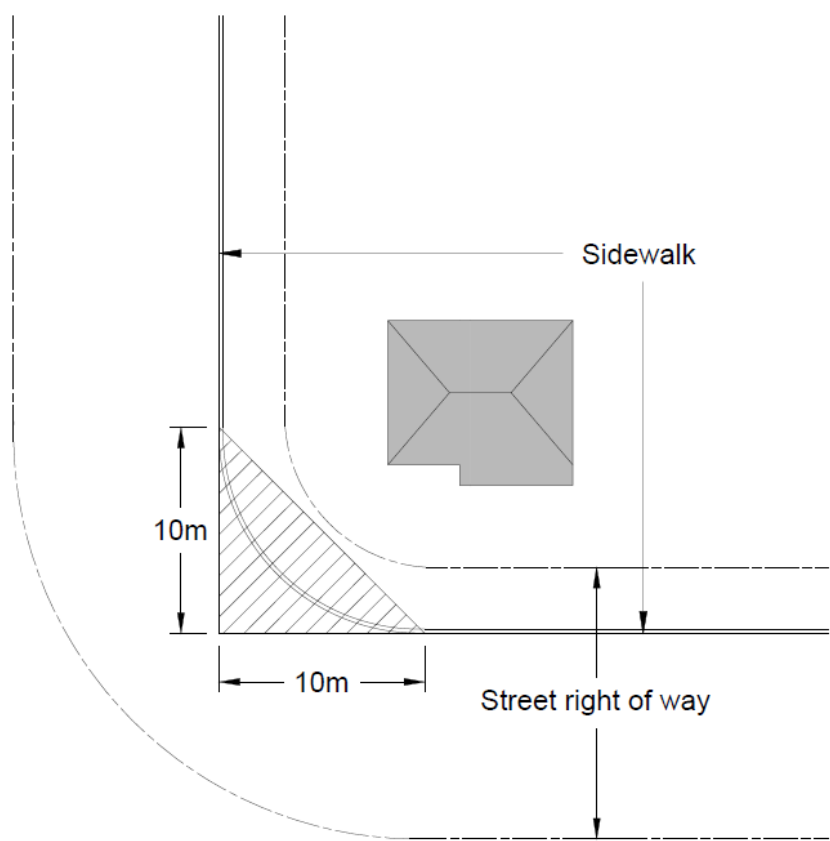
Notwithstanding the preceding paragraph, a structure supported by a single post or not connected to the ground may encroach into the triangle of visibility provided that it is at least 2.7 m above ground level.

This triangle of visibility shall have sides at least 10 m long at the intersection of the streets, measured from the point of intersection of the two curbs or their extensions.

Any parking space is prohibited in the sight triangle.

This measure does not apply in cases where it is considered, after inspection, that a hedge placed in the triangle of visibility and where the height exceeds 0.8 meters, does not constitute an obstacle that could hinder the security of circulation in the intersection.

Figure 382. Triangle of visibility



SUB-SECTION 2: PROVISIONS PERTAINING TO TREES

383. PROTECTION OF TREES AND PLANTINGS IN THE PUBLIC RIGHT OF WAY

Damaging, trimming or cutting down of any tree, shrub or plant cultivated on thoroughfares, public properties or places and within the border of rights of way is prohibited.

384. PROTECTION OF HYDRANTS, UTILITY ENTRIES AND LAMP STANDARDS

Planting of trees less than 2 m from hydrants, utility entries and public lamp standards is prohibited.

385. PLANTING LIMITATIONS REGARDING CERTAIN SPECIES

Planting of poplars, willows and silver maples must be at least 7,5 metres from any street right of way and at least 10 metres away from any water main or private or public sewer.

386. REQUIRED TREES

Within twelve months of the issuance of a permit for the construction of the principal building, any landscaping with trees must be based on the following principles:

- 1° At least one tree for every 10 m wide field must be preserved or planted with a minimum of one tree per plot;
- 2° To determine the number of trees required, the width of the field is measured between the side property lines, 3.5 m beyond the minimum front setback prescribed in the grid;
- 3° At least one of the trees required in Paragraph 1 must be planted in the front yard;
- 4° At least 50% of the trees required in Paragraph 1 shall be deciduous trees;
- 5° Trees must have a trunk of at least 5 cm in diameter at 30 cm from ground level when planting in the case of a hardwood and conifers must have a height of at least 1.5 m from the adjacent ground level.

SUB-SECTION 3: FENCES, WALLS, HEDGES AND RETAINING WALLS

387. GENERAL PROVISIONS

A fence, wall or dwarf wall and a hedge can be established in all yards and in all areas subject to the provisions of this subsection.

388. COMPULSORY INSTALLATION OF FENCES

The exercise of permitted uses in compliance with this By-law requires the installation of fences in the following cases:

- 1° Exterior storage;
- 2° Installation of in-ground and above-ground pools;
- 3° Properties or excavations which pose a hazard to public safety.

An opaque fence or wall 1.8 m high shall be erected at the boundary of a property occupied by a use of the "Multifamily housing (h3)" category if this limit is adjacent to a lot occupied by a use of the "Single-family dwelling (h1)" or "Two-family and three-family dwelling (h2)" categories.

389. PERMITTED MATERIALS FOR FENCES AND WALLS

A fence must be built with one or more of the following materials:

- 1° Factory-enamelled steel;
- 2° Cast iron;
- 3° Metal (galvanized or vinyl-coated chain link exclusively);
- 4° Wood treated for exterior use, painted, varnished or stained;
- 5° PVC.

Use of masonry materials is compulsory for the construction of walls.

390. PROHIBITED MATERIALS FOR FENCE CONSTRUCTION

Unless otherwise indicated in this By-law, fences shall not be built using the following materials:

- 1° Barbed wire;
- 2° Chicken wire;
- 3° Sheet metal;
- 4° Non treated or rough wood.

391. HEIGHT OF FENCES, WALLS AND HEDGES

Unless otherwise specified in this Regulation, the height of a fence, wall or wall and a hedge should not exceed:

- 1° 1.20 m in the front yard, except for a length of 2.75 m measured from the front of the building, where the maximum height is then 1.80 m;
- 2° 1.80 m in a side yard and rear yard, including two side yards and rear yard of a corner lot;
- 3° Notwithstanding the preceding the height of a fence is not limited in the back yard and side yard adjacent to a street and in lateral yard. (modified by RCM-60A-15-2022, art. 5g).

The height is estimated based on the following situations:

- 1° In the case of flat ground, the maximum permitted height is the distance between the ground level and the highest of the closing point of the wall, the wall or hedge;
- 2° In the case of sloping ground, the maximum height of a fence installed in the manner of successive steps is measured from the beginning of a section according to the higher end thereof. A fence section installed in this manner may not exceed a length of 2.75 m.

392. PUBLIC STREET RIGHTS OF WAY

Fences, hedges and walls are not permitted in the rights of way of public streets.

Fences, hedges or walls already installed in a right of way may nevertheless be repaired, but not replaced.

393. PRINCIPAL TENANCE OF FENCES, WALLS AND HEDGES

Fences and walls shall be maintained and kept in good repair. In particular, a fence or wall with broken, rotted, dismantled or disassembled parts or whose paint or stain no longer fulfills its protective role, shall not be considered to be in good repair.

All fences must be securely installed. The other components of the fence structure must be kept solidly attached to each other and any leaning must be corrected. Unless suitable corrective measures can be taken, any damaged fence must be removed and/or replaced by a fence that conforms to the By-laws.

Hedges shall be maintained in good repair and be trimmed to a height not exceeding that stipulated in this By-law.

394. SNOW FENCES

Opaque screens to conceal garbage containers shall be made of materials which harmonize with the exterior cladding materials of the principal building or made of materials permitted for fences.

SUB-SECTION 4: STORAGE OF GARBAGE, WASTE OR RUBBISH FOR USES OF USE CATEGORY H3

395. FACILITIES REQUIRED

For a building occupied by the "Multifamily dwelling (h3)" use category, storage of household waste must meet the following conditions:

- 1° An area shall be provided for storage of garbage, waste or rubbish for all buildings of the multiple-family h3 use category when access is by a common vestibule;
- 2° These areas shall be situated in side or rear yards and shall in all cases be fenced or walled so that any temporarily-stored objects are not visible from the street or from neighbouring properties;
- 3° These areas can also be situated inside principal buildings;
- 4° Furthermore, these areas shall be designed to facilitate access for trucks to service it;
- 5° The above paragraphs notwithstanding, such space for storage of household garbage waste or rubbish is not mandatory if an agreement has been reached between the owner of a dwelling of 8 rental units or more and the City concerning the use of an appropriate storage container and its removal. Are excluded from such agreement for removal all recyclable materials, large objects and bulk materials.

SECTION 9: PROVISIONS PERTAINING TO CERTAIN ZONES

396. SCOPE OF APPLICATION

The provisions of this section apply when listed in the schedule of uses and standards.

397. COLLECTIVE HOUSING

While mentioned in the Schedule of Uses and Standards, only supervised or non-supervised collective housing is permitted, if it meets the following characteristics:

- 1° Collective housing includes individual rooms or dwellings, and services offered jointly to the occupants. These services must include at least one kitchen available to all occupants or must include an on-site dining service and a launderette or an on-site laundry service, available to all occupants;
- 2° Collective housing must include more than two rooms or dwellings available for rent;
- 3° Collective housing is said to be supervised if the occupants have on-site access to specialized care or assistance such as a dispensary or nursing services, assistance in personal hygiene, food, housekeeping or a monitoring service or assistance in an emergency or building evacuation.
- 4° Standards applicable to the "Multifamily Dwelling (h3)" category apply to Collective housing, except for the number of parking stalls required, which is 0.5 stall per dwelling unit or room.

398. ZONE H01-06

The following provisions apply when so stipulated in the Schedule of Uses and Standards.

- 1° The distance between two buildings shall not be less than 9 m;
- 2° The floorspace of a story shall not exceed 2 300 m²;
- 3° The rear setback shall not be less than 6 m;
- 4° The floorspace of dwelling units shall not be less than 32 m²;
- 5° At least one parking space is required for every 3.1 rooms for a "Collective housing" and it shall be reserved and clearly marked for visitors so as to facilitate their identification. Moreover, a minimum number of 8 interior parking spaces shall be identified for visitors for a "Collective housing".
- 6° No children's play area is required;
- 7° The only use permitted in the first story is "Collective housing";
- 8° The balconies located on the facade fronting Dorval Avenue may encroach on the front setback for a "Collective housing";
- 9° An exterior parking area, with a maximum of 8 parking spaces, may be located on the front set back of a "Collective housing";
- 10° Projecting windows integral to the building may encroach up to a maximum of 900 mm in the lateral and rear backs for a "Collective housing";
- 11° A zero lateral set back is authorized at a height that cannot exceed the first storey of the building.

399. ZONE H01-12

The following provisions apply when indicated on the Schedule of Uses and Standards:

- 1° The floor space of each of the first three stories shall not exceed 1,860 m²;
- 2° The floor space of the forth story shall not exceed 66% of the third story;
- 3° In cases where the floor space of one of the three first stories exceeds 930 m², a firewall shall divide the building into two equal parts;
- 4° The only use permitted on that portion of lot 1489-1 situated west of lot 1489-T01 is landscaping of that portion of the said lot;
- 5° The distance between two buildings shall not be less than 8 m;
- 6° The width of a parking driveway shall not be less than 6.3 m.

400. ZONE H01-17

As indicated on the schedule of uses and standards, the following provisions apply to zone H01-17:

- 1° A balcony located on levels other than the first storey can encroach completely in the specified setbacks;
- 2° The minimum width of a parking driveway, interior or exterior, is of 6.50 m;
- 3° The open spaces surrounding the building shall be covered by vegetation, shrubs and plantations;
- 4° Any parking garage wall exceeding the ground level and erected at a smaller distance than the one specified at the schedule of uses and standard, or at a zero lot line, shall be covered by the same cladding material(s) than the one (those) used for the principal building;
- 5° An underground parking can be erected in every setback and this, no matter what its height compared with the street level, except along Lakeshore Drive;

401. ZONE H01-20

Where so indicated on the Schedule of Uses and Standards, the following provisions apply in Zone H01-20:

- 1° Notwithstanding any contrary provision, the zero metre minimum side setback on one side applies to:
 - a) A party wall of a principal building,
 - b) An outside wall of a principal building if this wall projects outside the building's foundation wall and is not a party wall,
 - c) The outer surface of a foundation wall if the outside wall of the building does not project outside the foundation wall and is not a foundation wall;
- 2° The use "Collective housing" cannot be exercised at a lower floor than one occupied by another use of the Residential Neighbourhoods (H) group.
- 3° The uses "6713 Municipal or Regional Public Administration" and "6997 Community or Neighborhood Centre (including Diocesan centre)" are also allowed in the zone. The standards for a Multiple family Dwelling (h3) apply, except the number of parking spaces required, which is 1 space per 37 m² of floor area.

402. ZONE H01-32

Where so indicated on the Schedule of Uses and Standards, the following provisions apply in Zone H01-32:

- 1° The height of buildings may not exceed 9.2 m;

- 2° Ancillary buildings shall not be situated less 3 m from the right of way of Mimosa Street;
- 3° Only one ancillary building may be erected on the. The height of such ancillary buildings may not exceed 2.13 m and their ground areas shall not exceed 11.2 m².

403. ZONE H01-41

The following provisions apply where so stipulated by de Schedule of Uses and Standards:

- 1° The applicable setback along Lakeshore Drive and along Tulip Avenue is 3 m.
- 2° The applicable rear setback along the rear lot line (north side) is variable according the following:
 - a) The rear setback is of 6.30 m along a minimum distance of 8 m, measured from the north-west extremity of the building;
 - b) The rear setback is of 7.50 m along a minimum distance of 10 m, measured from the north-east extremity of the building;
 - c) The rear setback applicable to the reprincipaling portion of the building is of 5.50 m.
- 3° The applicable lateral setback along the lateral lot line (west side of the lot) is variable according to a minimum distance of 2.80 m at the front of the building and 3,60 m at the back of said building.
- 4° Projecting windows can be erected in all setbacks provided that this encroachment does not exceed 90 cm in setbacks.
- 5° A light study shall be carried out and, the results will be evaluated through the S.P.A.I.P. procedure.
- 6° All exterior walls shall be covered with masonry on their entire surface. Use of another cladding material is permitted, but only as a secondary material and provided that this material is to enhance an architectural feature of the building.
- 7° The access lane to the underground parking garage must be located at least 25 m away from the rear lot line of the property.

SECTION 10: INTEGRATED PROJECT IN ZONES H01-79, H01-80, H01-81, H01-84 AND H01-85

SUB-SECTION 1: GENERAL PROVISIONS

404. SCOPE OF APPLICATION

The provisions of this section apply only to zones H01-79, H01-80, H01-81, H01-84 and H01-85, and have precedence over all other provisions.

SUB-SECTION 2: SITTING

405. FRONT SETBACK APPLICABLE ON BOUCHARD BOULEVARD

The front setback applicable to Bouchard Boulevard is:

- 1° 10 m for a building of four storeys or less;
- 2° 15 m for a building 5-storeys and more.

406. LATERAL SETBACKS APPLICABLE TO MULTI-FAMILY DWELLINGS

For Multifamily dwellings (h3) with more than one distinct entrance, 60% of which entrances open into a lateral yard, the following minimal set-backs are applicable:

- 1° Lateral one side: 4.5 m
- 2° Lateral other side: 4.5 m
- 3° Rear setback: 2.0 m
- 4° Setback along the Bouchard brook right of way: 1.5 m

SUB-SECTION 3: ARCHITECTURE

407. EXTERIOR CLADDING MATERIALS

For all buildings in the "residential" use categories with more than one distinct principal entrance, more than 50% of the total facade area, excluding fenestration, must be covered with masonry.

For all buildings in the "residential" use categories, with a single principal common entrance, more than 50% of the facade areas, with entrances, which are adjacent to a public way, excluding fenestration, must be covered with masonry.

A wood cladding is authorized for a building occupied by a use in the h3 use category, as long as its treatment or its nature minimizes maintenance and maximizes the longevity of its initial appearance.

408. EXTERIOR APPEARANCE

A number of buildings occupying adjacent sites facing a same street may have a similar exterior appearance.

409. FLOOR AREA

Notwithstanding any contrary provision, the floor area of a building occupied by a use in the h3 use category may exceed 930 m² provided that at least 50% of all open spaces is green space.

SUB-SECTION 4: BUILDINGS, USES, CONSTRUCTION AND ACCESSORY EQUIPMENT

410. GENERAL PROVISIONS

The following ancillary uses, constructions and equipments are forbidden :

- 1° Garden shed;
- 2° Garage and carports;
- 3° Winter car shelter;
- 4° Detached domestic greenhouse;
- 5° Clotheslines and supporting poles;
- 6° Cord of wood for heating;
- 7° Above ground pool;
- 8° Kiosk, garden pavilion, gazebo;
- 9° Propane gas tank (more than 40 pounds).

411. COMMUNITY INGROUND POOL

A community inground pool is allowed in the H01-80 area under the following conditions:

- 1° The minimum distance between the inner wall of a swimming pool and any lot line is 1.5 m.
- 2° A pavilion used to cover the ground pool is also permitted, provided that:
 - a) Its height does not exceed one storey;
 - b) Its exterior must be of masonry using a proportion higher than 50%.

412. AIR CONDITIONING UNITS

Within zones H01-79 and H01-81, removable air conditioning units are permitted on a facade as long as they are integrated into it by concealing them behind a shutter designed for this purpose. Air conditioning units cannot protrude in relation to the window plane.

SUBS-SECTION 5: SITE LANDSCAPING

413. PLAY AREA

Notwithstanding any contrary provision, there is no need to provide a play area for a building in the h3 use category which contains more than 20 dwelling units, provided that 50% of all open spaces is green space or that a protected interior court comprising more than 800 m² of green space is created.

SUB-SECTION 6: PARKING

414. NUMBER OF PARKING SPACES

A minimum ratio of 1.25 parking space per dwelling unit is required for all uses in the h3 use category. In the case of row houses, this ratio is of two (2) parking spaces for each dwelling.

415. DRIVEWAYS

Notwithstanding any contrary provision, the minimum width of an alley giving access to a 90° angle interior parking space can be less than 6 m, only if the total distance between the parking space and any wall is equal or exceeds 6 m, permitting any parking manoeuvre.

416. BICYCLE STANDS

The required minimum number of parking spaces for bicycles is as follows:

- 1° For a building comprising 13 dwelling units and more, the minimum number of parking spaces for bicycles is 5 for the first grouping of 10 dwelling units, plus one space for each additional group of 10 dwelling units;
- 2° For a building featuring a communal activity (pool, sport center), the required minimum number of bicycle parking spaces is 5.

Parking for bicycles must be located on the same lot as the occupancy it is serving and must conform to the following standards:

- 1° A parking unit for a bicycle must include a metallic support, secured to the ground or to a building, allowing the bicycle to be stored in a normal position on two wheels or in a suspended position by means of one wheel. The support must also be designed to allow the locking of the frame instead of the locking of the wheel only;
- 2° One bicycle parking unit may be located inside the building which houses the occupancy it is serving or outside on the same lot or on a common lot within a radius of 100 m.

SECTION 11: INTEGRATED PROJECT IN ZONES H01-86 AND H01-87

SUB-SECTION 1: GENERAL PROVISIONS

417. SCOPE OF APPLICATION

The provisions of this section apply only to zones H01-86 and H01-87, and have precedence over all other provisions.

SUB-SECTION 2: LAYOUT

418. SETBACKS FOR BOULEVARD BOULEVARD

The front setback applicable to Bouchard Boulevard is:

- 1° 10 m for a building of four storeys or less;
- 2° 15 m for a building 5-storeys and more.

SUB-SECTION 3: ARCHITECTURE

419. EXTERIOR CLADDING MATERIALS

A covering of wood is permitted for a building occupied by a use of the h3 use category provided that its treatment or its nature minimizes maintenance and maximizes the longevity of its original appearance.

420. EXTERIOR APPEARANCE

In the context of an integrated project, several buildings occupying adjacent lots fronting on the same street can have a similar appearance.

421. FLOORSPACE INDEX

Notwithstanding any provision to the contrary, a floor area of a building occupied by a use of the h3 use category may exceed 930 m² provided that the spaces are comprised of more than 50% of landscaped greenery.

SUB-SECTION 4: BUILDINGS, USES, CONSTRUCTION AND ACCESSORY EQUIPMENT

422. GENERAL PROVISIONS

Buildings, uses, construction and following accessory equipment are prohibited:

- 1° Garden shack;
- 2° Garage and carport;
- 3° Winter shelter for automobiles;
- 4° Detached domestic greenhouse;
- 5° Clothesline and its pole;
- 6° Cord of wood;
- 7° Above ground pool;

- 8° Kiosk, garden pavilion and gazebo;
- 9° Propane tank (more than 40 pounds).

423. COMMUNITY INGROUND POOL

A community inground pool and pavilion are allowed in the H01-86 zone. The pavilion may not have more than one floor and should have an exterior covering in masonry in a proportion greater than 50%.

SUB-SECTION 5: LANDSCAPING

424. PLAYGROUND

No playground is required for a use of h3 category provided that the open spaces are comprised of more than 50% greenery or provide a courtyard setting of more than 800 m².

SUB-SECTION 6: PARKING

425. NUMBER OF PARKING SPACES

A minimum ratio of 1.45 parking spaces per unit is required for any use of the h3 use category provided that the ratio across the integrated project attains a minimum ratio of 1.65 spaces per dwelling unit, including on-street public and private parking.

426. BICYCLE PARKING SPACES

The minimum number of bicycle parking units required is:

- 1° For a building with 13 units or more, the minimum number of bicycle parking units is 5 for the first group of 10 units, plus one for each group of 10 additional units;
- 2° For hosting a community-based (swimming pool, sports center) building, the minimum number of units for bicycle parking is 5 units.

A bicycle parking lot should be located on the same property as the use served and must meet the following standards:

- 1° A unit of bicycle parking should include a metal support attached to the ground or a building, which keeps the bike in a normal position on two wheels or in a vertical position suspended by a wheel;
- 2° A unit of bicycle parking may be located inside the building with the use it serves or outside on the same lot or on a common lot within a radius of 100 m.

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SECTION 1: GENERAL PROVISIONS

427. SCOPE OF APPLICATION

The provisions of this Chapter shall apply to areas whose primary assignment is the Airport Area (Z) group.

428. NUMBER OF PRINCIPAL BUILDINGS

More than one principal building may be erected on a lot.

429. NUMBER OF PRINCIPAL USES

Land may be occupied by more than one principal use, provided it is permitted by Schedule of Uses and Standards.

430. NEED FOR PRINCIPAL BUILDING

So that a principal use and an additional use can be exercised on a single plot of land, a principal building must be erected, with the exception of "46211 Rental parking spaces (short or long term)" and "50201 Automobile storage (inside or outside of a building)" uses.

431. FIRST STOREY FLOOR LEVEL OF BUILDINGS

The floor height of the first storey of principal building shall be at least 0.3 m above the sidewalk level or, in its absence, above the level of the crown of the street measured at the middle of the front property line of the property occupied by the principal building.

432. ADDITIONNAL USES AND ANCILLARY CONSTRUCTIONS, EQUIPMENT AND USES

Additional uses and ancillary constructions, equipments and uses are allowed inside a principal building and in the yards, subject to the following provisions and subject to the provisions of this chapter and the Schedule of Uses and Standards:

- 1° In all cases, there must be a principal building on the lot so that one can install or operate an additional use and an ancillary construction, equipment and use;
- 2° An additional use, construction, facility and the use of accessories should be located on the same lot as the principal use served;
- 3° An ancillary building may not include housing;
- 4° An ancillary construction shall only be used for an ancillary purpose to the principal use or to an additional use;
- 5° An ancillary use is permitted even if such use is prohibited as the principal use according to the Schedule of Uses and Standards.

The provisions of the first paragraph shall not apply to structures and buildings covered by Sub-Section 3 of Section 9.

SECTION 2: AUTHORIZED USES

433. GENERAL PROVISIONS

The Airport Area (Z) includes all establishments and services related to the airline industry, to the transportation of persons and things by air or that can be connected to air transport. Occupied primarily by the activities of the Pierre-Elliott-Trudeau Airport in Montreal, the Airport Area (Z) is part of the economic heart of Dorval and borders the northern edge of the Central Urban Area.

Subject to Articles 28 to 30, only the uses listed in Articles 434 and 435 are allowed in the zones of the Airport Area (Z) group. The uses included in the Airport Area (Z) group derive from the description presented in the first paragraph and are grouped into two use categories.

434. AIRPORT SERVICES (Z1)

The « Airport Services (z1) » category comprises the following uses:

Z1-01	Air transport
4399	Transport of mail, goods and passengers by scheduled flight or charter
6596	Surveying and aerial photography
6831	Flight school

Z1-02	Services related to air transport
4311	Airport and airfield
4312	Air terminal
4313	Airport warehouse
4314	Passenger terminal and freight
4315	Aircraft hangar (including rental)
4316	Inspection, repair and principaltenance of aircraft
6359	Aircraft leasing
6376	Distribution centre or shipping of merchandise
673	Postal and courier services
6791	Post office and customs

435. RELATED SERVICES (Z2)

The « Related Services (z1) » category comprises the following uses:

Z2-01	Accommodation
5815	Reception room
5831	Hotels (including hotels and motels)

Z2-02	Other services
4211	Bus passenger terminal
4291	Taxi service
4293	Limousine service
46211	Rental of parking spaces (short or long term)
6353	Car rental service
6395	Travel agency or shipments
471	Telecommunications centre and telephone network, including a radar station

Z2-03	Trucking and warehousing
4921	Trucking service
5020	Storage service (inside a building)
50201	Automobile storage (inside or outside a building)

Z2-04	Transportation equipment industry
341	Aircraft industry and aircraft parts

Z2-05	Head office of a company or an organization linked to air transport
6000	Head office of a company or an organization linked to air transport

SECTION 3: BUILDING ARCHITECTURE

SUB-SECTION 1: PERMITTED EXTERIOR CLADDING MATERIALS

436. EXTERIOR CLADDING MATERIALS PERMITTED FOR PRINCIPAL BUILDINGS

Unless otherwise indicated in this By-law, only the following materials are permitted as exterior cladding materials for principal buildings:

- 1° Brick;
- 2° Natural and artificial stone;
- 3° Stucco, acrylic;
- 4° Architectural concrete;
- 5° Architectural concrete blocks;
- 6° Painted or stained wood excluding any particle board not designed for exterior use;
- 7° Hot-enamelled aluminum siding;
- 8° Hot-enamelled steel siding;
- 9° Tempered glass (curtain wall);
- 10° Copper;
- 11° Marble, granite;
- 12° Slate;
- 13° Apparent granule panel;
- 14° Exterior cladding of “dry-vit” type.

All exterior wood surfaces of all principal buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

All exterior cladding of buildings shall be maintained to conserve its original appearance; brick cannot be painted.

437. CLADDING MATERIALS PERMITTED FOR ANCILLARY BUILDINGS

Ancillary buildings shall be clad with a permitted material which harmonizes with the principal building.

438. EXTERIOR CLADDING MATERIAL MINIMAL PROPORTION

The exterior cladding material of a principal building must comply with the following:

- 1° Only masonry is authorized as exterior cladding material for the wall facing the street, use of another material is permitted only if this material is to enhance an architectural feature;
- 2° At least 50% of exterior walls shall be clad with masonry.

439. MAXIMUM NUMBER OF EXTERIOR CLADDING MATERIALS

The number of exterior cladding materials permitted for any principal and ancillary building shall not exceed three excluding windows.

440. BUILDINGS FRONTING ON TWO STREETS

All building walls facing on streets shall have the same exterior cladding materials in the case of corner, transversal corner and transversal interior properties.

441. ABOVE-ROOF STRUCTURES

The exterior cladding material of above-roof structures visible from streets shall harmonize with the principal building.

A mechanical penthouse shall not exceed a 5 m height.

442. CHIMNEYS

Chimneys or smoke stacks projecting from exterior walls of constructions shall be clad in stone, brick, stucco, enamelled aluminum or steel clapboard or vertical siding or an equivalent material.

However, a prefabricated smoke stack, not clad in accordance with this Article, may be installed but not on the front façade of a building nor on the front-facing slope of a sloped roof.

443. CLADDING MATERIALS PERMITTED FOR ROOFING

For any roof slope less than 2:12 or 16.7%, except for a portion occupied by a roof or a terrace mechanical equipment, only the following coating materials are allowed:

- 1° A green roof;
- 1° A white material, a painted white or coated with a reflective coating or a ballast (granulate) white coating material;
- 2° A material whose Solar Reflectance Index (SRI) is at least 78, as evidenced by the specifications of the manufacturer or by professional advice;
- 3° A combination of coatings as identified in Paragraphs 1-3.

SUB-SECTION 2: EXTERNAL APPEARANCE OF A PRINCIPAL BUILDING

444. PREFABRICATED BUILDINGS

Use of prefabricated buildings for industrial purposes is prohibited.

445. OUTSIDE STAIRWAYS

Unless otherwise indicated in this By-law, construction of outdoor stairways or stairways which are visible in whole or in part from the outside and which lead to a level higher than the first story is prohibited on the principal facade of buildings and on walls facing streets.

446. SOLAR PANELS AND SOLAR ENERGY SYSTEMS (modified by RCM-60A-15-2022, art. 5.1a)

Unless otherwise indicated in this By-law, solar panels are permitted subject to the following conditions:

- 1° (repealed)
- 2° They must integrate in a harmonious fashion with the architecture of the principal building; i.e. their installation must not modify the architectural style of the building;

- 3° (repealed)
- 4° Reservoirs or containers required to store fluids must be installed inside buildings;
- 5° Solar panels and systems using solar energy must be securely attached to withstand wind pressure.

Notwithstanding the foregoing paragraph, systems using solar energy for heating swimming pools may be installed in rear yards provided that:

- 1° Elements of the system do not exceed 1.8 m in height;
- 2° The total surface area of solar panels does not exceed 9.5 m².

Solar panels visible from public roads are subject to the By-law on Site planning and Architectural Integration RCM-60C-2015.

447. MECHANICAL EQUIPMENT

All reservoirs and ventilation ducts visible from the outside shall harmonize with the principal building.

448. PROHIBITED BUILDING SHAPES

Buildings in the general shape of a reclining half-cylinder, i.e. whose walls and roof form a single entity and whose cross-section is a continuous line which is more or less circular or elliptical is prohibited throughout the City.

No building shall be erected or modified in whole or in part in the form of people, animals, fruits or vegetables, reservoirs or any other similar commonly-encountered objects.

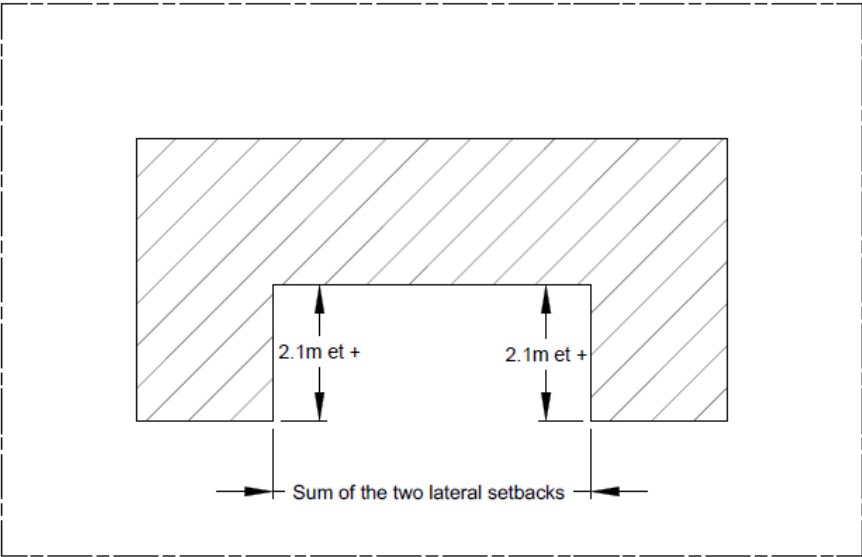
Use of tent as building is prohibited.

Use of railway cars, tramcars, trailers, buses or other vehicles of a similar nature as buildings is also prohibited.

449. DISTANCE BETWEEN PROJECTIONS OF A BUILDING

When parts of a building extend out from the principal body of the building by a distance exceeding 2.1 m measured from the principal body of the building, the distance between the two walls of the extension shall be no less than the sum of the two side setbacks stipulated by the Schedule of Uses and Standards.

Figure 449. Distance between projections of a building



450. DISTANCE BETWEEN TWO BUILDINGS ERECTED ON THE SAME LOT

When two buildings are erected on the same lot, the distance between these buildings must be the same as if they were erected on different lot.

451. PRINCIPAL TENANCE OF BUILDINGS

Owners shall maintain and keep their buildings in a good state of repair and clean.

452. LIGHTING

All direct or indirect lighting which illuminates adjacent properties is prohibited. Installation of light sources which create any glare for drivers of vehicles travelling on public streets is also prohibited.

All spotlights shall be supplied with a shade to mask light beams properly and limit the illumination to the property on which the use is situated.

Power supply for all these lighting sources shall be provided underground or through the inside of buildings.

453. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project being applied for.

SECTION 4: ANCILLARY USES, BUILDINGS, CONSTRUCTIONS AND EQUIPMENTS PERMITTED IN SETBACKS AND YARDS

SUB-SECTION 1: GENERAL PROVISIONS

454. SCOPE OF APPLICABLE

The provisions of this section apply to uses, buildings and related equipment, as well as projections of buildings that are not covered in another section of this chapter.

455. PROVISIONS PERTAINING TO ANCILLARY USES, CONSTRUCTIONS AND EQUIPMENTS, PROJECTIONS OF THE PRINCIPAL BUILDINGS

Uses, buildings and related equipment, as well as projections of buildings listed in Table 455 may encroach into the setbacks prescribed in the Schedule Uses and Standards, subject to special provisions which are included in this table. These are allowed in the corresponding row, only when the word "yes" appears in the relevant box.

Where reference is made to an invasion of a setback, such encroachment is measured from the prescribed Schedule of Uses and Standards to the lot line setback. However, in the case of a building located inside the setback and protected by acquired rights building encroachment is measured from the wall of the existing building.

Table 455. Provisions pertaining to ancillary uses, construction and equipment, projections of the principal buildings (modified by RCM-60A-15-2022, art. 5.1b)

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
1. Access ramps for the handicapped and any staircase	Yes	Yes	Yes
2. Fences, walls, hedges	Yes	Yes	Yes
	a) No encroachment is allowed into front setback.		
3. Installations for permitted signposting	Yes	No	No
4. Parking area	Yes	Yes	Yes
	a) A parking space cannot encroach into front setback. b) Above-ground or underground parking must provide a setback of 1.5 m from the lot limits when it is authorized. For above-ground parking, a landscaped strip must be provided within the 1.5 m setback.		
5. Perron, balcon, galerie faisant corps avec le bâtiment	Yes	Yes	Yes
	a) No encroachment is allowed into the setbacks.		
6. Porches, balconies, galleries integral to buildings	Yes	Yes	Yes
	a) Maximum projection from the building in the side and rear yards: 0 m		
7. Porch, open staircase giving access to the ground floor	Yes	Yes	Yes
	a) No encroachment is allowed into the setbacks.		
8. Projecting window integral with the building, without the protrusion in the floor projection	Yes	Yes	Yes
	a) Maximum encroachment in the setback: 0.61 m		
9. Generator and other similar equipments	No	No	Yes
	a) A generator must not be visible from the street.		
10. Windmill and other similar equipments	No	No	Yes
11. Telecommunication antennas	No	Yes	Yes
	a) See Articles 460 and 461 for the provisions relating to telecommunications antennas.		
12. Outdoor storage	No	Yes	Yes
	a) No encroachment is permitted into traffic aisles.		
13. Fuel pump (no sales)	No	Yes	Yes

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
	a) No encroachment is allowed into the setbacks.		
14. Ancillary buildings	No	Yes	Yes
	a) The same setback as the principal building applies.		
15. Winter car, objects or people shelters	No	No	No
16. Machinery, tools and equipment required for the performance of industrial use	No	Yes	Yes
17. Other ancillary constructions and equipments no otherwise specified	No	Yes	Yes

SUB-SECTION 2: TELECOMMUNICATION ANTENNAS

456. SATELLITE DISH (PARABOLIC ANTENNA)

One dish antenna, up to 2 m in diameter, installed 3 m or less from the highest point of a flat roof of the principal building and 6 m or more from the wall facing the front or side yard, is permitted per establishment.

457. OTHER TYPES OF TELECOMMUNICATION ANTENNAS

In all zones, the following telecommunication antennas, other than a satellite dish, are permitted:

- 1° An antenna height, including its base, does not exceed 15 m, in the following conditions:
- a) Only one antenna structure is permitted per lot. However, the antenna structure must be able to receive more than one antenna;

b) When installed on the roof of a building, the maximum height of the antenna and its support is 5 m;

c) When installed on the roof of a building, the antenna must be installed on a flat roof, a distance equivalent to twice the height of the antenna with respect to any wall overlooking a front, side or rear courtyard;

d) Any ancillary equipment must be installed inside a closed building, barely visible from a public street;

e) The lighting of the antenna structure is permitted if required by Transport Canada or by the federal authority responsible for telecommunications systems;

f) Adding a new floor structure should not hinder the development or the operation of the infrastructure and equipment of the City.
- 2° An antenna installed inside existing non-roof constructions such as a tower, turret or equipment room, provided that the antenna is actually built within these structures and hidden well-enough not to be visible from the public domain.

Any frame, any telecommunication antenna and any related structure that is not in service for a period of 12 consecutive months, must be dismantled.

SECTION 5: OFF-STREET PARKING

SUB-SECTION 1: GENERAL PROVISIONS

458. SCOPE OF APPLICATION

The provisions of this section apply to an area of off-street parking outside the right-of-way of a street.

459. GENERAL PROVISIONS

The development of a parking area shall be in accordance with the following provisions:

- 1° A parking space is required for all use categories in the Airport Area (Z) group;
- 2° A parking area must be maintained to the extent of standards of this section;
- 3° A change of use may not be authorized unless parking space features are provided for the new use, in accordance with the provisions of this section;
- 4° An enlargement or alteration of a principal building may not be authorized unless parking space features, applicable to the portion of the principal building subject to alteration or expansion, are provided in accordance with this section;
- 5° Parking areas and spaces shall in all cases be located on the same property as the use they serve. Notwithstanding the foregoing, a parking area may be located on another site with the following conditions:
 - a) Parking stalls must be located within 120 m of the building served;
 - b) A real servitude issued, which the City is co-signer, must guarantee access to parking space.
- 6° Parking areas may be located below or above the ground;
- 7° Unless otherwise indicated, no parking area shall be located in a front setback except in the case of parking provided in an underground facility.

SUB-SECTION 2: LAYOUT, PRINCIPALTENANT AND USE OF PARKING AREAS

460. LAYOUT AND PRINCIPALTENANCE OF PARKING AREAS

Unless otherwise stated, any parking space must be constructed and principaltained according to the following provisions:

- 1° All parking areas shall connect with the street directly, or via a laneway or private passage leading to a street;
- 2° All parking areas shall be provided with driveways for entering and leaving spaces without the need to move another vehicle;
- 3° All parking areas containing 5 parking spaces or more shall be paved with a permitted material, namely:
 - a) Concrete, gray in color;
 - b) Honeycomb paving;
 - c) Inert material, including asphalt, but excluding gravel, whose reflectance is at least 29, as evidenced by the specifications of the manufacturer or by a professional opinion.

- 4° All parking areas containing 5 parking spaces or more shall be illuminated;
- 5° In all parking areas containing more than 10 parking spaces, the following shall be indicated:
 - a) The limits of each parking space;
 - b) Manoeuvring surfaces;
 - c) Entrances and exits;
 - d) Direction of traffic flow.
- 6° All parking areas more than 250 m² in area may not be drained toward the street but shall be equipped with a surface drainage system;
- 7° Parking areas shall be bounded:
 - a) By concrete curbs poured on-site no less than 0.45 m high between the edge of streets or sidewalks, as the case may be, and property lines;
 - b) By concrete curbs fastened to the ground no less than 0.15 m high between the parking area and an area elsewhere on the property planted in lawn.
- 8° Underground facilities used as parking areas shall not be higher than average ground level;
- 9° All parking areas shall be kept clear of snow;
- 10° All parking areas shall be maintained in good condition and clean at all time.

461. CONSTRUCTION OF A PARKING SPACE OF MORE THAN 20 STALLS

The development of an outdoor parking lot of 20 stalls or more must be landscaped for at least 5% of its area. The parking lot shall include either or both of the following features:

- 1° An end of aisle with a minimum size of a stall for easy parking and 2 stalls for double parking (see Figure 461a);
- 2° A dividing strip with a minimum width of 2 m (see Figure 461b).

This construction should be grassed or landscaped and surrounded by a concrete curb cast in place whose height and width are at least 15 cm:

Figure 461a. Construction of an end of aisle

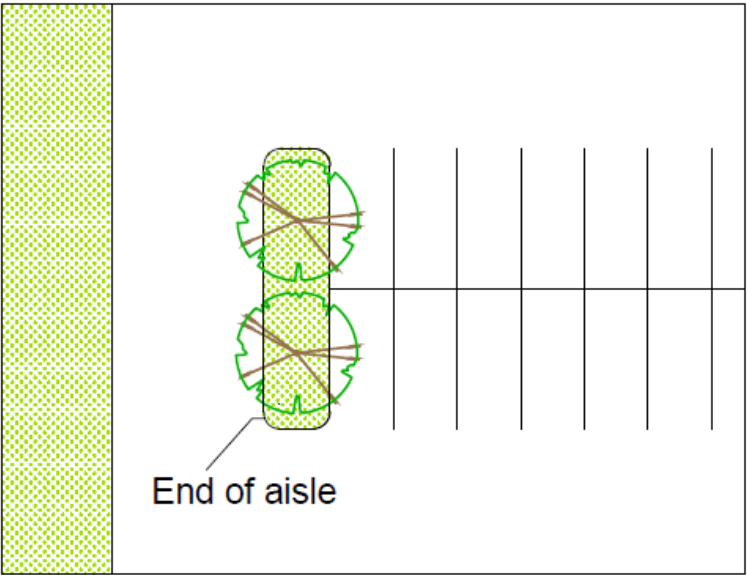
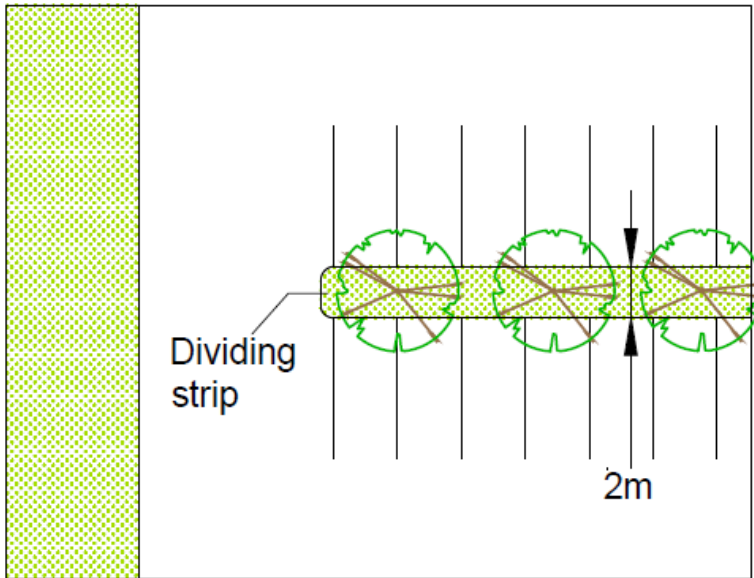


Figure 461b. Construction of a dividing strip



In addition to or combined with prescribed facilities within the parking space of 20 stalls and more, a dense canopy of trees should be planted so that at maturity 40% of the hardscaped surface of the parking lot is shaded. In the case of the extension of a use adding 20 or more parking spaces to the minimum spaces already required, these additional parking spaces must be constructed in accordance to the present Article.

462. USE OF A PARKING SPACE

A parking area must be used in accordance with the following provisions:

- 1° It is forbidden to use a parking space for other purposes than the parking of vehicles. The vehicle must be in working condition;
- 2° It is forbidden to park a vehicle outside a parking space conforming to provisions of the By-law;
- 3° Parking of a vehicle in an access lane is prohibited except in the case of a unifamilial, bifamilial, or trifamilial use.

Notwithstanding provisions of foregoing paragraph, parking of traction-engine and of a vehicle which weight exceeds 3 900 kg is permitted only in a storage space.

SUB-SECTION 3: DRIVEWAYS

463. DRIVEWAYS

The development of a driveway (access lane) must be made in accordance with the following provisions:

- 1° The number of driveways is limited to one per 30 m, or fraction thereof, of property frontage;
- 2° No more than two driveways per property shall connect with the same street;
- 3° Driveways used only for either entering or exiting vehicles shall be at least 6 m and no more than 9 m wide;
- 4° Driveways may not be situated less than 7.6 m from the intersection of two street lines.

SUB-SECTION 4: PARKING SPACES

464. GENERAL PROVISIONS

The layout of parking spaces shall be in accordance with the following provisions:

- 1° The requirements for the minimum number of parking spaces to serve each use are specified relative to the floor area of each establishment the number of seats and some parameters such as the number of rooms. The minimum number of parking spaces required is determined according to the rules presented in Table 464;
- 2° When several uses are exercised in a building or on a property, the minimum number or parking spaces required corresponds to the sum of numbers required for each of the uses.
- Any fraction of a space greater than one-half shall be considered to be one additional space;
- 3° When a building or a use is enlarged or extended, the minimum number of spaces required is set for each use for the enlargement or extension only and in addition to the existing situation, whether or not this situation is conforming;
- 4° For any use not specified, the number of parking spaces required is established by applying the standard for the use which is most similar;
- 5° In cases where the requirements are based on a number of seats and the seats are in the form of benches, each 500 mm of bench is considered to be a seat.

Table 464. Number of parking spaces

Use category and sub-category	Number of spaces required
Airport services (z1)	a) <u>Building occupied by a single establishment:</u> One (1) space per 90 m² of gross floor area; b) <u>Building occupied by more than one establishment:</u> One (1) space per 45 m2 of gross floor area.
Related services (z2) Z2-01 Accommodation Z2-02 Other services Z2-03 Trucking and warehousing Z2-04 Transportation equipment industry	a) <u>Accommodation:</u> 1 space per room b) <u>Building occupied by a single establishment:</u> One (1) space per 90 m² of gross floor area; c) <u>Building occupied by more than one establishment:</u> One (1) space per 45 m² of gross floor area.
Z2-05 Head Office and offices of a company or an organization connected to the air transport	a) One space per 37 m2 of gross floor area.

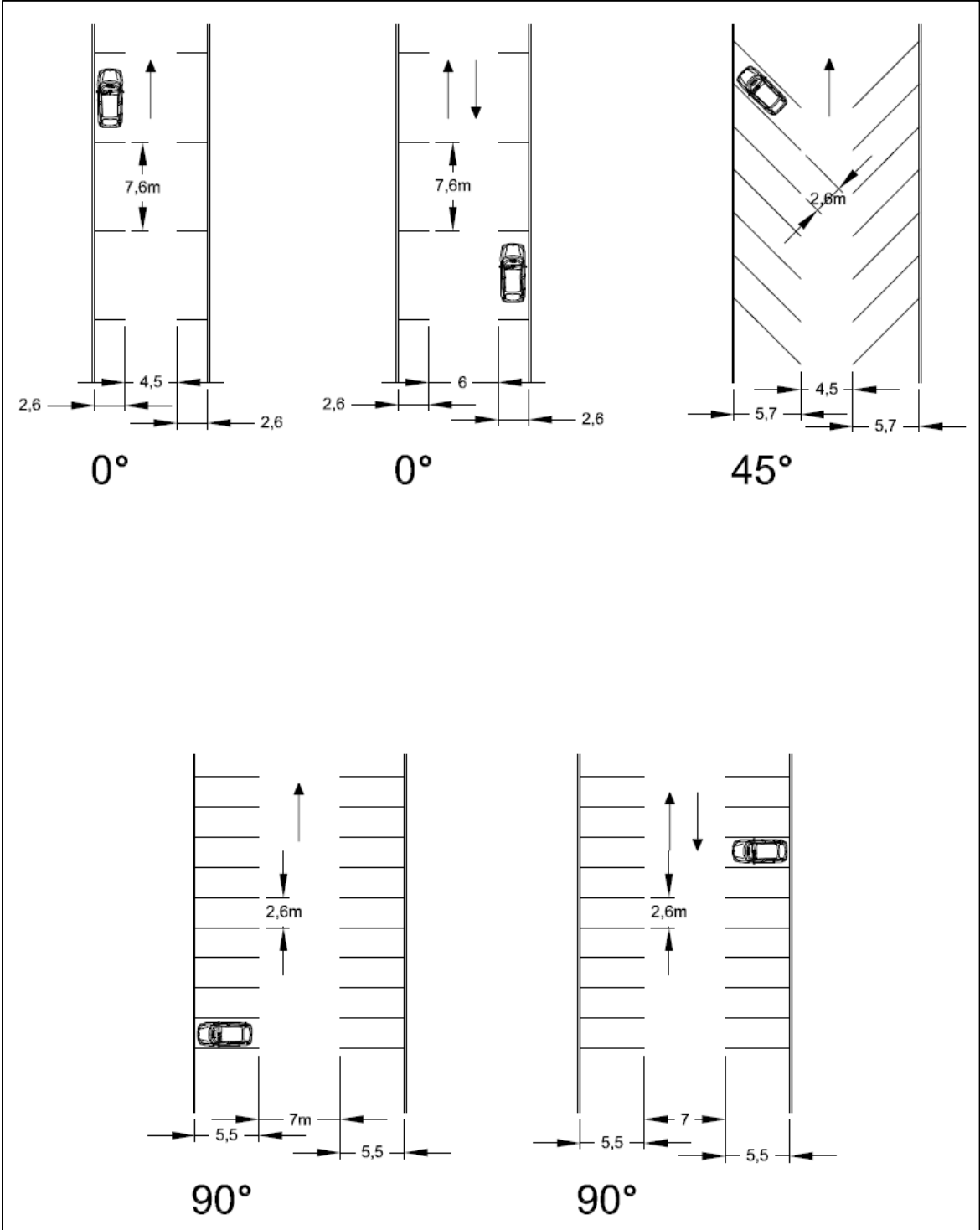
465. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS BETWEEN SPACES

The minimum dimensions of parking spaces and lanes providing access to stalls shall conform to Table 465a and Figure 465b, as appropriate:

Tableau 465a Dimension of parking spaces and driveways between spaces

Angle of spaces in relation to direction of circulation	Width of driveway (meters)	Width of space (meters)	Length of space (meters)
0°	4,50 (one way)	2,60	7,60
	6,0 (two way)		
45°	4,50 (one way only)	2,60	5,70
90°	7,0 (one way)	2,60	5,50
	7,0 (two way)		

Figure 465b. Dimension of parking spaces and driveways between spaces



466. PARKING SPACES FOR DISABLED

A parking area must include, even with the minimum number of parking spaces required, a number of parking spaces adapted and reserved for the disabled within the meaning of the *Act to Secure Handicapped Persons in the Exercise of their Rights with a View to Achieving Social, School and Workplace Integration* (RSQ, C. E-20.1).

The number of parking spaces for persons with disabilities must be calculated taking into account the minimum number of parking spaces required by the By-law for the use served. The number of spaces for people with disabilities is set in Table 466:

Table 466. Parking spaces for disabled

Parking spaces required	Parking spaces required for disabled
1. Less than 5 spaces	No requirement
2. Between 5 and 19 spaces	1 space
3. Between 20 and 99 spaces	2 spaces
4. Between 100 and 199 spaces	3 spaces
5. Between 200 and 299 spaces	4 spaces
6. Between 300 and 399 spaces	5 spaces
7. Between 400 and 499 spaces	6 spaces
8. More than 500 spaces	7 spaces

One parking space for persons with disabilities shall be identified by a recognized panel *Highway Safety Code* (RSQ, c. C-24.2) and the *Regulation Respecting Road Signs* (RRQ, c. C-24, r.28). The panel must be attached to a pole located in the front corner of each stall for the disabled. When a stall is located within 1.5 m of a building wall, the panel can be mounted on the wall. In all cases, the height of the upper part of the panel should be at least 2.1 m and at most 3 m.

One parking space for persons with disabilities must be located as close as possible to a principal entrance to a barrier-free building under the Construction By-law.

One parking space for persons with disabilities must be equipped in accordance with the provisions of the preceding article, except for the minimum width shall be 3.9 m.

SECTION 6: LOADING AREAS

467. PERMANENCY OF LOADING AREAS

The requirements for loading areas and their manoeuvring surfaces are compulsory and permanent and prevail for all uses and in all zones where prescribed as long as the uses they serve are exercised and require such areas.

468. NUMBER OF LOADING AREAS

The number of loading areas shall at all times be sufficient to enable goods to be loaded under normal operating conditions of the establishment.

469. SITING OF LOADING AREAS

Loading areas and their manoeuvring surfaces shall be located entirely within the property where the served use is exercised and shall be contiguous with the construction served.

Loading areas shall not be located less than 18 m from front property lines.

470. LAYOUT AND PRINCIPAL TENANCE OF LOADING AREAS

Unless otherwise indicated, all loading areas shall be laid out and maintained in accordance with the following provisions:

- 1° All loading areas shall be accessible without the need to move another vehicle;
- 2° All loading areas shall be sited such that all manoeuvres of vehicles using it can be carried out within the manoeuvring surface;
- 3° All loading areas shall be paved and illuminated;
- 4° All loading bays shall be at least 3 m wide, at least 7.6 m long and at least 4.3 m high;
- 5° All loading areas shall be kept clear of snow;
- 6° All loading areas shall be maintained in good condition and clean at all time.

SECTION 7: OUTDOOR STORAGE

471. OUTDOOR STORAGE

Outdoor storage of merchandise and equipment is permitted provided that:

- 1° The outdoor storage is on the same property as the use it serves;
- 2° No merchandise or equipment can be seen from the street;
- 3° The storage space is fenced in a way to hide their viewing, from the public thoroughfare. Only outdoor storage ancillary to a principal use is permitted.

SECTION 8: EXTERIOR LAYOUTS

SUB-SECTION 1: GENERAL PROVISIONS

472. PRINCIPAL TENANCE OF OPEN LANDSCAPED AREAS

Any area of land left free for any use and construction shall be grassed or be the subject of landscaping. This landscaped area must at all times be maintained in good condition.

The use of artificial turf is prohibited as a ground cover of open space, except for the construction of a playground or sports field.

473. PROPERTY PRINCIPAL TENANCE

All properties, built upon or otherwise, shall be maintained and kept in good condition, free of brush weeds and uncut weeds and free of all piles of debris, materials, scrap metal, etc.

It shall be compulsory for the owner to plant a lawn on the right of way bordering the public street adjacent to the property; this area shall be kept maintained at all times by the owner or the occupant of the bordering property.

474. TRIANGLE OF VISIBILITY

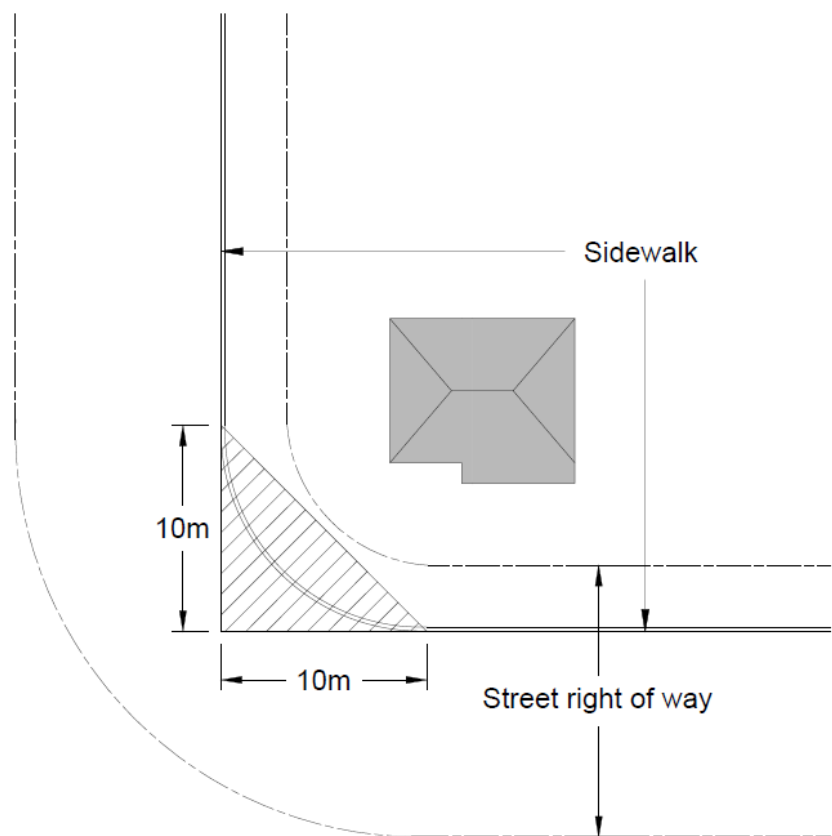
A triangle of visibility free from all obstacles that is more than 0.8 m high measured from street level shall be respected on properties located at the intersection of two (2) streets.

Notwithstanding the preceding paragraph, a structure supported by a single post or not connected to the ground may encroach into the triangle of visibility provided that it is at least 2.7 m above ground level.

This triangle of visibility shall have sides at least 10 m long at the intersection of the streets, measured from the point of intersection of the two curbs or their extensions.

This measure does not apply in cases where it is considered, after inspection, that a hedge placed in the triangle of visibility and where the height exceeds 0.8 meters, does not constitute an obstacle that could hinder the security of circulation in the intersection.

Figure 474. Triangle of visibility



SUB-SECTION 2: PROVISIONS PERTAINING TO TREES

475. PROTECTION OF TREES AND PLANTINGS IN THE PUBLIC RIGHT OF WAY

Damaging, trimming or cutting down of any tree, shrub or plant cultivated on thoroughfares, public properties or places and within the border of rights of way is prohibited.

476. PROTECTION OF HYDRANTS, UTILITY ENTRIES AND LAMP STANDARDS

Planting of trees less than 2 m from hydrants, utility entries and public lamp standards is prohibited.

477. PLANTING LIMITATIONS REGARDING CERTAIN SPECIES

Planting of poplars, willows and silver maples must be at least 7,5 metres from any street right of way and at least 10 metres away from any water main or private or public sewer.

478. BUFFER ZONE ALONG THE PUBLIC WAY

A buffer zone must be set aside along any street in accordance with the following provisions:

- 1° With the exception of driveways, any portion of land along a street shall be equipped with lawn, ground covers, flowers or shrubs over a width of at least 5 m from the edge of the roadway;
- 2° In addition to the above, at least one tree for every 10 m wide lot must be preserved or planted in the buffer zone;
- 3° To determine the number of trees required, the width of the property is measured between the side property lines, 3.5 m beyond the minimum front setback prescribed in the Schedule;
- 4° At least 50% of the trees required in paragraph 2 should be deciduous;
- 5° Trees must have a trunk of at least 5 cm in diameter at 30 cm from ground level when planting, in the case of a deciduous tree and conifers must have a height of at least 1.5 m relative to adjacent ground level;

- 6° Trees and shrubs should be planted so as not to impair visibility during maneuvering.

SUB-SECTION 3: FENCES, WALLS, HEDGES AND RETAINING WALLS

479. GENERAL PROVISIONS

A fence, wall or dwarf wall and a hedge can be established in all yards and in all areas subject to the provisions of this subsection.

480. COMPULSORY INSTALLATION OF FENCES

The exercise of permitted uses in compliance with this By-law requires the installation of fences in the following cases:

- 1° Exterior storage;
- 2° Installation of in-ground and above-ground pools;
- 3° Properties or excavations which pose a hazard to public safety.

An opaque fence or wall 1.8 m high shall be erected on boundaries of zones other than street axes when the principal designated use of the adjacent zone is the "Residential Neighborhoods (H)" group.

481. PERMITTED MATERIALS FOR FENCES AND WALLS

A fence must be built with one or more of the following materials:

- 1° Factory-enamelled steel;
- 2° Cast iron;
- 3° Metal (galvanized or vinyl-coated chain link exclusively);
- 4° Wood treated for exterior use, painted, varnished or stained;
- 5° PVC.

Use of masonry materials is compulsory for the construction of walls.

482. PROHIBITED MATERIALS FOR FENCE CONSTRUCTION

Unless otherwise indicated in this By-law, fences shall not be built using the following materials:

- 1° Barbed wire;
- 2° Chicken wire;
- 3° Sheet metal;
- 4° Non-treated or rough wood.

483. RIGHT-OF-WAY OF A PUBLIC STREET

A fence, a hedge, a wall or wall are not allowed inside the right-of-way of a public street.

A fence, a hedge, a wall or wall that is already installed within the right of way, however, may be repaired but not replaced.

484. MAINTENANCE OF FENCES, WALLS AND HEDGES

Fences and walls shall be maintained and kept in good repair. In particular, a fence or wall with broken, rotted, dismantled or disassembled parts or whose paint or stain no longer fulfills its protective role, shall not be considered to be in good repair.

All fences must be securely installed. The other components of the fence structure must be kept solidly attached to each other and any leaning must be corrected. Unless suitable corrective measures can be taken, any damaged fence must be removed and/or replaced by a fence that conforms to the By-laws.

Hedges shall be maintained in good repair and be trimmed to a height not exceeding that stipulated in this By-law.

485. SNOW FENCES

Use of snow fencing is prohibited except on construction sites or as protection against wind and snow accumulation during winter.

SUB-SECTION 5: GARBAGE, WASTE AND RUBBISH**486. GENERAL PROVISIONS**

The construction of a space for the storage of waste, scrap and garbage must meet the following standards:

- 1° This space should be enclosed by a fence if it is visible from the street;
- 2° These areas shall be designed to facilitate access for trucks to service it.

SECTION 9: PROVISIONS PERTAINING TO CERTAIN ZONES

SUB-SECTION 1: GENERAL PROVISIONS

487. SCOPE OF APPLICATION

The provisions of this section apply when listed in the schedule of uses and standards.

488. LANDSCAPING

Where prescribed by the Schedule of Uses and Standards, the following provisions apply to the treatment of front setbacks:

- 1° At least one tree per 93 m² of front setback area shall be planted in the front setback;

Trees shall be no closer than 1.5 m from front property lines;
- 2° The landscaping plan shall be approved by a landscape architect;
- 3° A tree shall have a minimum diameter of 80 mm, measured to 30 cm from the ground level, and shall have a minimum height of 3 m.

488.1 PROHIBITION OF INVASIVE PLANT SPECIES

When indicated in the schedule of uses and standards, none of these invasive species may be used within 100 metres of the eastern boundary of a zone touching the territory of the Bertrand Creek green corridor:

- 1° Garlic Mustard (*Alliaria petiolata*);
- 2° Reed Canary Grass (*Phalaris arundinacea*);
- 3° Queen Anne's Lace or Cow Parsley (*Anthriscus sylvestris*);
- 4° Giant Hogweed or Giant Cow Parsley (*Heracleum mantegazzianum*);
- 5° Flowering Rush (*Butomus ombellatus*);
- 6° Water Chestnut or Water Caltrop (*Trapa natans*);
- 7° Dog-Strangling Vine or Swallow-Wort (*Cynanchum rossicum*);
- 8° Black Dog-Strangling Vine or Black Swallow-Wort (*Cynanchum louiseæ*);
- 9° Ground Elder, Bishop's Weed or Goutweed (*Aegopodium podagraria*);
- 10° Manitoba Maple (*Acer Negundo*);
- 11° Norway Maple (*Acer platanoides*);
- 12° Hedge Bedstraw or False Baby's Breath (*Galium Mollugo*);
- 13° Reed Sweetgrass (*Glyceria maxima*);
- 14° Frogbit (*Hydrocaris morsus-ranae*);
- 15° Policeman's Helmet, Bobby Tops, Copper Tops, and Gnome's Hatstand, Himalayan Balsam and Kiss-Me-on-the-Mountain (*Impatiens glandulifera*);
- 16° Water Flag or Yellow Iris (*Iris pseudacorus*);

- 17° Amur Silver-Grass (*Miscanthus sacchariflorus*);
- 18° Chinese Silver-Grass (*Miscanthus sinensis*);
- 19° Eurasian Water Milfoil (*Myriophyllum spicatum*);
- 20° Glossy Buckthorn (*Frangula alnus*);
- 21° Common Buckthorn (*Rhamnus cathartica*);
- 22° Siberian Elm or Chinese Elm (*Ulmus pumila*);
- 23° Common Periwinkle or Creeping Myrtle (*Vinca minor*);
- 24° White Poplar or Silverleaf Poplar (*Populus alba*);
- 25° Bohemian Knotweed (*Fallopia x bohemica*);
- 26° Giant Knotweed (*Fallopia sachalinensis*);
- 27° Japanese Knotweed (*Fallopia japonica*);
- 28° Black Locust or False Acacia (*Robinia pseudoacacia*);
- 29° Great Yellowcress (*Rorippa amphibia*);
- 30° Common Reed Grass (*Phragmites australis*);
- 31° Seven-Sisters Rose or Japanese Rose (*Rosa multiflora*);
- 32° Japanese Rose or Ramanas Rose (*Rosa rugosa*);
- 33° Purple Loosestrife (*Lythrum salicaria*).

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SECTION 1: GENERAL PROVISIONS

489. SCOPE OF APPLICATION

The provisions of this Chapter shall apply to areas whose primary assignment are “Expressway Business Park (D)” and “Industrial Park (I)” groups.

490. NUMBER OF PRINCIPAL BUILDINGS

More than one principal building may be erected on a lot.

491. NUMBER OF PRINCIPAL USES

Land may be occupied by more than one principal use, provided it is permitted by Schedule of Uses and Standards and subject to the provisions of Section 4.

492. NEED FOR PRINCIPAL BUILDING

So that a principal use and an additional use can be exercised on a single plot of land, a principal building must be erected.

493. FIRST STOREY FLOOR LEVEL OF BUILDINGS

The floor height of the first storey of principal building shall be at least 0.3 m above the sidewalk level or, in its absence, above the level of the crown of the street measured at the middle of the front property line of the property occupied by the principal building.

494. ADDITIONNAL USES AND ANCILLARY CONSTRUCTIONS, EQUIPMENT AND USES

Additional uses and ancillary constructions, equipments and uses are allowed inside a principal building and in the yards, subject to the following provisions and subject to the provisions of this chapter and the Schedule of Uses and Standards:

- 1° In all cases, there must be a principal building on the lot so that one can install or operate an additional use and an ancillary construction, equipment and use;
- 2° An additional use and an ancillary construction, equipment and use shall be located on the same lot as the principal use served;
- 3° An ancillary building may not include housing;
- 4° An ancillary construction shall only be used for an ancillary purpose to the principal use or to an additional use;
- 5° An ancillary use is permitted even if such use is prohibited as the principal use according to the Schedule of Uses and Standards.

The provisions of the first paragraph shall not apply to structures and buildings covered by Sub-Section 3 of Section 11.

SECTION 2: AUTHORIZED USES IN ZONES OF THE EXPRESSWAY BUSINESS PARK (D) GROUP

495. GENERAL PROVISIONS

Forming one of the employment sectors of the City of Dorval, the Expressway Business Park group (D) includes the businesses and industries located along Highway 40 and Hymus Boulevard. They enjoy an enviable visibility and proximity to Aéroports de Montréal facilities.

As identified in the Master Plan, a key challenge for this sector is to harmoniously integrate the commercial function, of which development exerts pressure on the industrial showcase of Highway 40. Meanwhile, Hymus Boulevard is also called upon to find a balance between industries which are in the majority and constraining commercial activities establishing themselves. In a context of shortages of vacant spaces, densification of jobs per hectare appears to be an avenue to explore.

Subject to Articles 28 to 30, only the uses listed in Articles 496, 497, 503 and 504 are allowed in the zones of the Expressway Business Park (D) group. The uses included in the Expressway Business Park (D) group derive from the description presented in the two first paragraphs and are grouped into two use categories. They must have the following characteristics:

- 1° Help raise the profile "prestige" of the showcase of Highway 40;
- 2° Enable the development and diversification of activities in the sector;
- 3° Discourage outside storage or shelving visible from Highway 40;
- 4° Constraining commercial activities shall respect the character of the area.

496. COMMERCIAL AND SERVICES (D1)

The “Commercial and Services (d1)” category comprises the following uses:

D1-01	Retail building products and hardware
5220	Retail plumbing, heating, ventilation, air conditioning and fireplaces
5230	Retail paint, glass and wallpaper
5241	Retail electrical equipment
5242	Retail appliances and lighting accessories
5251	Retail hardware
5253	Retail locks, keys and accessories

D1-02	Retail general merchandise
5311	Retail, department store
5331	Retail, variety of goods at discount prices
5391	Retail general merchandise
5393	Retail sale of furniture and office accessories
5394	Retail sale or rental of articles, props and costumes
5396	Retail alarm systems
5397	Retail telephones

D1-03	Retail sales and services of vehicles and related accessories
49281	Towing service for heavy vehicles (over 3 900 kg)
5511	Retail new and used motor vehicles
5512	Retail used motor vehicles only
5513	Retail new and used heavy vehicles (over 3 900 kg)
5522	Retail tires, batteries and accessories
5593	Retail used automotive parts and accessories
5594	Retail motorcycles, snowmobiles and accessories
5596	Retail mowers, blowers and accessories
6353	Car rental service
6355	Rental of trucks, recreational vehicles and utility trailers (over 3 900 kg)
6356	Rental of watercraft
6411	Automotive repair service (garage)
6412	Car wash service
6414	Automotive technical verification and estimation service
6415	Automotive replacement parts and accessories service
6416	Automobile treatment service (rust, etc..)
6418	Repair and replacement of tires
6419	Automotive detailing service
6431	Light motorized vehicle repair service (motorcycle, snowmobile, all terrain vehicle)
6441	Repair and principaltenance of heavy vehicles (over 3 900 kg)
6442	Heavy vehicle auto body and paint service (over 3 900 kg)
6499	Small engine repair service (lawn mowers, snow blowers, chainsaws)

D1-04	Retail of furniture, home furnishings and amenities
5711	Retail furniture
5712	Retail flooring
5713	Retail draperies and curtains
5714	Retail crockery, glassware and metal accessories
5715	Retail lingerie
5717	Retail cabinets and vanities
5719	Retail other household equipment and furnishings
5721	Retail appliances
5722	Retail vacuum cleaners and accessories
5731	Retail radios, televisions and sound systems
5732	Retail musical instruments
5733	Retail discs and cassettes (excluding computers)
5740	Retail computer equipment and accessories

D1-05	Accommodation and food service
5811	Restaurant where meals are served (with or without terrace)
5815	Reception hall
5831	Hotels (including motor hotels or motels)

D1-06	Other retail activities
5911	Retail drugs and sundries
5912	Retail beauty articles and products
5913	Retail medical instruments and equipment
5921	Retail liquor
5924	Retail supplies for the manufacture of alcohol
5931	Retail antiques (excluding flea market)
5933	Retail handicrafts
5941	Retail books and newspapers
5942	Retail books and stationery
5943	Retail stationery
5944	Retail greeting cards
5946	Retail art supplies, frames and paintings
5951	Retail sporting goods
5952	Retail bicycles
5953	Retail toys and games
5954	Retail trophies and accessories
5955	Retail equipment and accessories for hunting and fishing (excluding the sale of firearms)
5965	Retail house pets

5971	Retail jewellery (jeweler)
5975	Retail vintage coins and stamps
5991	Retail flowers (florist)
5993	Retail tobacco products, newspapers, magazines and small items (tobacconist)
5994	Retail cameras and photographic goods
5995	Retail gifts, souvenirs and small objects
5996	Retail optical products (dispensing optician)
5997	Retail braces and other health specialties
5998	Retail luggage and leather goods

D1-07	Offices and head office of a company
6000	Offices and head office of a company

D1-08	Personal or health services
6231	Beauty salon (makeup, manicure, etc.).
6232	Hairdressing and hair care salon
6234	Tanning studio
6241	Funeral home (with or without cremation)
6263	Grooming service for pets
6291	Dating service
6351	Rental of video films and audio-visual equipment
6395	Travel agency
6511	Medical services (doctor's and surgeon's offices)
6512	Dental services
6517	Medical clinic (General Practitioner's offices)
6518	Optometry services
6561	Acupuncture services
6562	Weight loss services
6563	Beauty salon (esthetician) (hair removal, skin treatment, etc.).
6564	Podiatry services
6565	Orthopedic services
6571	Chiropractic services
6572	Physiotherapy, occupational therapy, speech therapy and audiology services
6573	Mental health service (offices)
6569	Algotherapy, aromatherapy, hydrotherapy, homeopathy, kinesiology, massage therapy, music therapy, naturopathy, naturopathy, osteopathy, herbal medicine, reflexology and pet therapy services
7425	Fitness centre (gymnasium)

D1-09	Specialized services and repairs
6211	Dry Cleaning Service (counter only)
6214	Laundry Service (self-service/laundromat)
6221	Photographic service (including commercial services)
6222	Photofinishing service
6253	Shoe repair and polishing service
6254	Pressing, alteration and repair of clothing
6421	Electrical accessories repair service
6422	Radio, television and electrical appliance repair service
6493	Watch, clock and jewellery repair service
6496	Information technology (incl. computer) hardware repair and principaltenance services
6497	Household tools sharpening service

D1-10	Professional, technical or business services
6311	Advertising, public relations and communications services
6320	Credit bureau for businesses and consumers and recovery services
6332	Photocopying and duplicating services
6381	Secretarial, writing, translation and text processing services
6383	Employment (placement) service
6392	Consulting service for business and administration
63991	Call centre (service and telemarketing)
4751	Television studio and broadcasting (not open to the public)
4752	Video or audio recording studio and related equipment
6521	Law services
6522	Notary services
6523	Bailiff services

D1-10	Professional, technical or business services
6551	Information technology (IT) services
6591	Architecture firm
6592	Engineering firm
6593	Educational and scientific research services (without laboratory)
6594	Accounting, auditing and bookkeeping services
6595	Property assessment (evaluators) services
6596	Land surveyor services
6597	Urban and environmental planning services
6598	Veterinary services (without boarding)

D1-11	Miscellaneous services
6920	Welfare and charity services
6991	Business association
6992	Association of persons engaged in the same profession or the same activity
6993	Trade union and similar organizations
6994	Civic, social and fraternal association
6997	Community or neighbourhood centre (including diocesan centre)

D1-12	Other shops and services of moderate impact
4927	Moving services
5333	Auction sale or auction of works of art and various goods (indoors)
5340	Retail outlet by vending machine
5370	Retail pools, spas and accessories
5591	Retail boats and accessories
5595	Retail RV and trailers
6212	Laundry service and industrial laundry
6215	Cleaning service and carpet repair
6252	Repair and storage of fur
6352	Rental of tools or equipment
6911	Church, synagogue, mosque and temple

D1-13	Commercial storage and distribution
4926	Messenger service
5020	Storage services in a building also occupied by the office of the company
673	Postal and courier services

D1-14	Municipal services
6722	Fire protection services
6725	Police service

D1-15	Wholesale
511	Wholesale sales of automobiles, parts and accessories
512	Wholesale drugs, chemicals and related products
513	Wholesale of clothing and fabrics
514	Wholesale, groceries and related products
516	Wholesale of electrical and electronic equipment
517	Wholesale of hardware, plumbing fixtures and heating, including parts
518	Wholesale equipment and machinery parts
5197	Wholesale furniture and home furnishings
5198	Wholesale of wood and building materials

D1-16	Heavy recreational businesses
7222	Multi-sport centre (covered)
7314	Amusement park
7392	Miniature golf
7393	Golf for exercise only
7394	Karting track
7397	Ballroom, discotheque (without achoholic beverages)
7417	Bowling lanes or alley

7419	Other sports
7423	Sports grounds
7424	Recreation centre

497. INDUSTRIAL (D2)

The “Industrial (d2)” category comprises the following uses:

D2-01	Food production industry
203	Production of canned fruits and vegetables, including dried or frozen
204	Production of milk or dairy products
205	Production of flour and prepared table cereal
206	Production of blends of prepared table flour
207	Production of bakery products, bread and pastries
208	Manufacture of other food products (excluding meat and any animal products)
2091	Soft-drink bottling
2092	Alcohol production for consumption (distillery)
2093	Brewing industry
2094	Production of wine and cider
2095	Production of natural and carbonated water
2099	Production of fruit juices

D2-02	Processed timber industry
2713	Manufacture of sawmill and planing mill products
2721	Production of wood veneers
2722	Production of plywood panels
2723	Manufacture of structural wood
2732	Production of hardwood floors
2738	Manufacture of decorative woodwork and wood moldings
2740	Production of wooden containers and wooden pallets
2792	Wood products manufacturing - turning and shaping
2794	Production of chipboard (chipboard)
2798	Woodworking shop
2799	Manufacture of prefabricated fence sections

D2-03	Building products manufacturing
2731	Manufacture of doors, windows or shutters
2737	Prefabricated stairs
2735	Manufacture of prefabricated buildings or parts of buildings
3993	Manufacture of tiles, roofing tiles, tiles or linoleum
3630	Manufacture of natural or cut building stones
222	Manufacture of insulation products
2914	Manufacture of acoustic tiles
3611	Manufacture of clay building materials or refractory goods

D2-04	Manufacturing industries of pharmaceutical and medical products
3840	Manufacture of pharmaceuticals or drugs
3913	Manufacture of orthopedic or surgical appliances
3914	Manufacturing ophthalmic articles
3919	Manufacturing scientific supplies or materials (including medical)

D2-05	Manufacture of activities and services related to transportation
3292	Manufacture of hydraulic equipment
3411	Manufacture of aircraft equipment (including aircraft and helicopters)
3412	Manufacture of aviation equipment (including aircraft and helicopters)
3430	Motor vehicle manufacturing
345	Manufacture of parts and accessories for motor vehicles

D2-06	Manufacture of computer and electronic products
3050	Publisher of software or firmware
3541	Household electronics manufacturing
3551	Telecommunications equipment manufacturing
3552	Manufacture of Electronic Parts and Components
3553	Telephone equipment manufacturing
3562	Electrical communication and protection equipment manufacturing
3571	Production of computers and their peripherals
3911	Manufacturing of navigation instruments, measurement and control
3994	Manufacturing of of recording media, the reproduction of sound and musical instruments
4763	Production and distribution of sound recordings in an integrated manner

D2-07	Textile and clothing manufacturing
232	Footwear manufacturing
241	Manufacturing of yarn and woven fabrics (cotton)
242	Manufacturing of yarn and woven fabrics (wool)
243	Manufacturing of fibres, yarns and woven fabrics (synthetic filament yarns and fibres)
244	Manufacturing of rope and twine
245	Manufacturing of felt and processing of natural fibres
2494	Wire Manufacturing
2492	Manufacture of narrow woven fabrics
261	Manufacture of cut-and-sew clothing for men and boys
262	Manufacture of cut-and-sew clothing for women and girls
263	Manufacture of cut-and-sew clothing for children and babies
265	Manufacture of knitted clothing
2694	Manufacture of professional cut-and-sew clothing
2698	Artisan sewing and clothing workshop
2699	Manufacture of Clothing Accessories and Other Clothing

D2-08	Paper and printing processing industry
293	Manufacture of cardboard containers and paper bags
3011	Business forms printing
3012	Journals, publications and catalog printing
3014	Industry books printing
3016	Commercial screen printing
3017	Digital printing
3018	Support activities for commercial printing
3019	Unskilled printing workshop
3020	Platemaking, typesetting, binding and lithography
303	Publishing
304	Printing and publishing (combined)

D2-09	Electrical Appliance Equipment and Components
3520	Manufacture of major appliances
3531	Manufacture of lighting fixtures (except bulbs and tubes)
3532	Manufacture of of electric lamps (bulbs and tubes)
356	Manufacture of electrical equipment for industrial use
3579	Machinery industries for offices, shops, businesses and personal use
3580	Manufacture wire of and electrical cables
3591	Manufacture of batteries
3592	Manufacture of supporting devices and non current-carrying
3593	Manufacture of electric motors and generators
3594	Manufacture of batteries and cells

D2-10	Manufacture of furniture and accessories
2736	Manufacture of cabinets or kitchen cabinets
281	Residential furniture manufacturing
282	Manufacture of office furniture
2891	Manufacture of bedsteads and mattresses
2898	furniture and furnishing accessories craftsman's workshop
3510	Manufacture of small electrical appliance
354	Household electronics manufacturing
3940	Manufacture of blinds

D2-11	Manufacture of fabricated metal products
311	Iron and steel manufacturing
3121	Manufacture of tubes and pipes of iron and steel from purchased steel
3140	Iron foundry
3152	Rolling, Drawing, Extruding and Alloying of Nonferrous Metals
316	Production and processing of aluminum and alumina
317	Manufacture of rolling, drawing and extrusion of copper and its alloys
318	Casting of non-ferrous metals
3210	Manufacture of boilers, heat exchangers and metal plates
322	Manufacture of structural metal
323	Manufacture of ornamental and architectural metal products
324	Metal stamping, pressing and metal coating
325	Manufacture of wire and its derivatives
326	Manufacture of hardware, tools and cutlery
3270	Manufacture of heating equipment and commercial refrigeration equipment
3280	Machine Shop
3291	Manufacture of metal fittings and plumbing fittings
3292	Manufacture of metal valves
3294	Forging
3295	Stamping
3298	Metal products machining workshop
3299	Manufacture of metal packaging
6498	Welding shop

D2-12	Manufacturing of fibre products and non-metallic minerals
3612	Pottery, ceramics and plumbing fixtures manufacturing
366	Fabrication of glass and glass products (including glass recycling)

D2-13	Manufacture of plastic products and other derivatives
2213	Manufacture of tires and inner tubes
2215	Manufacture of plastic hoses and rubber belts
2231	Manufacture of pipes and pipe fittings made of rigid plastic
2232	Manufacture of unlaminated plastic profiles
2235	Manufacture of film and sheet not reinforced by plastic
2240	Manufacturing laminate, pressure or strengthened plastic products
2261	Manufacture of plastic containers
2270	Manufacture of doors and plastic windows
2291	Manufacture of plastic bags and sachets
2299	Manufacture of plastic products, foam or blown

D2-14	Miscellaneous manufacturing
2750	Manufacture of caskets of wood or metal
3921	Manufacturing of jewelry and silverware
3922	Manufacture and secondary refining of precious metals
393	Manufacture of sporting goods and toys
397	Manufacture of signs, stalls and billboards
3991	Manufacture of brooms, brushes and mops
3992	Manufacture of buttons, buckles and fasteners for clothes
3993	Production of office supplies and supplies for artists

D2-14	Miscellaneous manufacturing
3999	Manufacture of artificial teeth and dentures

D2-15	Research or test centre
636	Research centre (other than laboratory)
6391	Research, development and testing service (other than laboratory)
6995	Laboratory services other than medical

SECTION 3: AUTHORIZED USES IN ZONES OF THE INDUSTRIAL PARK (I) GROUP

498. GENERAL PROVISIONS

Contributing to various employment centers in the City of Dorval, Industrial Park group (I) includes the businesses and industries situated off Highway 40 and those established along Highway 520. These institutions benefit both the proximity of the expressway system and Aéroports de Montreal facilities.

As identified in the Master plan, the quality of facilities on the edge of Highway Côte-de-Liesse (A-520) greatly limits the appeal of this economic sector, which is struggling to fulfill its role as an economic showcase. Intensification and diversification of activities are possibilities to consider.

Subject to Articles 28 to 30, only the uses listed in Articles 499, 500, 501, 503 and 504 are allowed in the zones of the Industrial Park (I) group. The uses included in the Industrial Park (D) group derive from the description presented in the two first paragraphs and are grouped into three use categories. They must have the following characteristics:

- 1° Enable the development and diversification of activities in the sector;
- 2° Discourage outside storage or shelving visible from Highway 520;
- 3° Constraining commercial activities shall respect the character of the area.

499. COMMERCIAL ET SERVICES (I1)

The “Commercial and Services (i1)” category comprises the following uses:

I1-01	Retail sales and services of vehicles and related accessories
4222	Garage and maintenance equipment for truck transport (over 3,900 kg)
4928	Towing service
5511	Retail new and used motor vehicles
5512	Retail used motor vehicles only
5522	Retail tires, batteries and accessories
5593	Retail used automotive parts and accessories
5594	Retail motorcycles, snowmobiles and accessories
5596	Retail mowers, blowers and accessories
5597	Retail or rental of trucks (over 3 900 kg)
5983	Retail gaz under pressure
6353	Car rental service
6355	Rental of trucks, recreational vehicles and utility trailers (over 3 900 kg)
6356	Rental of watercraft
6411	Automotive repair service (garage)
6412	Car wash service
6414	Automotive technical verification and estimation service
6415	Automotive replacement parts and accessories service
6416	Automobile treatment service (rust, etc..)
6418	Repair and replacement of tires
6419	Automotive detailing service
6431	Light motorized vehicle repair service (motorcycle, snowmobile, all terrain vehicle)
6499	Small engine repair service (lawn mowers, snow blowers, chainsaws)

I1-02	Accommodation and food service
5811	Restaurant where meals are served (with or without terrace)
5815	Reception hall
5831	Hotels (including motor hotels or motels)

I1-03	Other shops and services of moderate impact
4927	Moving service

5333	Auction sale or auction of works of art and various goods (indoors)
5340	Retail outlet by vending machine
5370	Retail pools, spas and accessories
5591	Retail boats and accessories
5595	Retail recreational vehicles and travel trailers
6212	Laundry service and industrial laundry
6215	Cleaning service and carpet repair
6244	Crematorium
6343	Housekeeping services
6352	Rental of tools or equipment
6598	Veterinary Service (with boarding)
6911	Church, synagogue, mosque and temple
7425	Fitness club

I1-04	Semi-industrial businesses
4214	Bus transport service (including principaltenance)
4291	Taxi service
4292	Ambulance service
4293	Limousine service
4828	Towing or impoundment service
4921	Service truck
4926	Messenger service
5020	Storage Service
6376	Distribution centre or shipping of merchandise
673	Postal and courier services

I1-05	Municipal services
4221	Municipal storage
4222	Garage and municipal workshop
6722	Fire protection services
6723	Civil defense
6725	Municipal or provincial police force

I1-06	Contractors and construction services
661	Construction and repair of buildings (general contractor)
662	Construction (civil engineering)
663	Construction finishing
664	Specialized construction services
665	Specialized technical equipment services

I1-07	Offices and head office of a company
6000	Offices and head office of a company

I1-08	Wholesale
511	Sales of automobiles, parts and accessories
512	Sales of drugs, chemicals and related products
513	Sales of clothing and fabrics
514	Sales of groceries and related products
516	Sales of electrical and electronic equipment
517	Sales of hardware, plumbing fixtures and heating, including parts
518	Sales of equipment and machinery parts
5197	Sales of furniture and home furnishings
5198	Sale of wood and building materials

I1-09	Commercial parking
4621	Commercial parking lot managed by the private company and where a fee is charged to park a motor vehicle (interior or exterior)

I1-10	Late night dance hall/discotheque
7397	Late night dance hall/discotheque (without alcoholic beverages)

I1-11	Services related to air transport
4313	Airport warehouse
7397	Inspection, repair and principaltenance of aircraft

I1-12	Heavy recreational businesses
7222	Multi-sport centre (covered)
7314	Amusement park
7392	Miniature golf
7393	Golf for exercise only
7394	Karting track
7397	Ballroom, discotheque (without achoholic beverages)
7417	Bowling lanes or alley
7419	Other sports
7423	Sports grounds
7424	Recreation centre

500. INDUSTRIAL (I2)

The “Industrial (d2)” category comprises the following uses:
(modified by RCM-60A-4-2018, art. 5a)

I2-01	Food industry
203	Canning of fruits and vegetables, including dried or frozen
204	Milk or dairy products
205	Flour and cereal prepared table
206	Prepared table flour blends
207	Bakery products, bread and pastries
208	Other food products (excluding meat and any animal products)
2091	Soft-drink bottling
2092	Alcohol production for consumption (distillery)
2093	Brewing
2094	Production of wine and cider
2095	Bottling of natural and carbonated water
2099	Juice production

I2-02	Wood processing industry
2713	Sawmill products and planing mills
2721	Wood veneers
2722	Plywood panels
2723	Structural wood
2732	Hardwood floors
2738	Decorative woodwork and wood moldings
2740	Wooden containers and wooden pallets
2792	Turned and shaped wood
2794	Chipboard
2798	Woodworking shop
2799	Manufacture of prefabricated fence sections

I2-03	Construction products manufacturing industry
222	Insulation products
2731	Doors, windows or louvres
2737	Prefabricated stairs
2735	Factory-made buildings or parts of buildings
2914	Acoustic tiles
3611	Clay building materials or refractory products
3630	Cut or natural building stones
3993	Tiles, roofing tiles, blocks or linoleum

I2-04	Manufacture of pharmaceutical and medical products
3840	Pharmaceuticals or drugs
3913	Orthopedic or surgical appliances
3914	Ophthalmic items
3915	Mechanic-dentist workshop
3919	Scientific supplies or materials (including medical)

I2-05	Industry and services related to transport activities
3292	Manufacture of hydraulic equipment
3411	Aircraft equipment (including aircraft and helicopters)
3412	Parts and accessories for aircraft (including aircraft and helicopters)
3430	Automotive industry
3441	Truck and bus bodies
3442	Non-commercial trailers
3443	Commercial trailers and semitrailers
3444	Travel trailers and campers (excluding mobile homes)
345	Parts and accessories for motor vehicles

I2-06	Computer and electronic products
3050	Editor software or firmware
3541	Electronic appliances
3551	Telecommunication equipment
3552	Electronic parts and components
3553	Telephone equipment
3562	Electrical communication equipment and protection
3571	Computers and related peripherals
3911	Navigational instruments, measurement and control
3994	Manufacture of recording media, sound reproduction and musical instruments
4763	Production and distribution of sound recordings in an integrated manner

I2-07	Textile and clothing industries
232	Shoes
241	Yarn and woven fabrics (cotton)
242	Yarn and woven fabrics (wool)
243	Fibres, yarns and woven fabrics (synthetic filament yarns and fibers)
244	Rope and twine
245	Felt and processing of natural fibres
2494	Thread
2492	Narrow fabrics
261	Cut-and-sew clothing for men and boys
262	Cut-and-sew clothing for women and girls
263	Cut-and-sew clothing for children and babies
265	Knitted Apparel
2694	Professional cut-and -sew clothing
2698	Hand-made sewing and clothing workshop
2699	Clothing accessories and other clothing

12-08	Paper and printing processing industry
2915	Construction panels and paper
293	Cardboard containers and paper bags
2991	Coated paper, laminated and treated
2992	Stationery products
3011	Business Forms Printing
3012	Printing of newspapers, publications and catalogs
3014	Book printing
3016	Commercial screen printing
3017	Digital printing
3018	Support for commercial printing
3019	General print shop
3020	Platemaking, typesetting, binding and lithography
303	Publishing
304	Printing and publishing (combined)

12-09	Electrical Equipment, Appliance and Component
3520	Large appliances
3531	Lighting fixtures (except bulbs and tubes)
3532	Electric lamps (bulbs and tubes)
356	Electrical equipment for industrial use
3579	Machines for offices, shops, businesses and personal use
3580	Electrical wires cables
3591	Accumulators
3592	Supporting and non current-carrying devices
3593	Electric motors and generators
3594	Batteries and cells

12-10	Manufacture of furniture and accessories
2736	Cabinets or kitchen cabinets
281	Residential furniture
282	Office furniture
2891	Bedsteads and mattresses
2898	Craftsman workshop furniture and furnishing accessories
3510	Small appliances
354	Electronic appliances
3940	Stores

12-11	Industry Fabricated Metal Products
311	Steel fabrication
3121	Pipes and tubes of iron and steel from purchased steel
3140	Iron foundry
3152	Rolling, Drawing, Extruding and Alloying of Nonferrous Metals
316	Production and processing of aluminum and alumina
317	Rolling, drawing and extrusion of copper and its alloys
318	Casting of non-ferrous metals
3210	Boilers, heat exchangers and metal plates
322	Metal building products
323	Ornamental and architectural metal products
324	Stamping, pressing and metal coating
325	Wire and its derivatives
326	Hardware, tools and cutlery
3270	Heating equipment and commercial refrigeration equipment
3280	Machine shop
3291	Metal fittings and plumbing fittings
3292	Metal Valves
3294	Forging
3295	Stamping
3298	Metal products machining workshop
3299	Metal packaging
6498	Welding shop

I2-12	Fibre products and non-metallic minerals manufacturing industry
3612	Pottery, ceramics and plumbing fixtures
366	Glass and glass products (including glass recycling)
3649	Dry mix concrete manufacturing
3680	Lime production
3693	Gypsum products
3699	Manufacturing of bentonite prepared for the use of drilling mud

I2-13	Plastic products and other derivatives manufacturing industry
2213	Tires and Tubes
2215	Flexible belts and pipes, rubber and plastic
2231	Pipes and pipe fittings made of rigid plastic
2232	Unlaminated profiles
2235	Film and sheets non-reinforced plastic
2240	Products laminated plastic under pressure or strengthened
2261	Plastic containers
2270	Plastic doors and windows
2291	plastic bags and sachets
2299	Plastic products, foam or blown

I2-14	Miscellaneous manufacturing
2120	Tobacco products
2750	Wooden or metal caskets
330	Machinery (electrical excluded)
3630	Tombstone and monument
3921	Jewelery and silversmithing
3922	Secondary refining of precious metals
393	Sporting goods and toys
397	Signs, stalls and billboards
3991	Brooms, brushes and mops
3992	Buttons, buckles and fasteners for clothes
3993	Office supplies and supplies for artists
3994	Manufacture of recording media, sound reproduction and musical instruments
3999	Artificial tooth and denture manufacturing

501. CULTURE, RECREATION AND LEISURE (I3)

The “Culture, recreation and leisure (i3)” category comprises the following uses:

I3-01	Culture, recreation and leisure
7211	Amphitheater and auditorium
7221	Stadium
7222	Multi-sport centre (covered)
742	Playground and athletic track (including a recreational complex)
7451	Arena and related activities (ice skating)

502. PROVISIONS APPLICABLE TO A CREMATORIUM

The following provisions apply to a crematorium:

- 1° Any crematorium must be installed or configured at least 40 m from a dwelling;
- 2° The chimney for the smoke exhaust must be 5 m height above the roof of the building.

SECTION 4: ADDITIONNAL USES

503. GENERAL PROVISIONS

Despite being prohibited to the schedule of uses and standards, a use mentioned in this section is authorized as an additional use in a zone of the "Expressway Business Park (D)" group and the "Industrial Park (I)" group subject to the following:

- 1° The additional use should not be visible in front of the building;
- 2° No external identification is permitted.

504. AUTHORIZED ADDITIONAL USES

It is permitted to exercise the following additional uses in the principal building:

- 1° A cafeteria for the exclusive use of employees of a company;
- 2° An office space for administration of a company;
- 3° Buildings and equipment for public services and utilities;
- 4° Day-care facilities.

SECTION 5: BUILDING ARCHITECTURE

SUB-SECTION 1: PERMITTED EXTERIOR CLADDING MATERIALS

505. EXTERIOR CLADDING MATERIALS PERMITTED FOR PRINCIPAL BUILDINGS

Unless otherwise indicated in this By-law, only the following materials are permitted as exterior cladding materials for principal buildings:

- 1° Brick;
- 2° Natural and artificial stone;
- 3° Stucco, acrylic;
- 4° Architectural concrete;
- 5° Architectural concrete blocks;
- 6° Painted or stained wood excluding any particle board not designed for exterior use;
- 7° Hot-enamelled aluminum siding;
- 8° Hot-enamelled steel siding;
- 9° Tempered glass (curtain wall);
- 10° Copper;
- 11° Marble, granite;
- 12° Slate;
- 13° Apparent granule panel;
- 14° Exterior cladding of “dry-vit” type.

All exterior wood surfaces of all principal buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

All exterior cladding of buildings shall be maintained to conserve its original appearance; brick cannot be painted.

506. CLADDING MATERIALS PERMITTED FOR ANCILLARY BUILDINGS

Ancillary buildings shall be clad with a permitted material which harmonizes with the principal building.

507. EXTERIOR CLADDING MATERIAL MINIMAL PROPORTION

The exterior cladding material of a principal building must comply with the following:

- 1° Only masonry is authorized as exterior cladding material for the wall facing the street, use of another material is permitted only if this material is to enhance an architectural feature;
- 2° At least 50% of exterior walls shall be clad with masonry.

508. MAXIMUM NUMBER OF EXTERIOR CLADDING MATERIALS

The number of exterior cladding materials permitted for any principal and ancillary building shall not exceed three excluding windows.

509. BUILDINGS FRONTING ON TWO STREETS

All building walls facing on streets shall have the same exterior cladding materials in the case of corner, transversal corner and transversal interior properties.

510. ABOVE-ROOF STRUCTURES

The exterior cladding material of above-roof structures visible from streets shall harmonize with the principal building.

A mechanical penthouse shall not exceed a 5 m height.

511. CHIMNEYS

Chimneys or smoke stacks projecting from exterior walls of constructions shall be clad in stone, brick, stucco, enamelled aluminum or steel clapboard or vertical siding or an equivalent material.

However, a prefabricated smoke stack, not clad in accordance with this Article, may be installed but not on the front façade of a building nor on the front-facing slope of a sloped roof.

512. CLADDING MATERIALS PERMITTED FOR ROOFING

For any roof slope less than 2:12 or 16.7%, except for a portion occupied by a roof or a terrace mechanical equipment, only the following coating materials are allowed:

- 1° A green roof;
- 2° A white material, a painted white or coated with a reflective coating or a ballast (granulate) white coating material;
- 3° A material whose Solar Reflectance Index (SRI) is at least 78, as evidenced by the specifications of the manufacturer or by professional advice;
- 4° A combination of coatings as identified in Paragraphs 1-3.

SUB-SECTION 2: EXTERNAL APPEARANCE OF A PRINCIPAL BUILDING**513. PREFABRICATED BUILDINGS**

Use of prefabricated buildings for industrial purposes is prohibited.

514. OUTSIDE STAIRWAYS

Unless otherwise indicated in this By-law, construction of outdoor stairways or stairways which are visible in whole or in part from the outside and which lead to a level higher than the first story is prohibited on the principal facade of buildings and on walls facing streets.

515. SOLAR PANELS AND SOLAR ENERGY SYSTEMS

Unless otherwise indicated in this By-law, solar panels are permitted subject to the following conditions:

- 1° (repealed)
- 2° They must integrate in a harmonious fashion with the architecture of the principal building; i.e. their installation must not modify the architectural style of the building;

- 3° (repealed)
- 4° Reservoirs or containers required to store fluids must be installed inside buildings;
- 5° Solar panels and systems using solar energy must be securely attached to withstand wind pressure.

Notwithstanding the foregoing paragraph, systems using solar energy for heating swimming pools may be installed in rear yards provided that:

- 1° Elements of the system do not exceed 1.8 m in height;
- 2° The total surface area of solar panels does not exceed 9.5 m².

Solar panels visible from public roads are subject to the By-law on Site planning and Architectural Integration RCM-60C-2015.

516. MECHANICAL EQUIPMENT

All reservoirs and ventilation ducts visible from the outside shall harmonize with the principal building.

517. PROHIBITED BUILDING SHAPES

Buildings in the general shape of a reclining half-cylinder, i.e. whose walls and roof form a single entity and whose cross-section is a continuous line which is more or less circular or elliptical is prohibited throughout the City.

No building shall be erected or modified in whole or in part in the form of people, animals, fruits or vegetables, reservoirs or any other similar commonly-encountered objects.

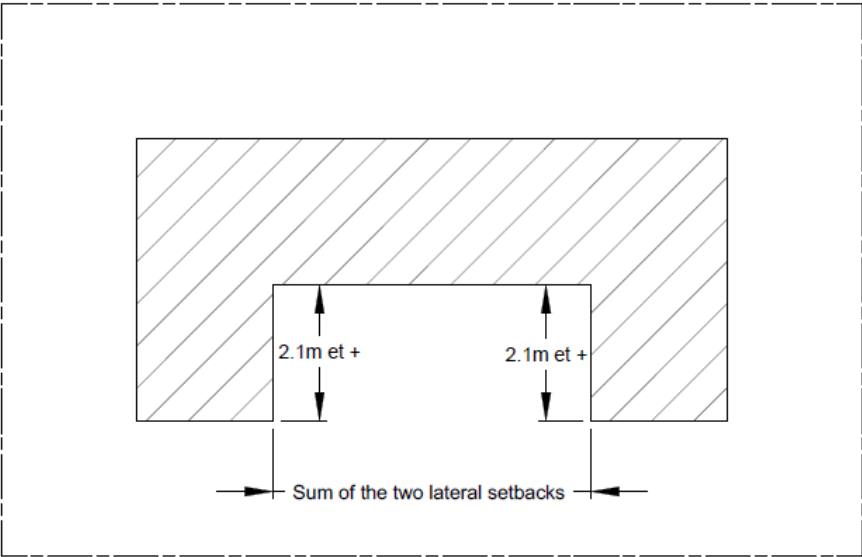
Use of tent as building is prohibited.

Use of railway cars, tramcars, trailers, buses or other vehicles of a similar nature as buildings is also prohibited.

518. DISTANCE BETWEEN PROJECTIONS OF A BUILDING

When parts of a building extend out from the principal body of the building by a distance exceeding 2.1 m measured from the principal body of the building, the distance between the two walls of the extension shall be no less than the sum of the two side setbacks stipulated by the Schedule of Uses and Standards.

Figure 518. Distance between projections of a building



519. DISTANCE BETWEEN TWO BUILDINGS ERECTED ON THE SAME LOT

When two buildings are erected on the same lot, the distance between these buildings must be the same as if they were erected on different lot.

520. PRINCIPAL TENANCE OF BUILDINGS

Owners shall maintain and keep their buildings in a good state of repair and clean.

521. LIGHTING

All direct or indirect lighting which illuminates adjacent properties is prohibited. Installation of light sources which create any glare for drivers of vehicles travelling on public streets is also prohibited.

All spotlights shall be supplied with a shade to mask light beams properly and limit the illumination to the property on which the use is situated.

Power supply for all these lighting sources shall be provided underground or through the inside of buildings.

522. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project being applied for.

SECTION 6: **ANCILLARY USES, BUILDINGS, CONSTRUCTIONS
AND EQUIPMENTS PERMITTED IN SETBACKS AND
YARDS**

SUB-SECTION 1: **GENERAL PROVISIONS**

523. **SCOPE OF APPLICATION**

The provisions of this section apply to uses, buildings and related equipment, as well as projections of buildings that are not covered in another section of this chapter.

524. **PROVISIONS PERTAINING TO ANCILLARY USES, CONSTRUCTIONS AND
EQUIPMENTS, PROJECTIONS OF THE PRINCIPAL BUILDINGS**

Uses, buildings and related equipment, as well as projections of buildings listed in Table 524 may encroach into the setbacks prescribed in the Schedule Uses and Standards, subject to special provisions which are included in this table. These are allowed in the corresponding row, only when the word "yes" appears in the relevant box.

Where reference is made to an invasion of a setback, such encroachment is measured from the prescribed Schedule of Uses and Standards to the lot line setback. However, in the case of a building located inside the setback and protected by acquired rights building encroachment is measured from the wall of the existing building.

**Table 524. Provisions pertaining to ancillary uses, construction and equipment,
projections of the principal buildings** (modified by RCM-60A-15-2022, art, 6a)

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
1. Access ramps for the handicapped and any staircase	Yes	Yes	Yes
2. Fences, walls, hedges	Yes	Yes	Yes
	a) No encroachment is allowed into front setback.		
3. Installations for permitted signposting	Yes	No	No
4. Parking area	Yes	Yes	Yes
	a) A parking space cannot encroach into the front setback. b) Above-ground or underground parking must provide a setback of 1.5 m from the lot limits when it is authorized. For above-ground parking, a landscaped strip must be provided within the 1.5 m setback.		
5. Porches, balconies, galleries integral to buildings	Yes	Yes	Yes
	a) No encroachment is allowed into the setbacks		
6. Awning, canopy, eaves integral with the building	Yes	Yes	Yes
	a) Maximum projection from the building into the side and rear yards: 0 m		
7. Porch, open staircase giving access to the ground floor	Yes	Yes	Yes
	a) No encroachment is allowed into the setbacks.		
8. Projecting window integral with the building, without the protrusion in the floor projection	Yes	Yes	Yes
	a) Maximum encroachment into setback: 0.61 m		
9. Generator and other similar equipments	No	No	Yes
	a) A generator must not be visible from the street.		
	No	Yes	Yes

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
10. Windmill and other similar equipments	a) A wind turbine and tower must be located at least 15 m from the property line; b) The mast of the wind turbine must be located at the rear of an imaginary line corresponding to the centre of the building; c) On the roof, the wind turbine and the mast must be installed on a part of, or the back half of the building; d) A single mast and a single turbine are allowed per building; e) A wind tower must be self-supporting. The use of shrouds and props is prohibited; f) The maximum height of a wind turbine is 15 m above the adjacent ground level, not to exceed by more than 1,5 m the parapet or the roof ridge.		
11. Telecommunication antennas	No	Yes	Yes
	a) See Articles 529 and 530 for the provisions relating to telecommunications antennas.		
12. Outdoor storage	No	Yes	Yes
	a) No encroachment is allowed into circulation alleys.		
13. Fuel pump (no sale)	No	Yes	Yes
	a) No encroachment is allowed into the setbacks		
14. Ancillary buildings	No	Yes	Yes
	a) The same setbacks as for the principal building apply.		
15. Winter car, objects or people shelters	No	No	No
16. Machinery, tools and equipment required for the exercise of industrial use	No	Yes	Yes
17. Other ancillary constructions and equipments no otherwise specified	No	Yes	Yes

SUB-SECTION 2: TELECOMMUNICATION ANTENNAS

525. SATELLITE DISH (PARABOLIC ANTENNA)

One dish antenna, up to 2 m in diameter, installed 3 m or less from the highest point of a flat roof of the principal building and 6 m or more from the wall facing the front or side yard, is permitted per establishment.

526. OTHER TYPES OF TELECOMMUNICATION ANTENNAS

In all zones, the following telecommunication antennas, other than a satellite dish, are permitted:

- 1° An antenna height, including its base, does not exceed 15 m, in the following conditions:
- a) Only one antenna structure is permitted per lot. However, the antenna structure must be able to receive more than one antenna;

b) When installed on the roof of a building, the maximum height of the antenna and its support is 5 m;

c) When installed on the roof of a building, the antenna must be installed on a flat roof, a distance equivalent to twice the height of the antenna with respect to any wall overlooking a front, side or rear courtyard;

d) Any ancillary equipment must be installed inside a closed building, barely visible from a public street;

e) The lighting of the antenna structure is permitted if required by Transport Canada or by the federal authority responsible for telecommunications systems;

- f) Adding a new floor structure should not hinder the development or the operation of the infrastructure and equipment of the City.
- 2° An antenna installed inside existing non-roof constructions such as a tower, turret or equipment room, provided that the antenna is actually built within these structures and hidden well-enough not to be visible from the public domain.

In zones I04-05, I04-10, I04-12, I04-13, I04-14, I04-15, I04-16, I04-17, I04-20, I04-21, I04-23, I04-26 and I04-27, the following telecommunication antennas, other than satellite dishes, are permitted:

- 1° An antenna height, including its support exceeds 15 m.

Any frame, any telecommunication antenna and any related structure that is not in service for a period of 12 consecutive months, must be dismantled.

SECTION 7: SWIMMING POOLS, WADING POOLS, SPAS AND SAUNAS

SUB-SECTION 1: SWIMMING POOLS, WADING POOLS AND SUANAS FOR HOTELS

527. SCOPE OF APPLICATION

The provisions of this section apply only to pools, spas and saunas accessory to the use "5831 Hotel (including hotels and motels)". Pools, spas and saunas are prohibited for any other purpose.

SUB-SECTION 2: PROVISIONS PERTAINING TO SWIMMING POOLS

528. GENERAL PROVISIONS

Swimming pools are authorized, provided that:

- 1° Pools are prohibited into front yard. In the case of a side yard adjacent to a street, the pool may be located a distance of up to 1.50 m from the lateral line matching with the street line;
- 2° The distance between the inside wall of pools and rear and side property lines shall be no less than 1.50 m;
- 3° The distance between the inside wall of pools and front property lines shall be no less than 6 m;
- 4° The distance between the inside wall of pools and buildings shall be no less than 1.50 m;
- 5° Swimming pool platforms or decks shall be no closer than 2.10 m from property lines;
- 6° No out-of-ground accessories shall be more than 2.25 m high;
- 7° No drainage system shall be connected directly to the municipal network;
- 8° Pools shall not be positioned under electric lines or wires;
- 9° Above-ground pools shall not be equipped with a diving board;
- 10° Pools shall be equipped with a water filtration system.

529. SAFETY DEVICES

Both inground and aboveground pools must also provide the following safety features:

- 1° A pool must be equipped with a ladder or staircase permitting one to enter and exit the water;
- 2° Subject to Paragraph 7, all pools must be surrounded by an enclosure to control access;
- 3° This enclosure needs to :
 - a) Prevent passage of a spherical object of 10 cm diameter;
 - b) To be of at least 1.2 m in height;
 - c) To be devoid of any fastener, projection or open parts that may facilitate climbing.
 - d) When the enclosure is formed by a chain-link fence, the links shall have a maximum width of 30 mm. However, if slats are inserted into the links, their width may be greater than 30 mm, but they cannot allow the passage of a spherical object greater than 30 mm in diameter. (Added by RCM-60A-14-2021, art.1.a);

- 4° A wall forming part of an enclosure must be provided with no opening for entering said enclosure. However, such a wall may include a window if it is located at a minimum height of 3 m from the ground on the inner side of the enclosure, or in the opposite case, if its maximum opening does not allow the passage of a spherical object greater than 10 cm in diameter. (Modified by RCM-60A-14-2021, art.1.b);
- 5° A hedge or shrubbery may not constitute an enclosure;
- 6° Any gate equipped in an enclosure must possess the features listed in Section 3 and must be provided with a passive safety device installed on the inside of the enclosure, in the upper part of the door and allowing the latter to close and characteristics lock automatically be on the outer side of the enclosure at a minimum height of 1.5 m from the ground. (Modified by RCM-60A-14-2021, art.1.c);
- 7° An above ground pool, of which the height of the wall is at least 1.2 m at any point from the ground or portable pool, of which the height of the wall is 1.4 m or more, does not have to be surrounded by a wall where access to the pool is made of one or more of the following ways:
- a) Using a ladder with a safety door that closes and locks automatically to prevent its use by a child;
 - b) Using a ladder or from a platform whose access is guarded by an enclosure having the characteristics specified in Paragraphs 3 and 6;
- 7.1° In order to prevent a child from climbing to access the pool, any device related to its functioning must also be installed more than one meter from the pool wall or, as the case may be, from the enclosure, any structure or fixed equipment that can be used to climb over the wall or enclosure. This minimum distance applies to a window situated less than 3 m from the ground, unless its maximum opening does not allow the passage of a spherical object greater than 10 cm in diameter. (Added by RCM-60A-14-2021, art.1.a);
- The ducts connecting the appliance to the pool must be flexible and must not be installed in such a way as to facilitate climbing of the pool wall, or, as the case may be, of the enclosure. Notwithstanding the first subparagraph, any device may be located less than one metre from the pool or the enclosure when installed:
- a) 1° inside an enclosure having the characteristics provided for in articles 4 and 5;
 - b) 2° under a structure that prevents access to the pool from the device and that has the characteristics provided for in paragraphs 2 and 3 of the first subparagraph of article 4;
 - c) 3° in a shed.”
- (Added by RCM-60A-14-2021, art.1.d)
- 8° From a terrace attached to a residence and arranged so that its opening into the pool portion is guarded by an enclosure having the characteristics specified in paragraphs 3 and 6. Any facility intended to provide or to prevent access to the pool must be maintained in good operating condition;
- 8.1° Any pool equipped with a diving board must be installed in accordance with Standard BNQ 9461-100 “Residential Swimming Pools Equipped With a Diving Board – Minimum Water Envelope to Prevent Cervical Spinal Cord Injuries Resulting From Diving From a Diving Board” in force at the time of installation. (Added by RCM-60A-14-2021, art.1.e);
- 9° An above ground, or portable pool (which can be dismantled), cannot be equipped with a springboard or a slide.

530. PLATFORMS AND APRONS AROUND IN-GROUND POOLS

All in-ground swimming pools shall be completely bordered by an apron which meets the following conditions:

- 1° The apron shall possess a non-skid surface;
- 2° The apron shall be at least 0.9 m wide.

531. LIGHTING

Installation of an above-ground lighting system for swimming pools is permitted subject to the following conditions:

- 1° Electricity supply shall be provided underground;
- 2° The beams of light produced by this source of lighting must be directed in a way to limit illumination to the property on which the pool is located and to allow the lighting of the pool bottom.

SUB-SECTION 3: PROVISIONS PERTAINING TO SPAS**532. GENERAL PROVISIONS**

Spas are authorized, provided that:

- 1° The installation of a spa is prohibited in a front yard. In the case of a street right-of-way adjacent to a side yard, a spa may be installed at a distance of 1.50 m from a lateral line coinciding with the street right-of-way;
- 2° The minimum distance between the inner wall of a spa and any side or rear lot line is 1.50 m;
- 3° The minimum distance between the inner wall of a spa and a frontage property line is 6 m;
- 4° The minimum distance between the inner wall of a spa and a building is 1.50 m.

533. SAFETY DEVICES

Spas must also include the following safety devices:

- 1° An enclosure as described in sub-section 3 of section 11 is required;
- 2° Notwithstanding Paragraph 1, the enclosure requirement may be replaced by a removable lid, padlocked and designed so as to prevent access to a spa outside the period of use.

SUB-SECTION 4: PROVISIONS RELATING TO SHELTERS FOR POOL, SPA OR SAUNA**534. GENERAL PROVISIONS**

Shelters for swimming pool, spa or sauna which are attached to or integrated with the principal building are authorized under the following conditions:

- 1° Shelters for swimming pool, spa or sauna which are attached or integrated to the principal building must comply with the maximum height and setbacks applicable to the principal building;
- 2° The walls of a shelter for pool, spa or sauna which are attached or integrated to the principal building shall be covered with exterior siding materials required for the principal building.

Shelters for swimming pool, spa or sauna isolated from the principal building are authorized under the following conditions:

- 1° The establishment of a single shelter for pool, spa or sauna is prohibited in the front yard;
- 2° An isolated shelter for pool, spa or sauna to be installed at more than 1.5 m from the property line;
- 3° An isolated shelter for pool, spa or sauna located in side yard adjacent to a street or in a backyard adjacent to a street shall maintain a distance from the street line corresponding to the minimum frontage setback prescribed in the Schedule of Uses and Standards;

- 4° The maximum height of a detached shed for pool, spa or sauna is 4 m, without exceeding the actual height of the principal building measured from the adjacent ground level and the roof ridge.

SECTION 8: OFF-STREET PARKING

SUB-SECTION 1: GENERAL PROVISIONS

535. SCOPE OF APPLICATION

The provisions of this section apply to an area of off-street parking outside the right-of-way of a street.

536. GENERAL PROVISIONS

The development of a parking area shall be in accordance with the following provisions:

- 1° A parking space is required for all use categories in the Expressway Business Park (D) and Industrial Park (I) groups;
- 2° A parking area must be maintained to the extent of standards of this section;
- 3° A change of use may not be authorized unless parking space features are provided for the new use, in accordance with the provisions of this section;
- 4° An enlargement or alteration of a principal building may not be authorized unless parking space features, applicable to the portion of the principal building subject to alteration or expansion, are provided in accordance with this section;
- 5° Parking areas and spaces shall in all cases be located on the same property as the use they serve. Notwithstanding the foregoing, a parking area may be located on another site with the following conditions:
 - a) Parking stalls must be located within 120 m of the building served;
 - b) A real servitude issued, which the City is co-signer, must guarantee access to parking space.
- 6° Parking areas may be located below or above the ground;
- 7° Unless otherwise indicated, no parking area shall be located in a front setback except in the case of parking provided in an underground facility.

SUB-SECTION 2: LAYOUT, PRINCIPAL TENANT AND USE OF PARKING AREAS

537. LAYOUT AND PRINCIPAL TENANCE OF PARKING AREAS

Unless otherwise stated, any parking space must be constructed and maintained according to the following provisions:

- 1° All parking areas shall connect with the street directly, or via a laneway or private passage leading to a street;
- 2° All parking areas shall be provided with driveways for entering and leaving spaces without the need to move another vehicle;
- 3° All parking areas containing 5 parking spaces or more shall be paved with a permitted material, namely:
 - a) Concrete, gray in color;
 - b) Honeycomb paving;

- c) Inert material, including asphalt, but excluding gravel, whose reflectance is at least 29, as evidenced by the specifications of the manufacturer or by a professional opinion.
- 4° All parking areas containing 5 parking spaces or more shall be illuminated;
- 5° In all parking areas containing more than 10 parking spaces, the following shall be indicated:
 - a) The limits of each parking space;
 - b) Manoeuvring surfaces;
 - c) Entrances and exits;
 - d) Direction of traffic flow.
- 6° All parking areas more than 250 m² in area may not be drained toward the street but shall be equipped with a surface drainage system;
- 7° Parking areas shall be bounded:
 - a) By concrete curbs poured on-site no less than 0.45 m high between the edge of streets or sidewalks, as the case may be, and property lines;
 - b) By concrete curbs fastened to the ground no less than 0.15 m high between the parking area and an area elsewhere on the property planted in lawn.
- 8° Underground facilities used as parking areas shall not be higher than average ground level;
- 9° All parking areas shall be kept clear of snow;
- 10° All parking areas shall be maintained in good condition and clean at all time.

538. CONSTRUCTION OF A PARKING SPACE OF MORE THAN 20 STALLS

The development of an outdoor parking lot of 20 stalls or more must be landscaped for at least 5% of its area. The parking lot shall include either or both of the following features:

- 1° An end of aisle with a minimum size of a stall for easy parking and 2 stalls for double parking (see Figure 538a);
- 2° A dividing strip with a minimum width of 2 m (see Figure 538b).

This construction should be grassed or landscaped and surrounded by a concrete curb cast in place whose height and width are at least 15 cm:

Figure 538a. Construction of an end of aisle

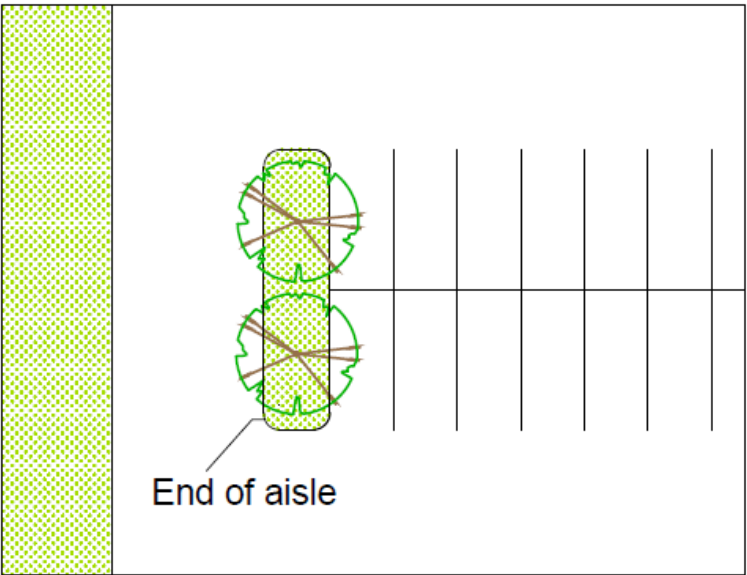
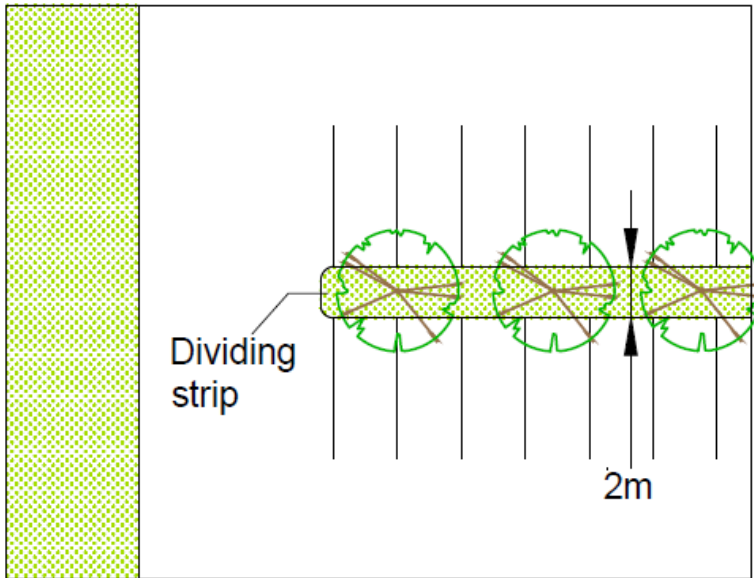


Figure 538b. Construction of a dividing strip



In addition to or combined with prescribed facilities within the parking space of 20 stalls and more, a dense canopy of trees should be planted so that at maturity 40% of the hardscaped surface of the parking lot is shaded. In the case of the extension of a use adding 20 or more parking spaces to the minimum spaces already required, these additional parking spaces must be constructed in accordance to the present Article.

539. USE OF A PARKING SPACE

A parking area must be used in accordance with the following provisions:

- 1° It is forbidden to use a parking space for other purposes than the parking of vehicles. The vehicle must be in working condition;
- 2° It is forbidden to park a vehicle outside a parking space conforming to provisions of the By-law;
- 3° Parking of a vehicle in an access lane is prohibited except in the case of a single-housing, two-housing or three-housing use.

Notwithstanding provisions of foregoing paragraph, parking of traction-engine and of a vehicle which weight exceeds 3 900 kg is permitted only in a storage space.

SUB-SECTION 3: DRIVEWAYS

540. DRIVEWAYS

The development of a driveway (access lane) must be made in accordance with the following provisions:

- 1° The number of driveways is limited to one per 30 m, or fraction thereof, of property frontage;
- 2° A driveway, used only for the entry or exit of motor vehicles, must have a minimum width of 6 m and a maximum width of 12 m;
- 3° Driveways may not be situated less than 7.6 m from the intersection of two street lines.

SUB-SECTION 4: PARKING SPACES

541. GENERAL PROVISIONS

The layout of parking spaces shall be in accordance with the following provisions:

- 1° Unless otherwise specified elsewhere in this by-law, any parking space must be provided on the land where the use served is exercised;
- 2° The requirements for the minimum number of parking spaces to serve each use are specified relative to the floor area of each establishment the number of seats and some parameters such as the number of rooms. The minimum number of parking spaces required is determined according to the rules presented in Table 541;
- 3° When several uses are exercised in a building or on a property, the minimum number of parking spaces required corresponds to the sum of numbers required for each of the uses.

Any fraction of a space greater than one-half shall be considered to be one additional space;
- 4° When a building or a use is enlarged or extended, the minimum number of spaces required is set for each use for the enlargement or extension only and in addition to the existing situation, whether or not this situation is conforming;
- 5° For any use not specified, the number of parking spaces required is established by applying the standard for the use which is most similar;
- 6° In cases where the requirements are based on a number of seats and the seats are in the form of benches, each 500 mm of bench is considered to be a seat.

Table 541. Number of parking spaces
(modified by RCM-60A-4-2018, art. 5b)

Use category and sub-category	Number of spaces required
EXPRESSWAY BUSINESS PARK GROUP	
Commercial and Services (d1) (excluding D1-05 and D1-07)	a) <u>Building occupied by three establishments or less:</u> 1 space per 46 m ² of gross floor area, but not less than 5 stalls; b) <u>Building with a floor area of 13,900 m² or less and occupied and more than three establishments:</u> 1 space per 14 m ² of gross floor area, but not less than 10 stalls.
D1-05	a) <u>Accommodation:</u> 1 stall per room b) <u>Eating establishment with takeout service:</u> 1 stall per 3 m ² of gross floor area but not less than 10 stalls c) <u>Eating establishment without takeout service:</u> 1 stall per 4 seats
D1-07	a) 1 stall per 37 m ² of gross floor area.
Industrial (d2)	a) <u>Building occupied by a single institution:</u> 1 space / 90 m ² of gross floor area for industrial spaces and 1 space / 27 m ² for spaces reserved for the offices; b) <u>Building occupied by more than one establishment:</u> 1 space per 45 m ² of gross floor area.
INDUSTRIAL PARK GROUP	
Commercial and Services (i1) (excluding I1-02 and I1-07)	a) <u>Building occupied by three establishments or less and:</u> 1 space per 46 m ² of gross floor area, but not less than 5 stalls; b) <u>Building with a floor area of 13,900 m² or less and occupied by more than 3 establishments:</u> 1 space per 14 m ² of gross floor area, but not less than 10 stalls.
I1-02	a) <u>Accommodation:</u> 1 stall per room b) <u>Eating establishment with takeout service:</u> 1 stall per 3 m ² of gross floor area but not less than 10 stalls c) <u>Eating establishment without takeout service:</u> 1 stall per 4 seats
I1-07	a) 1 stall per 37 m ² of gross floor area.
Industrial (i2)	a) <u>Building occupied by a single institution:</u> 1 space / 90 m ² of gross floor area for industrial spaces and 1 space / 27 m ² for spaces reserved for the offices; b) <u>Building occupied by more than one establishment building:</u> 1 space per 45 m ² of gross floor area.
Culture, recreation and leisure (i3)	a) 1 space per 5 seats or bench seats and 1 space per 20 m ² of area for gatherings if there are no seats.

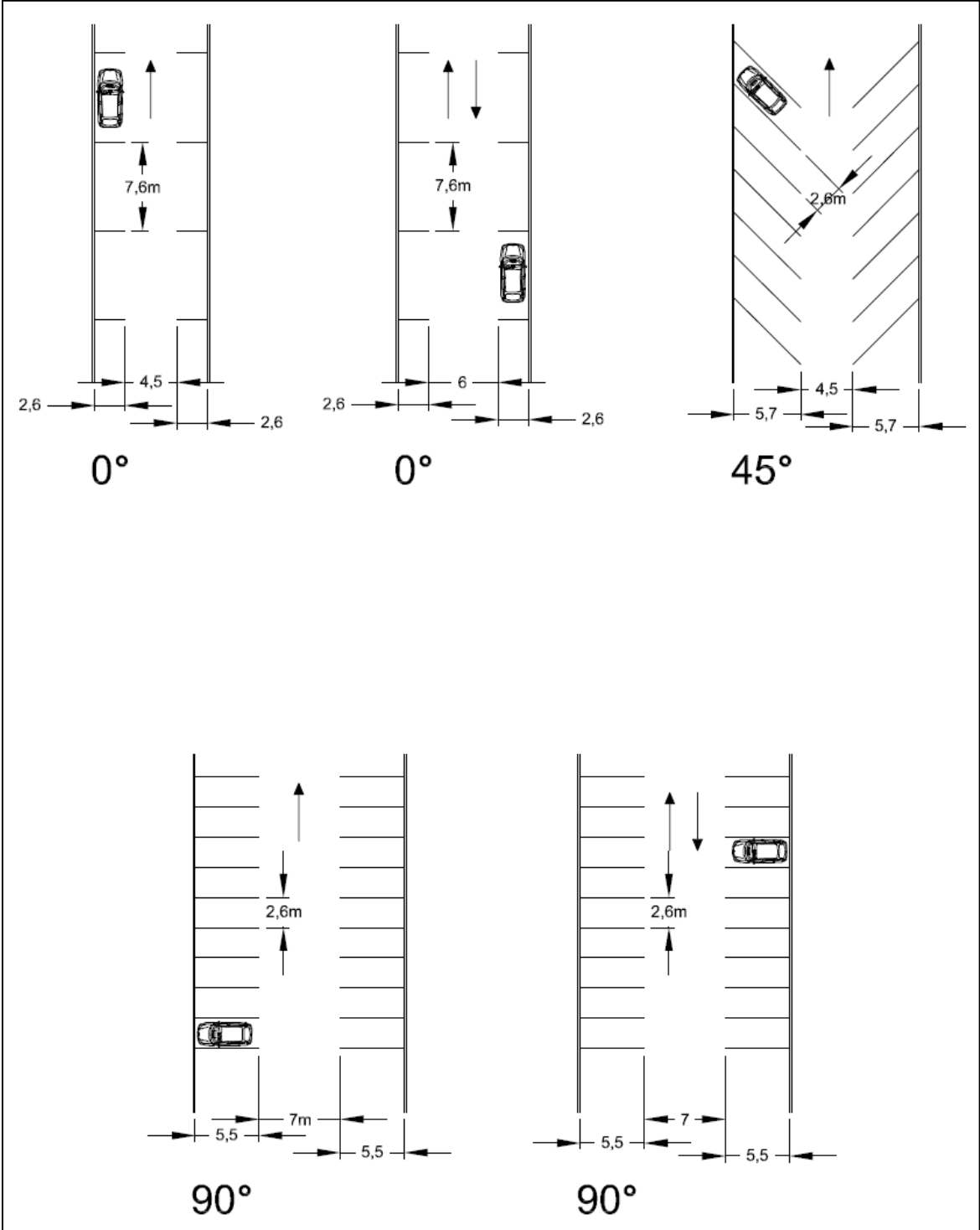
542. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS BETWEEN SPACES

The minimum dimensions of parking spaces and lanes providing access to stalls shall conform to Table 542a and Figure 542b, as appropriate:

Table 542a. Dimension of parking spaces and driveways between spaces

Angle of spaces in relation to direction of circulation	Width of driveway (meters)	Width of space (meters)	Length of space (meters)
0°	4,50 (one way)	2,60	7,60
	6,0 (two way)		
45°	4,50 (one way only)	2,60	5,70
90°	7,0 (one way)	2,60	5,50
	7,0 (two way)		

Figure 542b. Dimension of parking spaces and driveways between spaces



543. PARKING SPACES FOR DISABLED

A parking area must include, even with the minimum number of parking spaces required, a number of parking spaces adapted and reserved for the disabled within the meaning of *the Act to Secure Handicapped Persons in the Exercise of their Rights with a View to Achieving Social, School and Workplace Integration* (RSQ, C. E-20.1).

The number of parking spaces for persons with disabilities must be calculated taking into account the minimum number of parking spaces required by the by-law for the use served. The number of spaces for people with disabilities is set in Table 543:

Tableau 543. Parking spaces for disabled

Parking spaces required	Parking spaces required for disabled
1. Less than 5 spaces	No requirement
2. Between 5 and 19 spaces	1 space
3. Between 20 and 99 spaces	2 spaces
4. Between 100 and 199 spaces	3 spaces
5. Between 200 and 299 spaces	4 spaces
6. Between 300 and 399 spaces	5 spaces
7. Between 400 and 499 spaces	6 spaces
8. More than 500 spaces	7 spaces

One parking space for persons with disabilities shall be identified by a recognized panel Highway Safety Code (RSQ, c. C-24.2) and the Regulation Respecting Road Signs (RRQ, c. C-24, r.28). The panel must be attached to a pole located in the front corner of each stall for the disabled. When a stall is located within 1.5 m of a building wall, the panel can be mounted on the wall. In all cases, the height of the upper part of the panel should be at least 2.1 m and at most 3 m.

One parking space for persons with disabilities must be located as close as possible to a principal entrance to a barrier-free building under the Construction By-law.

One parking space for persons with disabilities must be equipped in accordance with the provisions of the preceding article, except for the minimum width shall be 3.9 m.

SUB-SECTION 5: LIGHTING

544. GENERAL PROVISIONS

For any parking area with more than 20 parking spaces, the lighting system must be on a pole with a maximum height of 6 m. The brightness of an illumination system should be between 2 and 6 lux and must be designed to eliminate any possibility of glare to the surrounding area.

SUB-SECTION 6: PARKING FOR BICYCLES

544.1 MINIMUM REQUIREMENTS

The minimum number of parking spaces required for bicycles is:

- 1° For an industrial use, the minimum number of bicycle parking units is 1 unit per 2500 m² floor area with a minimum of 10 per building;
- 2° For a non-industrial use, the minimum number of bicycle parking units is 1 unit per 1 000 m² floor area with a minimum of 10 per building.

544.2 LAYOUT STANDARDS

Bicycle parking spaces should be located on the same lot as the use served and must meet the following standards:

- 1° Bicycle parking units must include a metal support, fixed to the ground or a building, which keeps the bicycle in a normal position on two wheels or in a position suspended by a wheel. The carrier must also enable locking by the framework rather than the wheel only.

- 2° A bicycle parking unit may be located inside the building with the use it serves, outside on the same lot or on a common lot within a radius of 100 m.

SECTION 9: LOADING AREAS

545. PERMANENCY OF LOADING AREAS

The requirements for loading areas and their manoeuvring surfaces are compulsory and permanent and prevail for all uses and in all zones where prescribed as long as the uses they serve are exercised and require such areas.

546. NUMBER OF LOADING AREAS

The number of loading areas shall at all times be sufficient to enable goods to be loaded under normal operating conditions of the establishment.

547. SITING OF LOADING AREAS

Loading areas and their manoeuvring surfaces shall be located entirely within the property where the served use is exercised and shall be contiguous with the construction served.

Loading areas shall not be located less than 18 m from front property lines.

548. LAYOUT AND PRINCIPAL TENANCE OF LOADING AREAS

Unless otherwise indicated, all loading areas shall be laid out and maintained in accordance with the following provisions:

- 1° All loading areas shall be accessible without the need to move another vehicle;
- 2° All loading areas shall be sited such that all manoeuvres of vehicles using it can be carried out within the manoeuvring surface;
- 3° All loading areas shall be paved and illuminated;
- 4° All loading bays shall be at least 3 m wide, at least 7.6 m long and at least 4.3 m high;
- 5° All loading areas shall be kept clear of snow;
- 6° All loading areas shall be maintained in good condition and clean at all time.

SECTION 10: OUTDOOR STORAGE

549. GENERAL PROVISIONS

Warehousing and storage of any goods or equipment within a principal building and a building used exclusively for such purposes is permitted.

550. OUTDOOR STORAGE

Outdoor storage of merchandise and equipment is permitted provided that:

- 1° The outdoor storage is on the same property as the use it serves;
- 2° No merchandise or equipment can be seen from the street;
- 3° The storage space is fenced in a way to hide their viewing, from the public thoroughfare. Only outdoor storage ancillary to a principal use is permitted.
- 4° Are not subject to the preceding paragraph merchandise or other equipment stored under the following conditions:
 - a) Goods or equipment are stored at their minimum deployment;
 - b) Goods or equipment are not stacked;
 - c) Goods or equipment are not raised more than 0.61 m above the ground by any works or construction.

SECTION 11: EXTERIOR LAYOUTS

SUB-SECTION 1: GENERAL PROVISIONS

551. PRINCIPAL TENANCE OF OPEN LANDSCAPED AREAS

Any area of land left free for any use and construction shall be grassed or be the subject of landscaping. This landscaped area must at all times be maintained in good condition.

The use of artificial turf is prohibited as a ground cover of open space, except for the construction of a playground or sports field.

552. PROPERTY PRINCIPAL TENANCE

All properties, built upon or otherwise, shall be maintained and kept in good condition, free of brush weeds and uncut weeds and free of all piles of debris, materials, scrap metal, etc.

It shall be compulsory for the owner to plant a lawn on the right of way bordering the public street adjacent to the property; this area shall be kept maintained at all times by the owner or the occupant of the bordering property.

553. TRIANGLE OF VISIBILITY

A triangle of visibility free from all obstacles that is more than 0.8 m high measured from street level shall be respected on properties located at the intersection of two (2) streets.

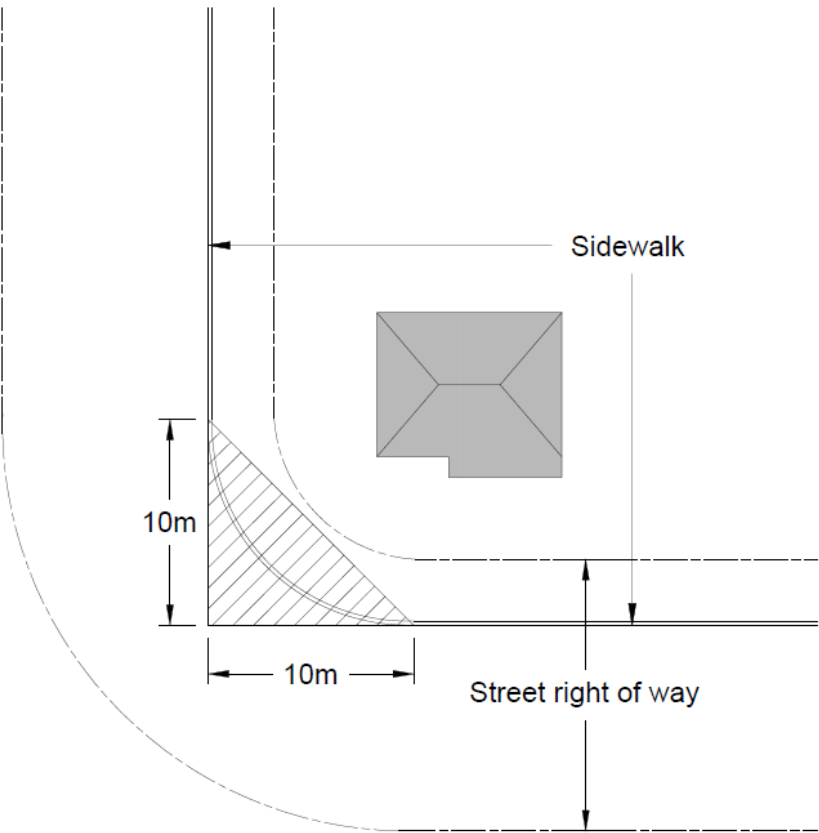
Notwithstanding the preceding paragraph, a structure supported by a single post or not connected to the ground may encroach into the triangle of visibility provided that it is at least 2.7 m above ground level.

This triangle of visibility shall have sides at least 10 m long at the intersection of the streets, measured from the point of intersection of the two curbs or their extensions.

All parking is prohibited within this triangle of visibility.

This measure does not apply in cases where it is considered, after inspection, that a hedge placed in the triangle of visibility and where the height exceeds 0,8 metres, does not constitute an obstacle that could hinder the security of circulation in the intersection.

Figure 553. Triangle of visibility



SUB-SECTION 2: PROVISIONS PERTAINING TO TREES

554. PROTECTION OF TREES AND PLANTINGS IN THE PUBLIC RIGHT OF WAY

Damaging, trimming or cutting down of any tree, shrub or plant cultivated on thoroughfares, public properties or places and within the border of rights of way is prohibited.

555. PROTECTION OF HYDRANTS, UTILITY ENTRIES AND LAMP STANDARDS

Planting of trees less than 2 m from hydrants, utility entries and public lamp standards, is prohibited.

556. PLANTING LIMITATIONS REGARDING CERTAIN SPECIES

Planting of poplars, willows and silver maples must be at least 7,5 metres from any street right of way and at least 10 metres away from any water main or private or public sewer.

557. BUFFER ZONE ON THE EDGE OF THE PUBLIC WAY (STREET)

A buffer zone must be set along any street in accordance with the following provisions:

- 1° With the exception of driveways, any portion of land along a street shall be equipped with lawn, ground covers, flowers or shrubs over a width of at least 5 m from the edge of the roadway;
- 2° In addition to the above, at least one tree for every 10 m wide lot must be preserved or planted in the buffer zone;
- 3° To determine the number of trees required, the width of the lot is measured between the lateral property lines, 3,5 m beyond the minimum front setback prescribed in the schedule;
- 4° At least 50% of the trees required in paragraph 2 should be deciduous;
- 5° Trees must have a trunk of at least 5 cm in diameter at 30 cm from ground level when planting, in the case of a deciduous and coniferous tree, must have a height of at least 1,5 m relative to adjacent ground level;

- 6° Trees and shrubs should be planted so as not to impair visibility during maneuvering.

SUB-SECTION 3: FENCES, WALLS, HEDGES AND RETAINING WALLS

558. GENERAL PROVISIONS

A fence, wall or dwarf wall and a hedge can be established in all yards and in all areas subject to the provisions of this subsection.

559. COMPULSORY INSTALLATION OF FENCES

The exercise of permitted uses in compliance with this By-law requires the installation of fences in the following cases:

- 1° Exterior storage;
- 2° Installation of in-ground and above-ground pools;
- 3° Properties or excavations which pose a hazard to public safety;
- 4° Production of marihuana for medical purposes.

An opaque fence or wall 1.8 m high shall be erected on boundaries of zones other than street axes when the principal designated use of the adjacent zone is the "Residential Neighborhoods (H)" group.

560. PERMITTED MATERIALS FOR FENCES AND WALLS

A fence must be built with one or more of the following materials:

- 1° Factory-enamelled steel;
- 2° Cast iron;
- 3° Metal (galvanized or vinyl-coated chain link exclusively);
- 4° Wood treated for exterior use, painted, varnished or stained;
- 5° PVC.

Use of masonry materials is compulsory for the construction of walls.

561. PROHIBITED MATERIALS FOR FENCE CONSTRUCTION

Unless otherwise indicated in this By-law, fences shall not be built using the following materials:

- 1° Barbed wire;
- 2° Chicken wire;
- 3° Sheet metal;
- 4° Non treated or rough wood.

562. RIGHT-OF-WAY OF A PUBLIC STREET

A fence, a hedge, a wall or dwarf wall are not allowed inside the right-of-way of a public street.

A fence, a hedge, a wall or dwarf wall that are already installed within the right of way, however, may be repaired but not replaced.

563. MAINTENANCE OF FENCES, WALLS AND HEDGES

Fences and walls shall be maintained and kept in good repair. In particular, a fence or wall with broken, rotted, dismantled or disassembled parts or whose paint or stain no longer fulfills its protective role, shall not be considered to be in good repair.

All fences must be securely installed. The other components of the fence structure must be kept solidly attached to each other and any leaning must be corrected. Unless suitable corrective measures can be taken, any damaged fence must be removed and/or replaced by a fence that conforms to the By-laws.

Hedges shall be maintained in good repair and be trimmed to a height not exceeding that stipulated in this By-law.

564. SNOW FENCES

Use of snow fencing is prohibited except on construction sites or as protection against wind and snow accumulation during winter.

SUB-SECTION 5: GARBAGE, WASTE AND RUBBISH**565. GENERAL PROVISIONS**

The construction of a space for the storage of waste, scrap and garbage must meet the following standards:

- 1° This space shall be fenced if visible from the street;
- 2° These areas shall be designed to facilitate access for trucks to service it.

SECTION 12: PROVISIONS PERTAINING TO CERTAIN ZONES

SUB-SECTION 1: GENERAL PROVISIONS

566. SCOPE OF APPLICATION

The provisions of this section apply when listed in the Schedule of Uses and Standards.

SUB-SECTION 2: PROVISIONS PERTAINING TO COMMERCIAL USES

567. ZONE I04-17

The following uses are permitted in addition to the uses permitted in the Schedule of Uses and Standards where so indicated in said Schedule:

- 1° Establishments presenting erotic shows as principal or additional use, except in a cinema;
- 2° Sale of articles of an erotic nature as principal or additional use;
- 3° Saunas or similar uses;
- 4° Fire arms retail store;
- 5° Penitentiaries, prisons or secure-care units establishments;
- 6° Sale of cannabis and of its derivative products (Replaced by RCM-60A-2-2018).

Theses uses are prohibited in all other zones.

568. ZONE I05-16

Where prescribed by the Schedule of Uses and Standards, the following provisions apply:

- 1° The uses "5513 Retail new and used heavy vehicles (over 3,900 kg)", "6355 Rental service for heavy vehicles (over 3,900 kg)" and "6441 Service, repair and maintenance of heavy vehicles (over 3,900 kg)" are allowed, but only as complementary use or ancillary use to the uses "5511 New and used motor vehicles retail", "6353 Service car rental "and" 6411 Service automotive Repair (Garage)".

569. ZONE I05-23

Where indicated in the Schedule of Uses and Standards, in addition to the uses permitted, the uses mentioned in Table 569 and in the second paragraph of this Article are permitted. Notwithstanding Article 541, Table 569 also presents the parking spaces required for these uses.

Table 569. Number of parking spaces
(modified by RCM-60A-4-2018, art. 5c)

	Use	Number of spaces required
636 6391 6995	Research Center (excluding testing centres) Research, development and testing (other than laboratory) Laboratory services other than medical	a) <u>Building occupied by a single establishment:</u> 1 space per 90 m ² of gross floor area; b) <u>Building occupied by more than one establishment:</u> 1 space per 45 m ² of gross floor area.
6111 6112 6113 6121 6122 6131 6132 6133 6139 6141 6149 6155 6159 6160 6191 6199	Banking (deposits and loans, including chartered banks) Services related to banking Automatic teller machine (ATM) Association, union or savings and loan cooperative (including local credit unions) Farm credit service, commercial and individual (including credit unions) Bond and securities brokerage Commodity traders brokerage Securities and commodities exchanges Securities and commodities-related services Insurance brokerage Others activities related to insurance Joint service and land, insurance, loans and laws Other services related to real estate Investment, holding and trust services Services related to taxation Other real estate, financial and insurance services	1 space per 37 m ² of gross floor area.
6214 6231 6232 6234 6263 6291 6395 7413	Laundry service (self-service) Beauty salon (makeup, manicure, etc.) Hairdressing and hair care salon Tanning studio Grooming service for pets Dating service Travel agency Room and courts for squash, racquetball, tennis and virtual golf	a) <u>Building occupied by three establishments or less:</u> 1 space per 46 m ² of gross floor area, but not less than 5 stalls; b) <u>Building with a floor area of 13,900 m² or less and occupied and more than three establishments:</u> 1 space per 14 m ² of gross floor area, but not less than 10 stalls.
6511 6512 6517 6518 6541 6561 6562 6563 6564 6565 6569 6571 6572 6573 6598	Medical services (physicians' and surgeons' practice) Dental services Medical Clinic (General Practitioners' practice) Optometry service Daycare (preschool, less than 50% of infants) Acupuncture Service Weight loss Service Beauty parlor Podiatry service Orthopedics service Algotherapy, aromatherapy, balneotherapy, homeopathy, kinesiology, massage therapy, music therapy, naturopathy, osteopathy, phytotherapy, reflexology, animal therapy services Chiropractic Service Mental Health Service (practice) Physiotherapy, ergotherapy, speech therapy, and audiology services Veterinary service (no pension)	1 space per 37 m ² of gross floor area.

Additional retail uses are also permitted. However, products sold need to be manufactured goods, manufactured, produced or processed on site. Showrooms for sale of such items are also permitted.

However, the floor area occupied by retail of locally manufactured products, whether it be a showroom or another type of interior layout does not exceed 20% of the area of the total floor area of the property, nor exceed 200 m².

SUB-SECTION 3: PROVISIONS PERTAINING TO INDUSTRIAL USES

570. EXTERIOR CLADDING MATERIAL PERMITTED

Where indicated in the Schedule of Uses and Standards, the outer cladding of a principal building occupied or intended to be a use of the "Industrial (d2)" and "Industrial (i2)" categories must comply with the following provisions:

- 1° Only masonry is authorized as exterior cladding material on a wall facing a street, use of another material is permitted only if this material is to enhance an architectural feature;
- 2° At least 65% of exterior walls shall be clad with masonry.

571. LANDSCAPING

Where prescribed by the Schedule of Uses and Standards, the following provisions apply to the treatment of front setbacks:

- 1° At least one tree per 93 m² of front setback area shall be planted in the front setback;

Trees shall be no closer than 1.5 m from front property lines;
- 2° The landscaping plan shall be approved by a landscape architect;
- 3° A tree shall have a minimum diameter of 80 mm, measured to 30 cm from the ground level, and shall have a minimum height of 3 m.

571.1 PROTECTION OF AREA AROUND BERTRAND CREEK (ZONE D04-04)

When indicated in the schedule of uses and standards, the following provisions apply:

- 1° During construction or building expansion, or when exterior work occurring in the wooded area located at the eastern end of the zone, one will minimize the felling of trees there and focus on areas where forest cover is lowest or trees whose quality is weaker, in order to preserve as much as possible in terms of quality and quantity. In this regard, a study of forest cover affected by this development project shall be performed by an arborist;
- 2° No construction work, outdoor layout, filling or excavation is permitted within 30 metres of the high water mark of Bertrand Creek;
- 3° No encroachment, embankment, excavation is allowed in a wetland.

572. ZONES I04-05, I04-13 AND I04-17

Where indicated in the Schedule of Uses and Standards, the following provisions apply:

- 1° The use of "detention facility, prison or secure custody" as a reception or rehabilitation centre containing safe and secure custody units is permitted.

These uses are prohibited in any other zone.

572.1 LATERAL SETBACK ON A CORNER LOT

added by RCM-60A-4-2018, art. 5d)

On a corner lot, the dimension of the lateral setback adjacent to the street is:

- 1° Ten point six metres (10.6 m) in the case where the minimum front setback required by the use and standards grid is of fifteen metres (15 m);
- 2° Seven point six metres (7.6 m) in other cases.

572.2 ZONES I04-26 AND I04-27

(added by RCM-60A-21, art. 1)

Where indicated in the Schedule of Uses and Standards, the following provisions apply:

- 1° Any application for a building permit or certificate of authorization is subject to the requirements set out in Articles 42.1, 45.1, 69.1, and 70.1 of *Permits and Certificates By-law No. RCM-60F-2016*.

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SECTION 1: GENERAL PROVISIONS

573. SCOPE OF APPLICATION

The provisions of this Chapter shall apply to areas whose primary assignment is Public Spaces (P) group.

574. NUMBER OF PRINCIPAL BUILDINGS

More than one principal building may be erected on a lot.

575. NUMBER OF PRINCIPAL USES

Land may be occupied by more than one principal use, provided it is permitted by Schedule of Uses and Standards and subject to the provisions of Section 3.

576. NEED FOR PRINCIPAL BUILDING

So that a principal use and an additional use can be exercised on a single plot of land, a principal building must be erected, with the exception of the use "6242 cemetery" and use categories P2-02, P2-06 and P2-07.

577. ADDITIONNAL USES AND ANCILLARY CONSTRUCTIONS, EQUIPMENT AND USES

An additional use, construction, facility and accessory use, are allowed in the principal building and in the courts, subject to the following provisions and subject to the provisions of this chapter and the Schedule of Uses and Standards:

- 1° In all cases, there must be a principal building on the lot so that one can install or operate an additional use and an ancillary construction, equipment and use;
- 2° An additional use and an ancillary construction, equipment and use shall be located on the same lot as the principal use served;
- 3° An ancillary building may not include housing;
- 4° An ancillary construction shall only be used for an ancillary purpose to the principal use or to an additional use;
- 5° An ancillary use is permitted even if such use is prohibited as the principal use according to the Schedule of Uses and Standards;

The provisions of the first paragraph shall not apply to structures and buildings covered by Sub-Section 3 of Section 11.

SECTION 2: AUTHORIZED USES

578. GENERAL PROVISIONS

The Public Spaces (P) group includes places principally for recreation, entertainment, presentation or relaxation. Thus, parks and green spaces but also institutional and community facilities are part of this group. The establishments in the Public Spaces group (P) can be public, semi-public or private.

Subject to Articles 28 to 30, only the uses listed in Articles 579 to 581 are allowed in the zones of the Public Spaces (P) group. The uses included in the Public Spaces (P) group derive from the description presented in the first paragraph and are grouped into two use categories.

579. HEALTH AND EDUCATIONAL (P1)

The “Health and Educational (p1)” category comprises the following uses:

P1-01	Educational services
6541	Nursery (pre-kindergarten, less than 50% of infants)
6543	Nursery or nighttime daycare
6812	Elementary school
6813	High school
6832	Business school

P1-02	Health care services
6513	Hospital
65131	Respite care and long-term care (nursing home)
65311	Rehabilitation centre (excluding a rehabilitation centre for young people with adjustment problems or mothers with adjustment problems)
65312	Youth centre (including a centre for child welfare and youth, a rehabilitation center for young people with adjustment problems or a rehabilitation centre for mothers with adjustment problems)
6532	Local community service centre (CLSC)
65342	Community resources and support centre (including residential facilities, furniture and food)

580. CULTURAL, RECREATIVE AND LEASURE (P2)

The “Cultural, recreative and leisure (p2)” category comprises the following uses:

P2-01	Cultural activities
7111	Library
7112	Museum
7113	Art gallery
7114	Showroom
7211	Amphitheater and auditorium

P2-02	Recreational activities
7221	Stadium
7411	Golf course
742	Playground and athletic track (including a recreational complex)
7431	Beach (including a service building)
7432	Indoor pool and related activities
7433	Outdoor pool and related activities
7441	Marina
7442	Boat launch (including parking)
7451	Arena and related activities (ice skating, curling)
761	Park, green space or nature reserve
762	Place of conservation, historical or archaeological site

P2-03	Activities related to worship
6242	Cemetery
6243	Mausoleum and columbarium
6911	Church, synagogue, mosque and temple
155	Convent, monastery, rectory and another residence attached to the practice of worship

P2-04	Municipal or governmental services
4222	Municipal garage and other municipal buildings
6711	Federal government
6712	Provincial government
6713	Municipal or regional government
6722	Fire protection service
6725	Municipal police service

P2-05	Miscellaneous services
6920	Welfare and charity services
6993	Union and similar organizations
6994	Civic, social and fraternal association
6997	Community or neighborhood centre (including diocesan centre)

P2-06	Public parking
4621	Public parking space

P2-07	Snow dump
4880	Municipal disposal site and treatment of waste snow

SECTION 3: ADDITIONAL USES

581. AUTHORIZED ADDITIONAL USES

A prohibited use in the Schedule of Uses and Standards is authorized as an additional use only in the following cases:

- 1° The additional use is identified in Table 581 and occupies the same lot as the principal corresponding use;
- 2° The principal use is permitted in the corresponding zone;
- 3° Only one additional building or construction is permitted by additional use.

Table 581. Authorized additional uses

	Principal use	Additional authorized use
1.	6911 Church, synagogue, mosque and temple	1553 Rectory
2.	671 Park	63791 Maintenance equipment storage building
3.	7451 Arena and related activities (ice skating, curling) 742 Playground and athletics track (including a recreational complex)	5892 Restaurant offering quick meals ("fast food") 5951 Sporting goods retail 6359 Rental of sporting goods
4.	7411 Golf course	5811 Restaurant and place where meals are served (with or without terrace)
5.	7441 Marina	5811 Restaurant and place where meals are served (with or without terrace) 7443 Gas station for boating 7445 Maintenance service, repair and wintering of water craft

Notwithstanding the preceding paragraph, when a use or the sub-category to which it belongs is specifically excluded from one zone according to the Schedule of Uses and Standards, it cannot be allowed as an additional use in this zone.

SECTION 4: PROVISIONS APPLICABLE TO MARINAS

582. USES, BUILDINGS, CONSTRUCTIONS AND EQUIPEMENT ANCILLARY TO MARINAS

Unless otherwise indicated elsewhere in this By-law, the following provisions apply to uses, buildings, constructions and equipment ancillary to marinas:

- 1° Buildings for storage and maintenance of boats are authorized, provided that:
 - a) A marina can have one or several buildings for the storage and maintenance of boats;
 - b) Its floor area is not limited but a minimum distance of 6 m from any property line must be respected;
 - c) Any building of this type shall be approved through the Site Planning and Architectural Integration Program (SPAIP) process.
- 2° Other ancillary buildings are authorized, provided that:
 - a) They are located at a minimum distance of 6 m from the front property line and 1.8 m from a side property line.
- 3° Exterior storage for boats is authorized provided that:
 - a) Such storage is located at a minimum distance of 1.8 m from any property line.

SECTION 5: BUILDING ARCHITECTURE

SUB-SECTION 1: AUTHORIZED CLADDING MATERIALS

583. EXTERIOR CLADDING MATERIALS PERMITTED FOR PRINCIPAL BUILDINGS

Unless otherwise indicated in this By-law, only the following materials are permitted as exterior cladding materials for principal buildings:

- 1° Brick;
- 2° Natural and artificial stone;
- 3° Stucco, acrylic;
- 4° Architectural concrete;
- 5° Architectural concrete blocks;
- 6° Painted or stained wood excluding any particle board not designed for exterior use;
- 7° Hot-enamelled aluminum siding;
- 8° Hot-enamelled steel siding;
- 9° Tempered glass (curtain wall);
- 10° Copper;
- 11° Marble, granite;
- 12° Slate;
- 13° Apparent granule panel;
- 14° Exterior cladding of “dry-vit” type.

All exterior wood surfaces of all principal buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

All exterior cladding of buildings shall be maintained to conserve its original appearance; brick cannot be painted.

584. CLADDING MATERIALS PERMITTED FOR ANCILLARY BUILDINGS

Ancillary buildings shall be clad with a permitted material which harmonizes with the principal building.

All exterior wood surfaces of ancillary buildings shall be weatherproofed by means of paint, creosote, varnish, oil or any other protection recognized and permitted by this By-law. This requirement does not apply to cedar which can be left in its natural state.

585. MINIMUM PROPORTION OF EXTERNAL CLADDING MATERIALS FOR PRINCIPAL BUILDINGS

The exterior cladding material of a principal building must comply with the following:

- 1° Only masonry is authorized as exterior cladding material for the wall facing the street, use of another material is permitted only if this material is to enhance an architectural feature;
- 2° At least 65% of exterior walls shall be clad with masonry.

586. MAXIMUM NUMBER OF EXTERIOR CLADDING MATERIALS

The number of exterior cladding materials permitted for any principal and ancillary building shall not exceed three excluding windows.

587. BUILDINGS FRONTING ON TWO STREETS

All building walls facing on streets shall have the same exterior cladding materials in the case of corner, transversal corner and transversal interior properties.

588. ABOVE-ROOF STRUCTURES

The exterior cladding material of above-roof structures visible from streets shall harmonize with the principal building.

A mechanical penthouse shall not exceed a 5 m height.

589. CHIMNEYS

Chimneys or smoke stacks projecting from exterior walls of constructions shall be clad in stone, brick, stucco, enamelled aluminum or steel clapboard or vertical siding or an equivalent material.

However, a prefabricated smoke stack, not clad in accordance with this Article, may be installed but not on the front façade of a building nor on the front-facing slope of a sloped roof.

590. CLADDING MATERIALS PERMITTED FOR ROOFING

Materials permitted for roof coverings are limited to the following:

- 1° Asphalt shingle;
- 2° Fireproofed cedar shake;
- 3° Multiple membrane roofing;
- 4° Gravel with asphalt;
- 5° Pre-enamelled sheet metal for roofing;
- 6° Membranes;
- 7° Clay tile;
- 8° Elastomeric membrane;
- 9° Concrete roofing tile.

Notwithstanding Paragraph 1, which for any roof slope less than 2:12 or 16.7%, except for a portion occupied by a roof or a terrace mechanical equipment, only the following coating materials are allowed:

- 1° A green roof;
- 2° A white material, a painted white or coated with a reflective coating or a ballast (granulate) white coating material;
- 3° A material whose Solar Reflectance Index (SRI) is at least 78, as evidenced by the specifications of the manufacturer or by professional advice;
- 4° A combination of coatings as identified in Paragraphs 1-3.

SUB-SECTION 2: EXTERNAL APPEARANCE OF A PRINCIPAL BUILDING

591. PREFABRICATED BUILDINGS

Use of prefabricated buildings for industrial purposes is prohibited.

592. OUTSIDE STAIRWAYS

Unless otherwise indicated in this By-law, construction of outdoor stairways or stairways which are visible in whole or in part from the outside and which lead to a level higher than the first story is prohibited on the principal facade of buildings and on walls facing streets.

593. FIRST STOREY FLOOR LEVEL OF BUILDINGS

The floor height of the first storey of principal building shall be at least 0.3 m above the sidewalk level or, in its absence, above the level of the crown of the street measured at the middle of the front property line of the property occupied by the principal building.

594. SOLAR PANELS AND SOLAR ENERGY SYSTEMS

Unless otherwise indicated in this By-law, solar panels are permitted subject to the following conditions: (modified by RCM-60A-15-2022, art. 7a)

- 1° (repealed)
- 2° They must integrate in a harmonious fashion with the architecture of the principal building; i.e. their installation must not modify the architectural style of the building;
- 3° (repealed)
- 4° Reservoirs or containers required to store fluids must be installed inside buildings;
- 5° Solar panels and systems using solar energy must be securely attached to withstand wind pressure.

Notwithstanding the foregoing paragraph, systems using solar energy for heating swimming pools may be installed in rear yards provided that:

- 1° Elements of the system do not exceed 1.8 m in height;
- 2° The total surface area of solar panels does not exceed 9.5 m².

Solar panels visible from public roads are subject to the By-law on Site planning and Architectural Integration RCM-60C-2015.

595. MECHANICAL EQUIPMENT

All reservoirs and ventilation ducts visible from the outside shall harmonize with the principal building.

596. PROHIBITED BUILDING SHAPES

Buildings in the general shape of a reclining half-cylinder, i.e. whose walls and roof form a single entity and whose cross-section is a continuous line which is more or less circular or elliptical is prohibited throughout the City.

No building shall be erected or modified in whole or in part in the form of people, animals, fruits or vegetables, reservoirs or any other similar commonly-encountered objects.

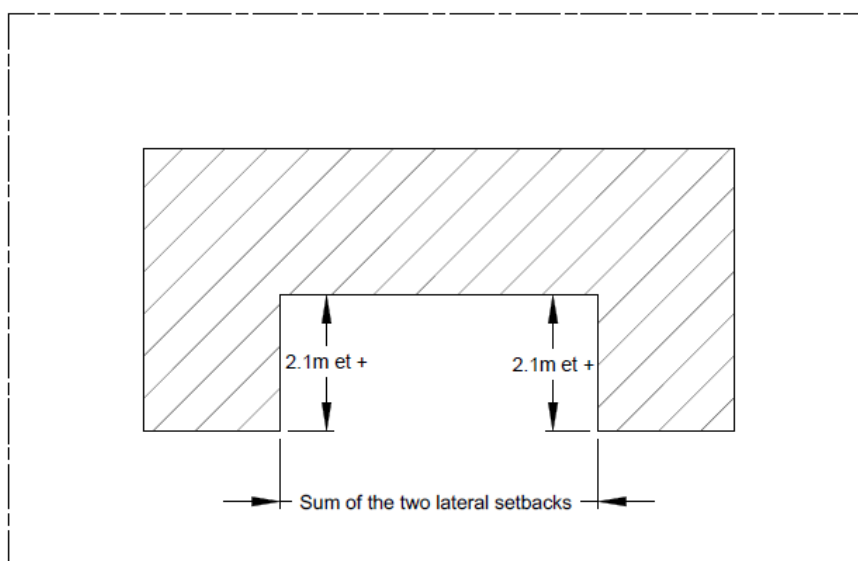
Use of tent as building is prohibited.

Use of railway cars, tramcars, trailers, buses or other vehicles of a similar nature as buildings is also prohibited

597. DISTANCE BETWEEN PROJECTIONS OF A BUILDING

When parts of a building extend out from the principal body of the building by a distance exceeding 2.1 m measured from the principal body of the building, the distance between the two walls of the extension shall be no less than the sum of the two side setbacks stipulated by the Schedule of Uses and Standards.

Figure 597. Distance between projections of a building



598. PRINCIPAL TENANCE OF BUILDINGS

Owners shall maintain and keep their buildings in a good state of repair and clean.

599. LIGHTING

All direct or indirect lighting which illuminates adjacent properties is prohibited. Installation of light sources which create any glare for drivers of vehicles travelling on public streets is also prohibited.

All spotlights shall be supplied with a shade to mask light beams properly and limit the illumination to the property on which the use is situated.

Power supply for all these lighting sources shall be provided underground or through the inside of buildings.

600. APPROACH, TAKE-OFF AND TRANSITION CORRIDORS, AND RADAR AND COMMUNICATIONS SAFETY ZONES

Provisions pertaining to approach, take-off and transition corridors, particularly those related to the height of a structure, and to radar and communications safety zones shall be respected in the vicinity of Montreal International Airport.

Applicants for permits are responsible for respecting these provisions and upon request must supply proof that the relevant authority has approved the project being applied for.

SECTION 6: ANCILLARY USES, BUILDINGS, CONSTRUCTIONS AND EQUIPMENTS PERMITTED IN SETBACKS AND YARDS

SUB-SECTION 1: GENERAL PROVISIONS

601. SCOPE OF APPLICATION

The provisions of this section apply to uses, constructions and related equipment, as well as projections of buildings that are not covered in another section of this chapter.

602. PROVISIONS PERTAINING TO ANCILLARY USES, CONSTRUCTIONS AND EQUIPMENTS, PROJECTIONS OF THE PRINCIPAL BUILDINGS

Uses, buildings and related equipment, as well as projections of buildings listed in Table 602 may encroach into the setbacks prescribed in the Schedule Uses and Standards, subject to special provisions which are included in this table. These are allowed in the corresponding row, only when the word "yes" appears in the relevant box.

Where reference is made to an invasion of a setback, such encroachment is measured from the prescribed Schedule of Uses and Standards to the lot line setback. However, in the case of a building located inside the setback and protected by acquired rights building encroachment is measured from the wall of the existing building.

Table 602. Provisions pertaining to ancillary uses, construction and equipment, projections of the principal buildings (modified by RCM-60A-15-2022, art. 7b)

Ancillary uses, constructions and equipments, projections of principal buildings	Front yard and setback	Side yards and setbacks	Rear yard and setback
1. Access ramps for the handicapped and any staircase	Yes	Yes	Yes
2. Fences, walls, hedges	Yes	Yes	Yes
3. Installations for permitted signposting	Yes	No	No
4. Parking area	Yes	Yes	Yes
	a) A parking space cannot encroach into front setback. b) Above-ground or underground parking must provide a setback of 1.5 m from the lot limits when it is authorized. For above-ground parking, a landscaped strip must be provided within the 1.5 m setback.		
5. Porches, balconies, galleries integral to buildings	Yes	Yes	Yes
	a) No encroachment is allowed into setbacks.		
6. Awnings and canopies integral to buildings and which shelter sidewalks, footpaths, access ramps for the handicapped or loading areas	Yes	Yes	Yes
	a) No encroachment is allowed into front setback.		
7. Open stairways or steps leading to the ground floor	Yes	Yes	Yes
	a) No encroachment is allowed into rear and lateral setbacks.		
8. Projecting windows integral to buildings	Yes	Yes	Yes
	a) Maximum encroachment into setbacks: 0.61 m		
9. Distributor of fuel or gas	Yes	Yes	Yes
	a) Permissible only for a municipal garage		
10. Generator and other similar equipments	No	No	Yes
	a) A generator must not be visible from the street.		
11. Windmill and other similar equipments	No	No	No
12. Telecommunication antennas	No	Yes	Yes
	a) See Articles 607 and 608 for the provisions relating to telecommunications antennas.		
13. Outdoor storage	No	Yes	Yes
14. Ancillary buildings	No	Yes	Yes
	a) The same setbacks as for the principal building apply.		
15. Winter car, objects or people shelters	No	No	No
16. Other ancillary constructions and equipments no otherwise specified	No	Yes	Yes

SUB-SECTION 2: TELECOMMUNICATION ANTENNAS

603. DISH ANTENNAS (PARABOLIC ANTENNAS)

One dish antenna, up to 2 m in diameter, installed 3 m or less from the highest point of a flat roof of the principal building and 6 m or more from the wall facing the front or side yard, is permitted per establishment.

604. OTHER TYPES OF TELECOMMUNICATIONS ANTENNAS

In all zones, the following telecommunication antennas, other than a satellite dish, are permitted:

- 1° An antenna height, including its base, does not exceed 15 m, in the following conditions:
 - a) Only one antenna structure is permitted per lot. However, the antenna structure must be able to receive more than one antenna;
 - b) When installed on the roof of a building, the maximum height of the antenna and its support is 5 m;
 - c) When installed on the roof of a building, the antenna must be installed on a flat roof, a distance equivalent to twice the height of the antenna with respect to any wall overlooking a front, side or rear courtyard;
 - d) Any ancillary equipment must be installed inside a closed building, barely visible from a public street;
 - e) The lighting of the antenna structure is permitted if required by Transport Canada or by the federal authority responsible for telecommunications systems;
 - f) Adding a new floor structure should not hinder the development or the operation of the infrastructure and equipment of the City.
- 2° An antenna installed inside existing non-roof constructions such as a tower, turret or equipment room, provided that the antenna is actually built within these structures and hidden well-enough not to be visible from the public domain.

Any frame, any telecommunication antenna and any related structure that is not in service for a period of 12 consecutive months, must be dismantled.

SECTION 7: OFF-STREET PARKING

SUB-SECTION 1: GENERAL PROVISIONS

605. SCOPE OF APPLICATION

The provisions of this section apply to an area of off-street parking outside the right-of-way of a street.

606. GENERAL PROVISIONS

The development of a parking area shall be in accordance with the following provisions:

- 1° A parking space is required for all use categories in the Public Spaces (P) group;
- 2° A parking area must be maintained to the extent of standards of this section;
- 3° A change of use may not be authorized unless parking space features are provided for the new use, in accordance with the provisions of this section;
- 4° An enlargement or alteration of a principal building may not be authorized unless parking space features, applicable to the portion of the principal building subject to alteration or expansion, are provided in accordance with this section;
- 5° Parking areas and spaces shall in all cases be located on the same property as the use they serve. Notwithstanding the foregoing, a parking area may be located on another site with the following conditions:
 - a) Parking stalls must be located within 120 m of the building served;
 - b) A real servitude issued, which the City is co-signer, must guarantee access to parking space.
- 6° Parking areas may be located below or above the ground;
- 7° Unless otherwise indicated, no parking area shall be located in a front setback except in the case of parking provided in an underground facility.

SUB-SECTION 2: LAYOUT, PRINCIPAL TENANT AND USE OF PARKING AREAS

607. LAYOUT AND PRINCIPAL TENANCE OF PARKING AREAS

Unless otherwise stated, any parking space must be constructed and maintained according to the following provisions:

- 1° All parking areas shall connect with the street directly, or via a laneway or private passage leading to a street;
- 2° All parking areas shall be provided with driveways for entering and leaving spaces without the need to move another vehicle;
- 3° All parking areas containing 5 parking spaces or more shall be paved with a permitted material, namely:
 - a) Concrete, gray in color;
 - b) Honeycomb paving;
 - c) Inert material, including asphalt, but excluding gravel, whose reflectance is at least 29, as evidenced by the specifications of the manufacturer or by a professional opinion.
- 4° All parking areas containing 5 parking spaces or more shall be illuminated;
- 5° In all parking areas containing more than 10 parking spaces, the following shall be indicated:
 - a) The limits of each parking space;
 - b) Manoeuvring surfaces;
 - c) Entrances and exits;
 - d) Direction of traffic flow.
- 6° All parking areas more than 250 m² in area may not be drained toward the street but shall be equipped with a surface drainage system;
- 7° Parking areas shall be bounded:
 - a) By concrete curbs poured on-site no less than 0.45 m high between the edge of streets or sidewalks, as the case may be, and property lines;
 - b) By concrete curbs fastened to the ground no less than 0.15 m high between the parking area and an area elsewhere on the property planted in lawn.

- 8° Underground facilities used as parking areas shall not be higher than average ground level;
- 9° All parking areas shall be kept clear of snow;
- 10° All parking areas shall be maintained in good condition and clean at all time.

608. CONSTRUCTION OF A PARKING SPACE OF MORE THAN 20 STALLS

The development of an outdoor parking lot of 20 stalls or more must be landscaped for at least 5% of its area. The parking lot shall include either or both of the following features:

- 1° An end of aisle with a minimum size of a stall for easy parking and 2 stalls for double parking (see Figure 608a);
- 2° A dividing strip with a minimum width of 2 m (see Figure 608b).

This construction should be grassed or landscaped and surrounded by a concrete curb cast in place whose height and width are at least 15 cm:

Figure 608a. Construction of an end of aisle

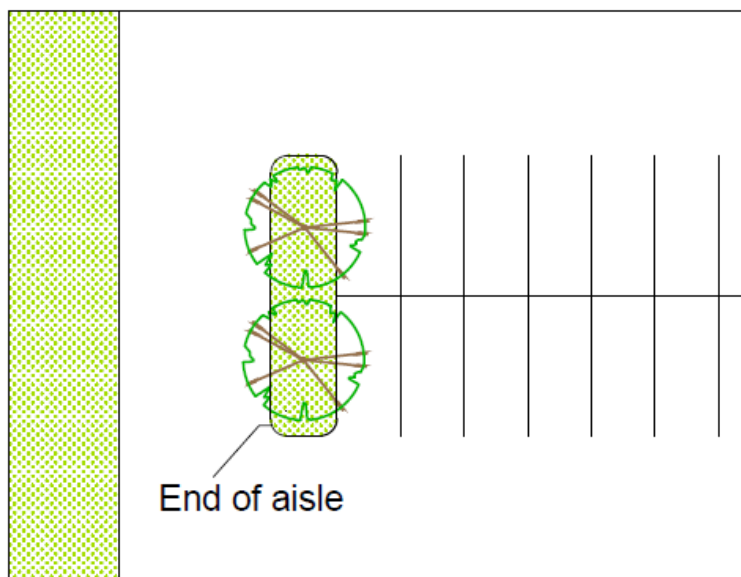
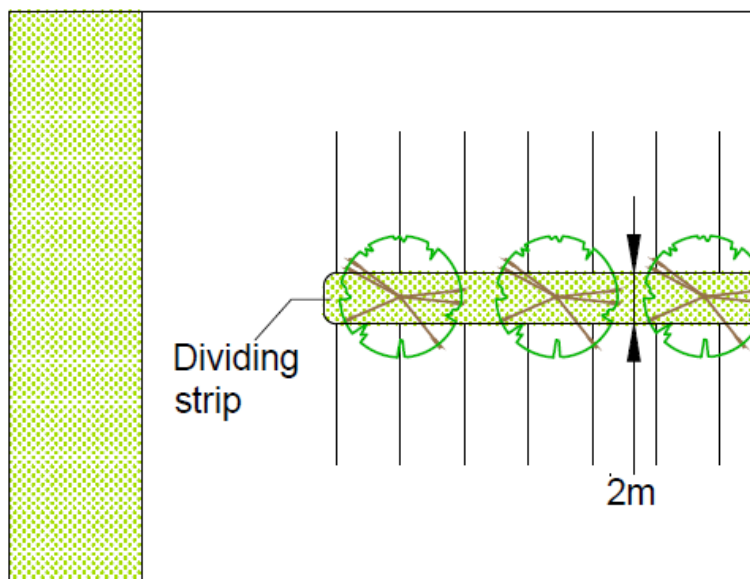


Figure 608b. Construction of a dividing strip

In addition to or combined with prescribed facilities within the parking space of 20 stalls and more, a dense canopy of trees should be planted so that at maturity 40% of the hardscaped surface of the parking lot is shaded. In the case of the extension of a use adding 20 or more parking spaces to the minimum spaces already required, these additional parking spaces must be constructed in accordance to the present Article.

609. CONSTRUCTION OF MULTI-LEVEL PARKING FACILITIES

Construction of multi-level parking areas inside buildings is permitted above ground level provided that:

- 1° The height of the building occupied by the parking area does not exceed three stories, and in any case does not exceed the height permitted in the Schedule of Uses and Standards should the latter be more restrictive;
- 2° The building is sited in compliance with the siting standards stipulated in the Schedule of Uses and Standards for principal buildings;
- 3° No walls without openings face on a street;
- 4° Building architecture integrates with that of the principal building;
- 5° A wall with a minimum height of 1.50 m over the roof, must be erected alongside the roof in a way such as to hide the parked vehicle from the street.

610. USE OF A PARKING SPACE

A parking area must be used in accordance with the following provisions:

- 1° It is forbidden to use a parking space for other purposes than the parking of vehicles. The vehicle must be in working condition;
- 2° It is forbidden to park a vehicle outside a parking space conforming to provisions of the By-law;
- 3° Parking of a vehicle in an access lane is prohibited except in the case of a uni-familial, bi-familial, or tri-familial use.

Notwithstanding provisions of foregoing paragraph, parking of traction-engine and of a vehicle which weight exceeds 3 900 kg is permitted only in a storage space.

SUB-SECTION 3: DRIVEWAYS

611. PROVISIONS FOR DRIVEWAYS

The development of a driveway (access lane) must be made in accordance with the following provisions:

- 1° The number of driveways is limited to one per 30 m, or fraction thereof, of property frontage;
- 2° A driveway is only used for the entry or exit for motor vehicles and shall have a minimum width of 6 m and a maximum of 12 m;
- 3° Driveways may not be situated less than 7.6 m from the intersection of two street lines.

SUB-SECTION 4: PARKING SPACES

612. GENERAL PROVISIONS

The layout of parking spaces shall be in accordance with the following provisions:

- 1° Unless otherwise specified elsewhere in this by-law, any parking space must be provided on the property where the use served is exercised;
- 2° The requirements for the minimum number of parking spaces to serve each use are specified relative to the floor area of each establishment the number of seats and some parameters such as the number of rooms. The minimum number of parking spaces required is determined according to the rules presented in Table 612;
- 3° When several uses are exercised in a building or on a property, the minimum number of parking spaces required corresponds to the sum of numbers required for each of the uses.

Any fraction of a space greater than one-half shall be considered to be one additional space;

- 4° When a building or a use is enlarged or extended, the minimum number of spaces required is set for each use for the enlargement or extension only and in addition to the existing situation, whether or not this situation is conforming;
- 5° For any use not specified, the number of parking spaces required is established by applying the standard for the use which is most similar;
- 6° In cases where the requirements are based on a number of seats and the seats are in the form of benches, each 500 mm of bench is considered to be a seat.

Table 612. Number of parking spaces

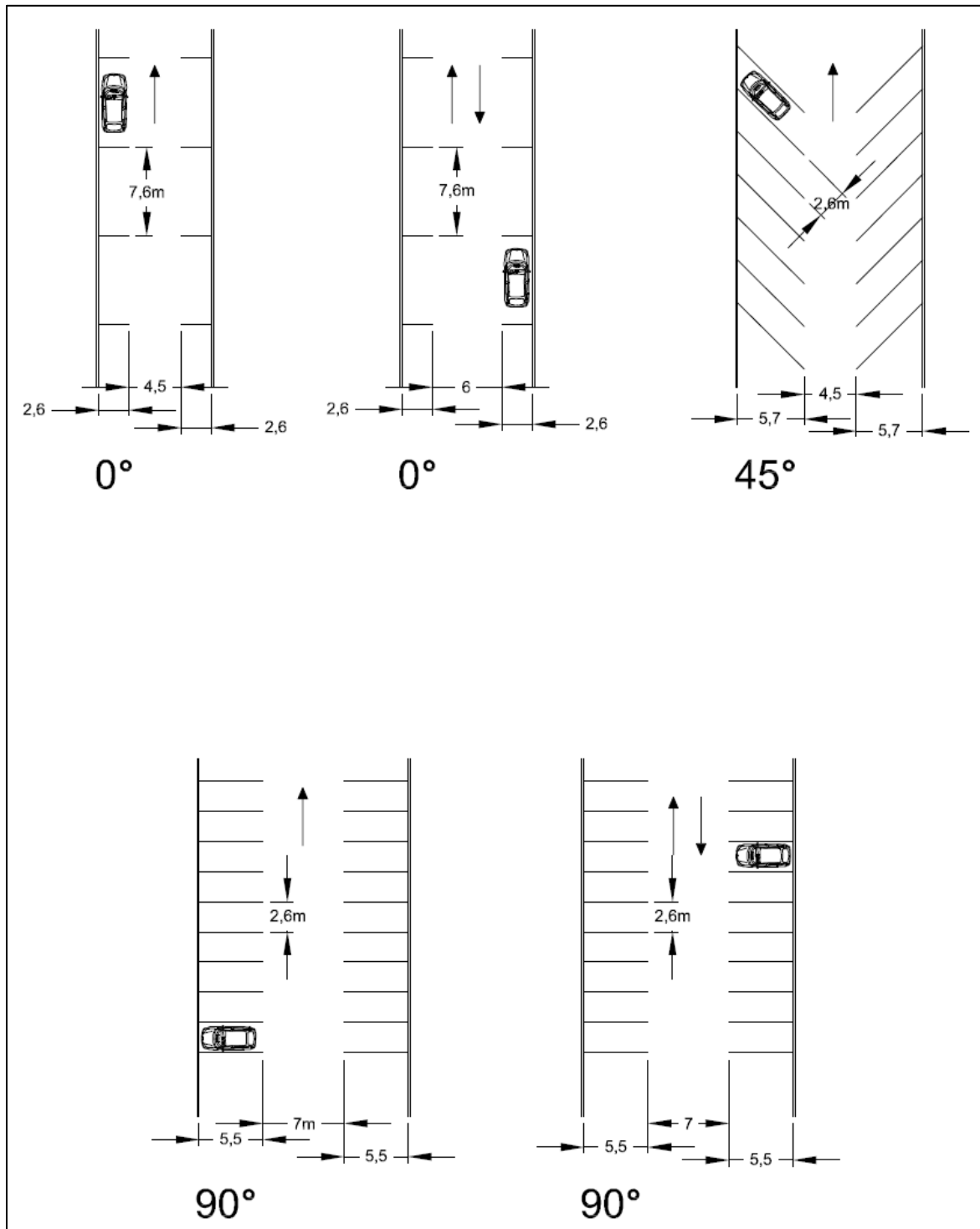
Use category and sub-category	Number of spaces required
Health and educational (p1)	
P1-01 Educational services	a) <u>Daycare, nursery or nighttime daycare</u> 1 space per 37 m ² of gross floor area b) <u>Elementary school, high school, trade school:</u> 1 space per 75 m ² of gross floor area in addition to the required spaces for meeting rooms
P1-02 Health services	a) <u>Hospital:</u> 1 space per 2 beds and a minimum of 20 spaces for emergency b) <u>Nursing home, rehabilitation center, youth centre</u> 1 space per 2 rooms or units c) <u>CLSC, community resource and support centre</u> 1 space per 37 m ² of gross floor area
Cultural, recreational et leisure (p2)	
P2-01 Cultural Activities P2-02 Recreational activities	a) <u>Library, art museum, art gallery, exhibition hall, heritage museum:</u> 1 space per 40 m ² of gross floor area b) <u>Arena, gymnasium, community center, meeting room:</u> 1 space per 5 seats or bench seats and 1 space per 20 m ² of area for gatherings if there is no seat c) <u>Pool</u> 1 space per 10 swimmers, plus 1 space per 10 seats if the pool is equipped with bleachers 1 bicycles space per 3 bathers
P2-03 Activities related to worship	a) <u>Church, synagogue, mosque, temple</u> 1 space per 10 seats or bench seats
P2-04 Municipal or government service P2-05 Miscellaneous services	1 space per 37 m ² of gross floor area.
P2-06 Public parking P2-07 Snow dump	No spaces required

613. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS BETWEEN SPACES

The minimum dimensions of parking spaces and lanes providing access to stalls shall conform to Table 613a and Figure 613b, as appropriate:

Table 613a Dimension of parking spaces and driveways between spaces

Angle of spaces in relation to direction of circulation	Width of driveway (meters)	Width of space (meters)	Length of space (meters)
0°	4,50 (one way)	2,60	7,60
	6,0 (two way)		
45°	4,50 (one way only)	2,60	5,70
90°	7,0 (one way)	2,60	5,50
	7,0 (two way)		

Figure 613b. Dimension of parking spaces and driveways between spaces

614. PARKING SPACES FOR DISABLED

A parking area must include, even with the minimum number of parking spaces required, a number of parking spaces adapted and reserved for the disabled within the meaning of the *Act to Secure Handicapped Persons in the Exercise of their Rights with a View to Achieving Social, School and Workplace Integration* (RSQ, C. E-20.1).

The number of parking spaces for persons with disabilities must be calculated taking into account the minimum number of parking spaces required by the By-law for the use served. The number of spaces for people with disabilities is set in Table 614:

Table 614. Parking spaces for disabled

Parking spaces required	Parking spaces required for disabled
1. Less than 5 spaces	No requirement
2. Between 5 and 19 spaces	1 space
3. Between 20 and 99 spaces	2 spaces
4. Between 100 and 199 spaces	3 spaces
5. Between 200 and 299 spaces	4 spaces
6. Between 300 and 399 spaces	5 spaces
7. Between 400 and 499 spaces	6 spaces
8. More than 500 spaces	7 spaces

One parking space for persons with disabilities shall be identified by a recognized panel *Highway Safety Code* (RSQ, c. C-24.2) and the *Regulation Respecting Road Signs* (RRQ, c. C-24, r.28). The panel must be attached to a pole located in the front corner of each stall for the disabled. When a stall is located within 1.5 m of a building wall, the panel can be mounted on the wall. In all cases, the height of the upper part of the panel should be at least 2.1 m and at most 3 m.

One parking space for persons with disabilities must be located as close as possible to a principal entrance to a barrier-free building under the Construction By-law.

One parking space for persons with disabilities must be equipped in accordance with the provisions of the preceding article, except for the minimum width shall be 3.9 m.

SUB-SECTION 5: PARKING FOR BICYCLES

614.1 MINIMUM REQUIREMENTS

The minimum number of parking spaces required for bicycles is 1 unit per 1 000 m² floor area with a minimum of 5 per building.

614.2 LAYOUT STANDARDS

Bicycle parking spaces should be located on the same lot as the use served and must meet the following standards:

- 1° Bicycle parking units must include a metal support, fixed to the ground or a building, which keeps the bicycle in a normal position on two wheels or in a position suspended by a wheel. The carrier must also enable locking by the framework rather than the wheel only.
- 2° A bicycle parking unit may be located inside the building with the use it serves, outside on the same lot or on a common lot within a radius of 100 m.

SECTION 8: LOADING AREAS

615. PERMANENCY OF LOADING AREAS

The requirements for loading areas and their manoeuvring surfaces are compulsory and permanent and prevail for all uses and in all zones where prescribed as long as the uses they serve are exercised and require such areas.

616. NUMBER OF LOADING AREAS

The number of loading areas shall at all times be sufficient to enable goods to be loaded under normal operating conditions of the establishment.

617. SITING OF LOADING AREAS

Loading areas and their manoeuvring surfaces shall be located entirely within the property where the served use is exercised and shall be contiguous with the construction served.

Loading areas shall not be located less than 18 m from front property lines.

618. LAYOUT AND PRINCIPAL TENANCE OF LOADING AREAS

Unless otherwise indicated, all loading areas shall be laid out and maintained in accordance with the following provisions:

- 1° All loading areas shall be accessible without the need to move another vehicle;
- 2° All loading areas shall be sited such that all manoeuvres of vehicles using it can be carried out within the manoeuvring surface;
- 3° All loading areas shall be paved and illuminated;
- 4° All loading bays shall be at least 3 m wide, at least 7.6 m long and at least 4.3 m high;
- 5° All loading areas shall be kept clear of snow;
- 6° All loading areas shall be maintained in good condition and clean at all time.

SECTION 9: EXTERIOR LAYOUTS

SUB-SECTION 1: GENERAL PROVISIONS

619. PRINCIPAL TENANCE OF OPEN LANDSCAPED AREAS

Any area of land left free for any use and construction shall be grassed or be the subject of landscaping. This landscaped area must at all times be maintained in good condition.

The use of artificial turf is prohibited as a ground cover of open space, except for the construction of a playground or sports field.

620. PROPERTY PRINCIPAL TENANCE

All properties, built upon or otherwise, shall be maintained and kept in good condition, free of brush weeds and uncut weeds and free of all piles of debris, materials, scrap metal, etc.

It shall be compulsory for the owner to plant a lawn on the right of way bordering the public street adjacent to the property; this area shall be kept maintained at all times by the owner or the occupant of the bordering property.

621. TRIANGLE OF VISIBILITY

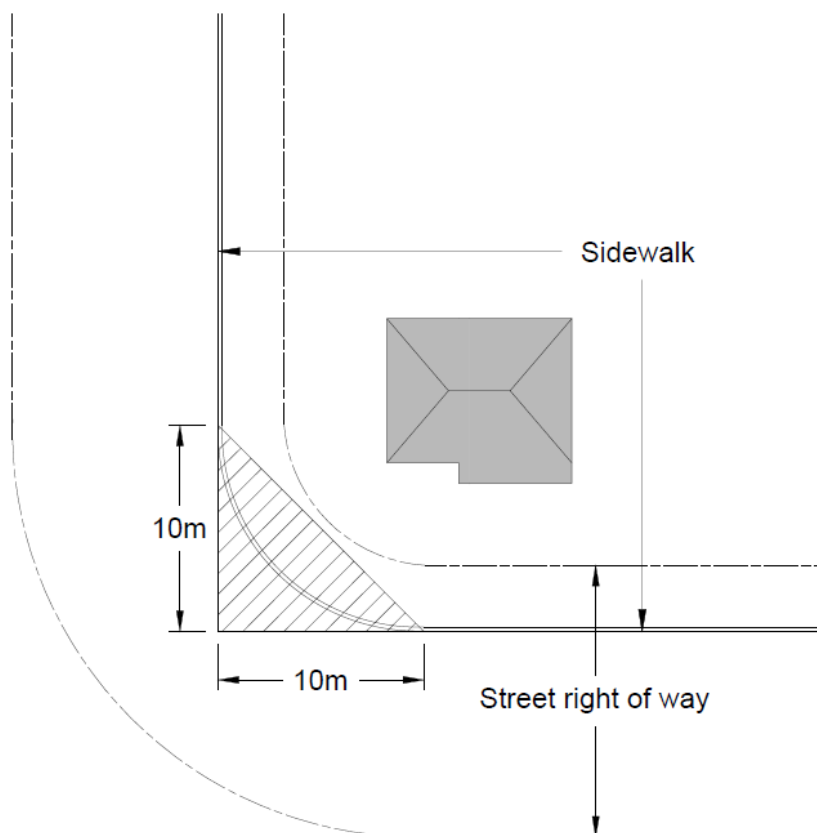
A triangle of visibility free from all obstacles that is more than 0.8 m high measured from street level shall be respected on properties located at the intersection of two (2) streets.

Notwithstanding the preceding paragraph, a structure supported by a single post or not connected to the ground may encroach into the triangle of visibility provided that it is at least 2.7 m above ground level.

This triangle of visibility shall have sides at least 10 m long at the intersection of the streets, measured from the point of intersection of the two curbs or their extensions.

Any parking space is prohibited in this sight triangle.

This measure does not apply in cases where it is considered, after inspection, that a hedge placed in the triangle of visibility and where the height exceeds 0.8 meters, does not constitute an obstacle that could hinder the security of circulation in the intersection.

Figure 621. Triangle of visibility

SUB-SECTION 2: PROVISIONS PERTAINING TO TREES

622. PROTECTION OF TREES AND PLANTINGS IN THE PUBLIC RIGHT OF WAY

Damaging, trimming or cutting down of any tree, shrub or plant cultivated on thoroughfares, public properties or places and within the border of rights of way is prohibited.

623. PROTECTION OF HYDRANTS, UTILITY ENTRIES AND LAMP STANDARDS

Planting of trees less than 2 m from hydrants, utility entries and public lamp standards is prohibited.

624. PLANTING LIMITATIONS REGARDING CERTAIN SPECIES

Planting of poplars, willows and silver maples must be at least 7,5 metres from any street right of way and at least 10 metres away from any water main or private or public sewer.

625. REQUIRED TREES

Within twelve months of the issuance of a permit for the construction of the principal building, any landscaping with trees must be based on the following principles:

- 1° At least one tree for every 10 m wide field must be preserved or planted with a minimum of one tree per plot;
- 2° To determine the number of trees required, the width of the field is measured between the side property lines, 3.5 m beyond the minimum front setback prescribed in the grid;
- 3° At least one of the trees required in Paragraph 1 must be planted in the front yard;
- 4° At least 50% of the trees required in Paragraph 1 shall be deciduous trees;
- 5° Trees must have a trunk of at least 5 cm in diameter at 30 cm from ground level when planting in the case of a hardwood and conifers must have a height of at least 1.5 m from the adjacent ground level.

SUB-SECTION 3: FENCES, WALLS, HEDGES AND RETAINING WALLS

626. GENERAL PROVISIONS

A fence, wall or dwarf wall and a hedge can be established in all yards and in all areas subject to the provisions of this subsection.

627. COMPULSORY INSTALLATION OF FENCES

The exercise of permitted uses in compliance with this By-law requires the installation of fences in the following cases:

- 1° Exterior storage;
- 2° Installation of in-ground and above-ground pools;
- 3° Properties or excavations which pose a hazard to public safety.

628. PERMITTED MATERIALS FOR FENCES AND WALLS

A fence must be built with one or more of the following materials:

- 1° Factory-enamelled steel;
- 2° Cast iron;
- 3° Metal (galvanized or vinyl-coated chain link exclusively);

4° Wood treated for exterior use, painted, varnished or stained;

5° PVC.

Use of masonry materials is compulsory for the construction of walls.

629. PROHIBITED MATERIALS FOR FENCE CONSTRUCTION

Unless otherwise indicated in this By-law, fences shall not be built using the following materials:

1° Barbed wire;

2° Chicken wire;

3° Sheet metal;

4° Non treated or rough wood.

630. BARBED WIRE

The use of barbed wire is allowed on top of a fence for matters of safety/security.

631. HEIGHT OF FENCES, WALLS AND HEDGES

Unless otherwise indicated in this By-law, fences, walls and hedges shall not exceed 1.8 m in height, measured from the ground level.

Notwithstanding the first paragraph, the maximum height of a fence located on the grounds of a school or playground is set at 3.70 m.

The height is evaluated based on the following situations:

1° In the case of flat terrain the maximum permitted height is the distance between the ground level and the highest point of the fence of the wall, the dwarf wall or hedge;

2° In the case of a slope, the maximum height of a fence installed in the manner of successive steps is measured from the beginning of a section according to the higher end thereof. A fence section installed in this manner may not exceed a length of 2.75 m.

632. RIGHT-OF-WAY OF A PUBLIC STREET

A fence, a hedge, a wall or dwarf wall are not permitted inside the right-of-way of a public street.

A fence, a hedge, a wall or dwarf wall that are already installed within the right of way, however, may be repaired but not replaced.

633. PRINCIPAL TENANCE OF FENCES, WALLS AND HEDGES

Fences and walls shall be maintained and kept in good repair. In particular, a fence or wall with broken, rotted, dismantled or disassembled parts or whose paint or stain no longer fulfills its protective role, shall not be considered to be in good repair.

All fences must be securely installed. The other components of the fence structure must be kept solidly attached to each other and any leaning must be corrected. Unless suitable corrective measures can be taken, any damaged fence must be removed and/or replaced by a fence that conforms to the By-laws.

Hedges shall be maintained in good repair and be trimmed to a height not exceeding that stipulated in this By-law.

634. SNOW FENCES

Use of snow fencing is prohibited except on construction sites or as protection against wind and snow accumulation during winter.

SUB-SECTION 4: GARBAGE, WASTE AND RUBBISH**635. GENERAL PROVISIONS**

The construction of a space for the storage of waste, scrap and garbage must meet the following standards:

- 1° This space shall be fenced if visible from the street;
- 2° These areas shall be designed to facilitate access for trucks to service it.

SECTION 10: PROVISIONS PERTAINING TO CERTAIN ZONES

636. SCOPE OF APPLICATION

The provisions of this section apply when listed in the schedule of uses and standards.

636.1 PROHIBITION OF INVASIVE PLANT SPECIES

When indicated in the schedule of uses and standards, none of these invasive species may be used within 100 metres of the eastern boundary of a zone touching the territory of the Bertrand Creek green corridor:

- 1° Garlic Mustard (*Alliaria petiolata*);
- 2° Reed Canary Grass (*Phalaris arundinacea*);
- 3° Queen Anne's Lace or Cow Parsley (*Anthriscus sylvestris*);
- 4° Giant Hogweed or Giant Cow Parsley (*Heracleum mantegazzianum*);
- 5° Flowering Rush (*Butomus ombellatus*);
- 6° Water Chestnut or Water Caltrop (*Trapa natans*);
- 7° Dog-Strangling Vine or Swallow-Wort (*Cynanchum rossicum*);
- 8° Black Dog-Strangling Vine or Black Swallow-Wort (*Cynanchum louiseæ*);
- 9° Ground Elder, Bishop's Weed or Goutweed (*Aegopodium podagraria*);
- 10° Manitoba Maple (*Acer Negundo*);
- 11° Norway Maple (*Acer platanoides*);
- 12° Hedge Bedstraw or False Baby's Breath (*Galium Mollugo*);
- 13° Reed Sweetgrass (*Glyceria maxima*);
- 14° Frogbit (*Hydrocaris morsus-ranae*);
- 15° Policeman's Helmet, Bobby Tops, Copper Tops, and Gnome's Hatstand, Himalayan Balsam and Kiss-Me-on-the-Mountain (*Impatiens glandulifera*);
- 16° Water Flag or Yellow Iris (*Iris pseudacorus*);
- 17° Amur Silver-Grass (*Miscanthus sacchariflorus*);

- 18° Chinese Silver-Grass (*Miscanthus sinensis*);
- 19° Eurasian Water Milfoil (*Myriophyllum spicatum*);
- 20° Glossy Buckthorn (*Frangula alnus*);
- 21° Common Buckthorn (*Rhamnus cathartica*);
- 22° Siberian Elm or Chinese Elm (*Ulmus pumila*);
- 23° Common Periwinkle or Creeping Myrtle (*Vinca minor*);
- 24° White Poplar or Silverleaf Poplar (*Populus alba*);
- 25° Bohemian Knotweed (*Fallopia x bohemica*);
- 26° Giant Knotweed (*Fallopia sachalinensis*);
- 27° Japanese Knotweed (*Fallopia japonica*);
- 28° Black Locust or False Acacia (*Robinia pseudoacacia*);
- 29° Great Yellowcress (*Rorippa amphibia*);
- 30° Common Reed Grass (*Phragmites australis*);
- 31° Seven-Sisters Rose or Japanese Rose (*Rosa multiflora*);
- 32° Japanese Rose or Ramanas Rose (*Rosa rugosa*);
- 33° Purple Loosestrife (*Lythrum salicaria*).

636.2 SPECIFIC STANDARDS FOR ZONE P01-03 (added by RCM-60A-23, art.1)

The maximum height of a fence installed along the western side lot line and dividing line of lots bordering Louise-Lamy Avenue shall be two metres and forty-five centimetres (2.45 m).

SECTION 10 WETLANDS OF INTEREST

(Added by RCM-60A-22, art. 5)

44.13 PROHIBITION OF INVASIVE PLANT SPECIES

Planting the following plant species is prohibited within 100 metres of a protected natural environment or one in the process of being protected, or a local park containing natural environments of interest, or a wetland of interest indicated on the map - *Wetlands of Interest* in Appendix F.

Garlic mustard (*Alliaria petiolata*)
Reed canary grass (*Phalaris arundinacea*)
Cow parsley (*Anthriscus sylvestris*)
Giant hogweed (*Heracleum mantegazzianum*)
Flowering rush Umbel (*Butomus umbellatus*)
Water chestnut (*Trapa natans*)
European swallow wort (*Cynanchum rossicum*)
Black dog-strawberry (*Cynanchum louiseae*)
Goutweed (*Ægopodium podagraria*)
Boxelder maple (*Acer Negundo*)
Norway maple (*Acer platanoides*)
False baby's breath (*Galium Mollugo*)
Reed mannagrass (*Glyceria maxima*)
Frogbit (*Hydrocharis morsus-ræ*)
Ornamental jewelweed (*Impatiens glandulifera*)
Yellow iris (*Iris pseudacorus*)
Amur silvergrass (*Miscanthus sacchariflorus*)
Chinese silvergrass (*Miscanthus sinensis*)
Eurasian watermilfoil (*Myriophyllum spicatum*)
Glossy buckthorn (*Frangula alnus*)
Common buckthorn (*Rhamnus cathartica*)
Siberian elm or Chinese elm (*Ulmus pumila*)
Lesser periwinkle (*Vinca minor*)
White poplar (*Populus alba*)
Bohemian knotweed (*Fallopia X bohemica*)
Giant knotweed (*Fallopia sachalinensis*)
Japanese knotweed (*Fallopia japonica*)
Black Locust (*Robinia pseudoacacia*)
Great yellowcress (*Rorippa amphibia*)
Common reed (*Phragmites australis*)
Multiflora rose (*Rosa multiflora*)
Rugosa rose (*Rosa rugosa*)
Purple loosestrife (*Lythrum salicaria*)

44.14 PROHIBITION OF ENCROACHMENT INTO A WETLAND AND ITS PROTECTION AREA

In a wetland of interest to be protected or restored and in its protection area, indicated on the map - *Wetlands of interest* in Appendix F, any use of the land, any construction including reconstruction and expansion, any works, any activity of excavation, backfilling or movement of humus or non-invasive native plants is prohibited, except:

- for the purpose of widening an existing traffic lane;
- for the purpose of establishing an electricity, gas, telecommunications, or cable network, a water or

sewer service, or a railway;

- for the purpose of establishing a major road project or public transportation infrastructure proposed in the Concept or an installation of metropolitan interest proposed in the Metropolitan Land Use and Development Plan of the Montreal Metropolitan Community or of agglomeration interest proposed in the Concept;
- for the purpose of establishing infrastructure or equipment that was the subject of an agreement before December 21, 2023;
- for the purpose of maintaining, restoring, or creating a wetland or a protection area;
- a use, construction or work relating to nature observation and environmental interpretation, under the following conditions:
 - in a wetland environment, the constructions and works must be carried out above ground on piles, and excavation or backfilling activities be authorized for ground anchoring elements;
 - in the protection area, trails must be a maximum of 4 metres wide and, as with other constructions or ground structures, be made with a permeable surface;
 - in the protection area, buildings must be built without foundations and in such a way as to allow the free flow of water;
- a fence or hedge separating a 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 traffic lane or public space;
 - the fence must be openwork and allow the free flow of water;
 - excavation or backfilling activities must be authorized for ground anchoring elements;
- the reconstruction or enlargement of a main building existing on December 21, 2023, provided that there is no additional encroachment into the protected area and the wetland. Excavation or backfilling activities are authorized, but must be limited to what is required for the reconstruction or enlargement of the building;
- construction, including the reconstruction and enlargement, of a building accessory to a main building existing on December 21, 2023, under the following conditions:
 - the building or its extension must be built without foundations and allow the free flow of water;
 - the building or its extension must be located more than 10 metres from the wetland;
- the reconstruction of a vehicular access road or an outdoor parking area serving a main building existing on December 21, 2023, provided that it is made of permeable materials. Excavation or backfilling activities are authorized, but must be limited to what is required for the reconstruction of the vehicular access road or the outdoor parking area.

Despite the above, for land located outside a wetland of interest to be protected or restored indicated on the map - *Wetlands of Interest* in Appendix F, and upon demonstration that the land is legally occupied and developed in its entirety, a new land use, a new structure, and a new construction, including any reconstruction and any extension, are authorized in the protection area.

For the purposes of the first paragraph, a demonstration of the occupation and development of the land is made by filing the following documents:

- certificate of location of the lot on which the work area covered by the application is illustrated;
- permit or certificate of authorization relating to the work leading to the occupation and development or,

failing that, the indication of the date or period of completion of this work;

- a photograph or any other document illustrating that the work area covered by the application has been anthropized and does not constitute a natural area.

44.15 ENCROACHMENT INTO A WETLAND PROTECTION AREA

Despite section 44.14, for undeveloped land, a land use, construction, work and activity involving excavation, filling or moving humus or non-invasive native plants are authorized to encroach on the protection area if the following conditions are met:

- the cadastral delimitation is prior to December 21, 2023;
- the building coverage rate on the entire land must be less than 25%;
- the buildings must allow the free flow of water;
- a vehicular access road and an outdoor parking, loading or unloading area serving a main building must be made of permeable materials;
- the activities of excavation, backfilling or moving humus or non-invasive native plants must be limited to what is required for the layout of a main building, a vehicular access road and, if no other space is available elsewhere on the land, an outdoor area for a use accessory to the main use, in particular an outdoor parking area and a relaxation area.

44.16 DETERMINATION OF A WETLAND TO BE PROTECTED OR RESTORED AND OF THE PROTECTION AREA

A characterization study must accompany any application for a permit or certificate to exercise a use or construction (or transformation) of a main building or construction of a structure, proposing an encroachment or additional encroachment in a wetland of interest to be protected or restored or in its protection area.

The delimitation of a wetland of interest to be protected or restored and a protection area resulting from a characterization study prevails over that of a wetland to be protected or restored and a protection area identified on the map - *Wetlands of interest* in Appendix F

Despite the first paragraph, a characterization study is not required in the case of the reconstruction of a building with the same layout.

44.17 PROVISIONS FOR FENCING IN THE PROTECTION AREA

In the protection area of a wetland of interest to be protected or restored indicated on the map - *Wetlands of interest* in Appendix F, the shoreline side of a constructed building that does not encroach on the wetland must be fenced without openings or access to it.

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SECTION 1: GENERAL PROVISIONS

637. SCOPE OF APPLICATION

Unless otherwise specified in this By-law and subject to the provisions of the *Act to prohibit commercial advertising along certain thoroughfares* (L.R.Q., c.A-7.0001), the provisions of this chapter shall apply in all zones and to every sign.

This chapter does not apply, however, to the following signage:

- 1° A sign prescribed by law, including signs within the meaning of the Highway Safety Code (R.S.Q., c. C-24.2);
- 2° A sign placed by a public utility company to warn of danger or indicate its services;
- 3° A sign relating to an election or for a referendum;
- 4° A sign issued by the federal, provincial or municipal government;
- 5° A sign installed inside a closed building, with the exception of a sign on a glazed surface;
- 6° A sign that is not visible beyond the boundaries of the property on which it is installed.

638. LOCATION OF A SIGN

All signs shall be located on the same property as the use, activity or product which the display refers.

SECTION 2: DESIGN SIGNS

639. CALCULATION OF THE SURFACE OF A SIGN

The calculation of the area of a sign takes place according the following principles:

- 1° The area is measured by including the surface area formed by an imaginary straight continuous line surrounding the parts or each component of the sign as a whole, without taking the vertical support into consideration however. In the case of a sign inside a frame, the frame surrounding the sign is considered to be a component, and in the case of placing letters, symbols or other messages directly on a wall, the letters, symbols or other messages are considered to be components of the sign;
- 2° In the case of signs with messages on two sides which are identical on both of the sides, the area is that of one of the two sides only, provided that the average distance between the two sides does not exceed 45 cm or the average distance between the two sides which is permitted by this By-law. If, furthermore, if this sign has messages on more than two identical sides, the area of such additional side shall be considered to belong to a separate sign.

640. AUTHORIZED MATERIALS

The materials used for the design of a sign must be designed to withstand loads and weathering. Thus, paper, cardboard, fiberboard panels, polythene and other similar materials are prohibited as finishing materials of a sign, except in the case of a garage sale and for temporary signs or on windows.

The wood used in the design of a sign must be painted, treated or varnished and the metal must be painted or treated to prevent corrosion.

641. PAINTED OR SCULPTED SIGNS

A sign bearing images, drawings or representation of various objects is authorized under the following conditions:

- 1° The material consists of carved wood, painted metal or any other resistant material which can be sculpted;
- 2° It is installed either flat against the building, mounted on a post or on a low wall or is projecting.

642. SHAPE OF SIGNS

The shape of signs must be limited to regular geometric forms with respect to sides and volume alike, including rectangles, squares, circles, diamonds, cubes, and cylinders, except in the case of a company's registered name or logo.

643. SIGN STRUCTURE AND CONSTRUCTION

Signs shall be safely designed with a permanent structure; all of its elements shall be securely fastened.

The message on a sign must be affixed to a structure conceived exclusively for this purpose.

With the exception of a temporary sign, the structure supporting a freestanding sign more than 3 m² must rest on a foundation that is frost-proof.

644. LIGHTING OF SIGNS

Signs may be illuminated, that is lit by a constant light source, provided that this light source is not visible from street and does not project any beams of light directly or indirectly beyond the properties on which the signs are located.

Subject to the SPAIP By-Law, signs may be luminous, that is lit by a constant light source placed inside the sign, provided that these signs are made of translucent, non-transparent materials, which conceal the light source and prevent it from producing glare.

Unless otherwise indicated in this By-law, illuminated or luminous signs may be lit until 11:00 pm at the latest; in the case of establishments remaining open after 11:00 p.m., the signs may remain lit until the establishment's closing time.

The electric power source for the signs' illumination shall be supplied underground. No overhead wiring is permitted.

The use of neon tubes is permitted for all types of illuminated signs.

Constant or flashing light sources, installed to attract attention to buildings, parts of buildings or window displays are considered to be illuminated signs for the purposes of this By-law and are prohibited.

645. MESSAGE ON SIGNS

Contents of signs may include only the following:

- 1° Lettered and/or numbered identification of the company;
- 2° The company's registered commercial name or logo;
- 3° The street address and telephone number of the establishment being publicized.

This message shall be fixed and permanent; systems enabling the message to be changed as needed are not permitted except in the following cases:

- 1° Posting of gasoline prices;
- 2° Posting of cinema, theatre or entertainment hall programs;
- 3° Posting of special events in the case of a hotel or a restaurant use;
- 4° Posting of temperature and time.

646. MAINTENANCE AND PERMANENCY OF SIGNS

Signs shall be maintained, repaired and kept in good condition and shall not cause any hazard to public safety. They shall be removed within 30 days following notification by the Officer in Charge if they do not conform to the provisions of this paragraph.

Signs or parts of signs shall not be masked with materials added to the surface of the signs.

Signs for establishments which have ceased operations must be removed by the owner of the buildings or of the signs within six months following the closure of the establishment.

SECTION 3: DISPLAY TYPE PROHIBITED

647. AREAS PROHIBITED FOR SIGN INSTALLATION

Attaching, gluing or otherwise installing or maintaining posters, notices, banners, streamers, flags, signs, placards or other similar objects on or in sidewalks, streets, parks, properties, buildings, light standards, poles or any other municipal equipment is prohibited.

Signs shall not be installed on roofs, fences or in front of windows or doors, nor block, mask, imitate or hide galleries, balconies, fire escapes or fences.

Signs shall not be mounted on trees or on structures which have not been erected for the express purpose thereof.

648. PROHIBITED SIGNS

The signs hereinafter listed are prohibited in all zones:

- 1° Signs mounted on roofs or above marquees;
- 2° Signs installed within an area defined by a circle 30 m in diameter and centered on the point where two street axes intersect and which can be mistaken for traffic signals because of their shape, color or brightness;
- 3° Moveable permanent or temporary signs mounted on wheels or skids or transportable in any manner whatsoever, illuminated or otherwise;
- 4° Except authorized neon tubing signs and signs indicating the temperature or time, signs lit by flashing or neon lights, rotating, pivoting, or animated;
- 5° Signs whose outline is in the shape of an everyday object, a human being or an animal, unless the concept, design, color and graphics is approved as part of the approval process of a SPAIP;
- 6° Signs painted on walls or roofs of buildings;
- 7° Signs or decorations made in whole or in part of a phosphorescent or reflecting material;
- 8° Any portable sign. However, a "sandwich" type sign may be authorized when it meets all the following conditions:
 - a) The concept, design, color and graphics is approved as part of the approval process of a SPAIP;
 - b) A permanent sign, in accordance with this by-law, exists for the establishment concerned;
 - c) Only one sign is authorized for each establishment concerned;
 - d) The area of such a sign shall not exceed 1.2 m² per side;
 - e) Such a sign must be stored away when the establishment is closed and must not be anchored or attached to any vegetation;
 - f) Such a sign shall not be installed on a public sidewalk and shall not be illuminated;
 - g) Such a sign shall be made of a weather resistant, painted or stained material and any discoloration or flaking shall be remedied;
 - h) Such a sign may consist of a blackboard and an erasable surface provided that it is framed by other design elements such as lettering, drawing, pictograms or moulding intended to improve its appearance;
 - i) A certificate of authorization is required annually for this type of sign.

- 9° Signs other than directional signs, on the pavement of public properties;
- 10° Any sign on an awning that does not meet all following conditions:
- a) The concept, design, color and graphics are approved as part of the approval process of a SPAIP;
 - b) Signage on an awning is limited to the ground floor of a building in the area overhanging a window, display window or doorway of the commercial establishment in question;
 - c) Lettering, symbols or commercial logos are permitted only on the vertical part of the awning; their area shall be included in the calculation of the signage area used by each establishment;
 - d) The awning is made of non-flammable plastics or canvases, of recognized industrial manufacture.
- 11° Any banner, except, for industrial establishments, a banner announcing their participation in a quality certification program and, for a commercial establishment, a banner for the promotion of a special product, service or event, when the following conditions shall apply:
- a) The banner shall not be displayed for more than 15 consecutive days and not more than two times per year per establishment;
 - b) The area of such banner shall not exceed 3 m²;
 - c) The banner shall be securely attached to the commercial building and shall not be installed on balconies, stairways, lamp standards or any other element outside the building;
 - d) A certificate of authorization is obtained to this effect.
- 12° Signs made of paper or cardboard and installed outdoors;
- 13° Signs on inflatable balloons or other suspended objects, installed on the ground or on a construction;
- 14° Advertising sculpture;
- 15° Incandescent or neon bulbs installed on the inside or the outside of a shop-window or on a building or part of a building;
- 16° Billboards except for public lots in zones C04-01 and C04-06; (added by RCM-60A-1-2016)
- 17° Electronic signs;
- 18° Removable or temporary commercial or advertising signs placed on a vehicle or a trailer;
- 19° Complete framing of a glazed surface by a series of light bulbs, neon lighting or neon filaments.

Any existing sign erected in contravention with the provisions of this Section shall be removed within 48 hours following notification by the Officer in Charge.

SECTION 4: SIGNS PERMITTED IN ALL ZONES

649. GENERAL PROVISIONS

Subject to Sections 1 to 3, signs hereinafter listed are permitted in all zones, provided that their lighting is not backlit:

- 1° Signs prescribed by a law or regulation;
- 2° Signs indicating religious activities and hours of services, sited on properties of buildings intended for worship;
- 3° Single signs identifying buildings by name and address provided that:
 - a) Their posting area does not exceed 3 m²;
 - b) They are attached to buildings or etched in the building's exterior cladding material.
- 4° Signs announcing that dwelling units, rooms or parts of buildings where they are installed are for rent, provided that:
 - a) Their posting area does not exceed 0.50 m²;
 - b) Only one sign is attached to or detached from the building;
- 5° Signs announcing the sale or rental of a land or a building, provided that :
 - a) The sign is not located in the right of way;
 - b) That no more than two such signs be installed on a given property;
 - c) A freestanding sign is located at least 3 m from the sidewalk or curb;
 - d) The area of each sign does not exceed 3 m² in areas of Old Village (V) Group and 6 m² elsewhere in the territory.
- 6° Signs identifying a construction project, its architect, engineer, contractor and sub-contractor and the financial institution responsible for financing the project;
- 7° Signs announcing the future opening of a new establishment provided that:
 - a) A permit or certificate is issued for the new establishment;
 - b) They are removed within 60 days from the date of opening of the establishment, in the case of a new construction, and within 30 days in the case of a new establishment situated in an already-existing building;
- 8° Signs posting restaurant menus;
- 9° Signs indicating the street address of buildings or identifying a person;
- 10° In non-residential sectors, Christmas decorations with lights between November 15th of a year and January 15th of the next year.

SECTION 5: SIGNS IN ZONES OF OLD VILLAGE (V) GROUP

650. SCOPE OF APPLICATION

With the exception of signs referred to in Section 4, the provisions of this section apply to all signs referred to in this section and are located in zones whose main land use is the Old Village (V) Group.

651. PERMITTED SIGNS

In addition to the signs provided for in Section 4, only the signs listed in this Section are authorized for land identified in the field of application, subject to the provisions that apply.

652. WALL AND PROJECTION SIGN

Wall or projection signs, other than temporary signs, are authorized, provided:

- 1° For each facility, a single wall or projection sign is allowed for each wall opening onto a traffic lane. Notwithstanding the foregoing, plus a wall or projecting sign is authorized for an institution, if it is authorized under regulations respecting SPAIP;
- 2° The total area of all wall signs shall be limited to 0.2 m² for each 0.3 m² of linear facade of a property overlooking the street, for a sign located on such a façade, without exceeding 10 m²;
- 3° The area of a projection sign is limited to 1.5 m².
- 4° Wall signs shall be installed flat against the wall of the front facade of a principal building or on an awning or sign band installed on the principal building or under the roof of a gallery;
- 5° In the case of a building occupied by more than one establishment, the sign shall be mounted on the part of the building occupied by the establishment served by the sign. However, if the establishment does not have a wall on the facade of the building, the sign may be installed on the facade of the building;
- 6° Signs shall never extend beyond the roof line nor over the height or width lines of the walls or marquees on which they are installed, nor, where applicable, the lowest level of upper windows situated immediately above the storey occupied by the establishment or, if there is no opening, the level defined by an imaginary line located 1 m above the ceiling of the storey below;
- 7° All parts of projection signs shall be at least 2.75 m above the level of the crown of the street when they are located above a place intended for vehicular traffic, and 2.20 m in other cases.

653. SIGNS ON OR INSIDE GLAZED SURFACES

Signs on or inside glazed surfaces are authorized, provided that :

- 1° A sign authorized for a given establishment may be installed inside a glazed surface provided that:
 - a) It is either mounted on a panel or lettered or placed against the glazing,
 - b) It is not painted;
 - c) Its area does not exceed 25% of the glazed surface inside which it is placed.
- 2° Placing or hanging elements that complement the sign, such as decorative strips, neon filaments or other similar objects, inside a glazed surface is permitted provided that:
 - a) They do not constitute a second sign identifying the establishment;
 - b) Their combined area does not exceed 25% of the glazed surface inside which they are placed,

- c) The neon filament does not serve to completely frame the glazed surface; in the case where neon tubing is used to represent an element, a supporting frame is permitted.
- 3° The placement of advertising or commercial signs on a glazed surface is permitted, provided that:
 - a) Their combined area does not exceed 25% of the glazed surface inside which they are placed;
 - b) The combined area of the sign elements in clauses 1°, 2° et 3° of the present section may not exceed 25% of the glazed surface inside which they can be placed.

654. DIRECTIONAL AND IDENTIFICATION SIGNS

Directional signs which are used to facilitate vehicular movements on private land, and identification signs which serve to identify places or activities specific to an establishment, for example, service, parts, cafeteria, etc., are authorized under the following conditions:

- 1° Only one directional sign and one identification sign are permitted per establishment. Notwithstanding the foregoing, more than one directional sign or more than one identification sign is permitted on the grounds or on the building if it is authorized under regulations respecting SPAIP;
- 2° The maximum height for a detached directional sign or identification sign is of 1.50 m.
- 3° The maximum area of a directional or identification sign is of 0,6 m². Notwithstanding the foregoing, a directional sign or identification of more than 0,6 m² can be installed if it is authorized under regulations respecting SPAIP;
- 4° A directional or identification sign must respect the same site plan and location as a main sign.

655. DETACHED SIGNS

Detached signs, other than temporary signs, are authorized, provided that:

- 1° For each building, regardless of the number of establishments that contained therein, only one freestanding sign is permitted. However, when the building is adjacent to three traffic lanes, a freestanding sign is permitted along each of the parallel roadways;
- 2° The area of a detached sign is limited to 10 m².
- 3° The maximum height of a freestanding sign is 6 m;
- 4° The civic number (street address) of the building should appear on the freestanding sign;
- 5° Signs must be suspended, supported or installed on a post, stand or low wall;
- 6° All parts of signs must be at least 2.20 m above the level of the land over which it hangs;
- 7° The distance between the vertical projection of a sign to ground level and street lines shall be at least 3.1 m;
- 8° The distance between the vertical projection of a sign to ground level and any property lines, other than street lines, shall at least 1.6 m;
- 9° Installation of signs within public utility rights of way is prohibited.

SECTION 6: SIGNS IN ZONES OF CENTRAL URBAN AREA (U) AND COMMERCIAL ZONES (C) GROUPS

656. SCOPE OF APPLICATION

With the exception of signs referred to in Section 4, the provisions of this section apply to all signs referred to in this section and are located in zones whose main land use is the Central Urban Area (U) or Commercial Zones (C) Group.

657. PERMITTED SIGNS

In addition to the signs provided for in Section 4, only the signs listed in this section are authorized for lands identified in the field of application, subject to the provisions that apply.

658. WALL AND PROJECTION SIGNS

A wall or projection sign, other than a temporary sign is permitted under the following conditions:

- 1° For each establishment, a single wall or projection sign is allowed for each wall opening onto a roadway. Notwithstanding the foregoing, more than one wall sign or projection can be installed for an establishment if it is authorized under regulations respecting SPAIP;
- 2° The total area of all wall signs and projection signs is limited to 0.2 m² for each 0.3 m of façade of a building overlooking the street for a sign located on such a façade and shall not to exceed 10 m². Notwithstanding the foregoing, a sign of more than 10 m² is permitted if it is authorized under regulations respecting SPAIP;
- 3° A wall sign shall be installed flat on the wall of the façade of the principal building or on a marquee or a banner display attached to the principal building;
- 4° In the case of a building occupied by more than one establishment, a wall or building projection sign must be affixed to the part occupied by the establishment served by that sign, building. However, in the case of a shopping center and when the institution in question has no wall in front of the building, the wall sign or projection can then be installed on the front of this building;
- 5° A wall or projection sign may not extend beyond the roof, neither height nor the width of the wall or awning on which it is installed or, if applicable, the lowest level of the upper windows located immediately above the floor occupied by the establishment or if there is no opening, the level defined by an imaginary line located at 1 m above the ceiling of the lower floor;
- 6° A projection sign may protrude to 1.5 m from the building on which it is installed;
- 7° Any part of a projection sign must be at least 2.75 m above the crown of the street, if it is over a place for the use of a vehicle and 2.20 m in the other cases.

659. SIGNS ON OR INSIDE GLAZED SURFACES

A sign on a glazed surface, other than temporary sign is permitted under the following conditions:

- 1° A sign on a glazed surface must be installed on a panel, whether lettered or pressed against the glass.
- 2° A sign on a glazed surface cannot be painted;
- 3° A sign on a glazed surface cannot be illuminated by reflection.
- 4° A sign on a glazed surface cannot project more than 0.05 meters from a glazed surface;
- 5° A sign on a glazed surface as well as all signs on a glazed surface cannot occupy more than 25% of the glazed surface on which they are affixed.

660. SIGN DISPLAYING A MENU FOR DRIVE-THRU SERVICE

A sign displaying a menu of a drive-thru restaurant is authorized under the following conditions:

- 1° One sign of this type is allowed per lot. However, this number can be increased to two in the case where the drive-thru service driveway comprises two parallel channels and two control stations;
- 2° The sign must be located in the rear or side yards;
- 3° La hauteur de l'enseigne ne doit pas excéder 2.50 m;
- 4° The area of the sign shall not exceed 5 m²;
- 5° The minimum distance from the vertical projection of the sign on the ground and a street line must be:
 - a) 1.55 m from edge of the road on Lakeshore Drive and on Dorval Avenue,
 - b) 3.1 m in other cases.

661. DIRECTIONAL AND IDENTIFICATION SIGNS

Directional signs which are used to facilitate vehicular movements on private land, and identification signs which serve to identify places or activities specific to an establishment, for example, service, parts, cafeteria, etc., are authorized under the following conditions:

- 1° One directional sign and one identification sign are permitted per establishment. Notwithstanding the foregoing, more than one directional sign or more than one identification sign is permitted on the grounds or on the building if it is authorized under regulations respecting SPAIP;
- 2° The maximum height for a detached directional sign or identification sign is of 1.50 m.
- 3° The maximum area of a directional or identification sign is of 0.6 m². Notwithstanding the preceding, a directional sign or identification sign of more than 0.6 m² is permitted if it is authorized under regulations respecting SPAIP;
- 4° A directional or identification sign must respect the same site plan and location as a main sign.

662. DETACHED SIGNS

Detached signs, other than temporary signs, are authorized, provided that:

- 1° For each building, regardless of the number of establishments that it contains only one freestanding sign is permitted. However, when the building is adjacent to three traffic lanes, a freestanding sign are permitted along each of the parallel roadways;
- 2° The area of a detached sign is limited to 10 m². However, for an establishment adjacent to a service road on either the A-20, A-520 or A-40 expressways, the maximum size is 15 m²;
- 3° The maximum height of a detached sign is limited to 6 m. However, for an establishment adjacent to a service road on either the A-20, A-520 or A-40 expressways, the maximum size is 10 m;
- 4° The civic number of the building should appear on a freestanding sign;
- 5° Signs must be suspended, supported or installed on a post, stand or low wall;
- 6° All parts of signs must be at least 2.20 m above the level of the land over which it hangs;
- 7° The distance between the vertical projection of a sign to ground level and street lines shall be at least:

- a) 4.5 m along the Trans-Canada Highway;
 - b) 1.55 m along Lakeshore Drive and Dorval Avenue,
 - c) 3.1 m in other cases.
- 8° The distance between the vertical projection of a sign to ground level and any property lines, other than street lines, shall at least 1.6 m;
- 9° Installation of signs within public utility rights of way is prohibited.

663. SIGNS FOR PETROLEUM ESTABLISHMENT OR SERVICE STATION

In addition to the signs mentioned in this section, the following signs are authorized for use "5532 Gas Station (without repair of motor vehicles with or without convenience store)":

- 1° One only sign on each of the surfaces of a marquee provided it is inscribed directly on the marquee or installed flat against it and that it shows only the name of the company and the services offered;
- 2° One only sign per pump announcing the price of gasoline or of articles provided that the signposting area does not exceed 0.20 m²;
- 3° No more than two portable signs of the "sandwich" type, provided that the area of each of the signs does not exceed 0.55 m² and that they are at least 4.6 m from street lines.

SECTION 7: SIGNS IN ZONES OF RESIDENTIAL NEIGHBORHOODS (H) GROUP

664. SCOPE OF APPLICATION

With the exception of signs referred to in Section 4, the provisions of this section apply to all signs referred to in this section and are located in zones whose main land use is the Residential Neighbourhoods (H) Group.

665. PERMITTED SIGNS

In addition to the signs provided for in Section 4, only the signs listed in this section are authorized for land identified in the field of application, subject to the provisions that apply.

666. WALL SIGNS

A wall sign, other than a temporary sign is permitted under the following conditions:

- 1° The wall sign is associated with additional uses mentioned in section 3 of chapter 7 of this by-law;
- 2° The wall or projection sign indicates the name, address and occupation of the occupant and the hours of use;
- 3° For each institution, one wall sign is allowed for each wall overlooking a traffic lane;
- 4° The area of a wall sign shall be limited to 0.2 m² and its projection to 0.1 m;
- 5° A wall sign shall be installed flat on the wall of the façade of the principal building or on a marquee or a banner display attached to the principal building;
- 6° A wall sign shall exceed neither the roof line, nor the height, nor the width of the wall or awning on which it is installed or, if applicable, the lowest level of the upper window located immediately above the floor occupied by an establishment or if there is no opening, the level defined by an imaginary line located at 1 m above the ceiling of the lower floor;
- 7° Notwithstanding the preceding, in the case of a garage sale:
 - a) One sign attached to or detached from the building is permitted, provided that the display area does not exceed 3 m² and it is installed on the property where the sale is to take place;
 - b) The permitted sign may be placed no earlier than one day before the start of the garage sale and must be removed at the end of the garage sale.

SECTION 8: SIGNS IN ZONES OF EXPRESSWAY BUSINESS PARK (D), INDUSTRIAL PARK (I) AND AIRPORT ZONE (Z) GROUPS

667. SCOPE OF APPLICATION

With the exception of signs referred to in Section 4, the provisions of this section apply to all signs referred to in this section and are located in zones whose main function is the Expressway Business Park (D), Industrial Park (I) or the Airport Zone (Z) Group.

668. PERMITTED SIGNS

In addition to the signs provided for in Section 4, only the signs mentioned in this section are permitted on land identified in the field of application, subject to the provisions that apply.

669. WALL SIGNS

A wall sign, other than a temporary sign is permitted under the following conditions:

- 1° For each establishment, one wall sign is allowed for each wall opening onto a traffic lane. Notwithstanding the preceding, more than a wall sign is allowed for an establishment if it is authorized under regulations respecting SPAIP;
- 2° The total area of all wall signs shall be limited to 0.2 m² for each 0.3 m² of linear facade of a building overlooking the street for a sign located on such a façade, without exceeding 10 m². Notwithstanding the preceding, a sign of more than 10 m² is permitted if it is authorized under regulations respecting SPAIP;
- 3° A wall sign shall be installed flat on the wall of the façade of the principal building or on a marquee or a banner display attached to the principal building;
- 4° In the case of a building occupied by more than one establishment a wall sign shall be affixed to the portion of the property occupied by the building served by such sign. However, in the case of a shopping center and when the establishment in question has no wall in front of the building, the wall sign may then be installed in front of the building;
- 5° A wall sign shall exceed neither the roof line, nor the height, nor the width of the wall or awning on which it is installed or, if applicable, the lowest level of the upper window located immediately above the floor occupied by an establishment or if there is no opening, the level defined by an imaginary line located at 1 m above the ceiling of the lower floor.

670. SIGNS ON OR INSIDE GLAZED SURFACES

A sign on or inside a glazed surface, other than a temporary sign, is permitted under the following conditions:

- 1° A sign on a glazed surface must be installed on a panel, whether lettered or pressed against the glass.
- 2° A sign on a glazed surface can be painted;
- 3° A sign on a glazed surface can be illuminated by reflection;
- 4° A sign on a glazed surface can not project more than 0.05 m from the glass surface;
- 5° A sign on a glazed surface as well as all signs on a glazed surface can not occupy more than 25% of the glazed surface on which they are affixed.

671. DETACHED SIGNS

Detached signs, other than temporary signs, are authorized, provided that:

- 1° For each building, regardless of the number of establishments that it contains, only one freestanding sign is permitted. However, when the building is adjacent to three traffic lanes, a freestanding sign is permitted along each parallel roadway;
- 2° The area of a detached sign is limited to 10 m². However, for an establishment adjacent to a service road on either the A-20, A-520 or A-40 expressways, the maximum size is 15 m²;
- 3° The maximum height of a freestanding sign is 6 m. However, for an establishment adjacent to a service road on either the A-20, A-520 or A-40 expressways, the maximum height is 10 m;
- 4° The street number of the building should appear on a freestanding sign;
- 5° Signs must be suspended, supported or installed on a post, stand or low wall;
- 6° All parts of signs must be at least 2.20 m above the level of the land over which it hangs;
- 7° The distance between the vertical projection of a sign to ground level and street lines shall be at least:
 - a) 4.5 m along the Trans-Canada Highway;
 - b) 3.1 m in other cases.
- 8° The distance between the vertical projection of a sign to ground level and any property lines, other than street lines, shall at least 1.6 m;
- 9° Installation of signs within public utility rights of way is prohibited.

672. DIRECTIONAL AND IDENTIFICATION SIGNS

Directional signs which are used to facilitate vehicular movements on private land, and identification signs which serve to identify places or activities specific to an establishment, for example, service, parts, cafeteria, etc., are authorized under the following conditions:

- 1° One directional sign and one identification sign is permitted per property. Notwithstanding the preceding, more than one directional sign or more than one identification sign is permitted on the grounds or on the building if it is authorized under regulations respecting SPAIP;
- 2° The maximum height for a detached directional sign or identification sign is of 1.50 m;
- 3° The maximum area of a directional or identification sign is of 0.6 m². Notwithstanding the preceding, a directional sign or identification of more than 0.6 m² is permitted if it is authorized under regulations respecting SPAIP;
- 4° A directional or identification sign must respect the same site plan and location as a main sign.

SECTION 9: SIGNS IN ZONES OF PUBLIC SPACES (P) GROUP

673. SCOPE OF APPLICATION

With the exception of signs referred to in section 4, the provisions of this section apply to all signs referred to in this section and are located in zones whose primary assignment is the Public Spaces (P) Group.

674. PERMITTED SIGNS

In addition to the signs provided for in section 4, only the signs mentioned in this section are permitted on land identified in the field of application, subject to the provisions that apply.

675. WALL AND PROJECTION SIGNS

A wall sign or projection sign, other than a temporary sign is permitted under the following conditions:

- 1° For each establishment, a single wall or projection sign is allowed for each wall overlooking a traffic lane. Notwithstanding the preceding, plus a wall or projection sign is authorized for an establishment, if it is authorized under regulations respecting SPAIP;
- 2° The total area for all wall signs shall be limited to 0.2 m² for each 0.3 m² linear facade of a building overlooking a street for a sign located on such a façade without exceeding 10 m²;
- 3° The area of a projection sign is limited to 1.5 m².
- 4° A wall sign shall be installed flat on the wall of the facade of the principal building or on a canopy, a banner display attached to the principal building or under the roof of a gallery;
- 5° In the case of a building occupied by more than one establishment, a wall or projection sign must be affixed to the portion of the building occupied by the establishment served by said sign;
- 6° A wall sign shall exceed neither the roof line, nor the height, nor the width of the wall or awning on which it is installed or, if applicable, the lowest level of the upper window located immediately above the floor occupied by an establishment or if there is no opening, the level defined by an imaginary line located at 1 m above the ceiling of the lower floor;
- 7° Any part of a sign must be at least 2.75 m above the crown of the street if it is above a place meant for vehicular circulation and 2.20 m in the other cases.

676. SIGNS ON OR INSIDE GLAZED SURFACES

A sign on or inside a glazed surface is permitted under the following conditions:

- 1° The sign allowed for each establishment must be mounted inside a glazed surface provided:
 - a) The sign is installed on a panel, whether lettered or leaning against a glazed surface;
 - b) It is not painted;
 - c) Its size does not exceed 25% of the glazed surface inside which it is affixed.
- 2° It is permissible to affix or suspend inside a glazed surface complementary elements to the display, such as stripes, watermarks, Neon or similar items provided:
 - a) It does not constitute a second identification sign for the establishment;
 - b) Their cumulative area does not exceed 25% of the glazed surface within which they are applied;

- c) That the filigreed neon does not serve to frame the glazed surface. In the case of a representation in filigreed neon, it is permitted to have a supporting frame.
- 3° It is permitted to place advertising or commercial signs on a glazed surface provided:
 - a) Their cumulative area does not exceed 25% of the glazed surface within which they are affixed;
 - b) The cumulative area of the display elements of Paragraphs 1, 2 and 3 of this Article shall not exceed twenty-five percent to 25% of the glazed surface within which they can be affixed.

677. DIRECTIONAL AND IDENTIFICATION SIGNS

Directional signs which are used to facilitate vehicular movements on private land, and identification signs which serve to identify places or activities specific to an establishment, for example, service, parts, cafeteria, etc., are authorized under the following conditions:

- 1° One directional sign and one identification sign are permitted per property. Notwithstanding the preceding, more than one directional sign or more than one identification sign is permitted on the grounds or on the building if it is authorized under regulations respecting SPAIP;
- 2° The maximum height for a detached directional sign or identification sign is of 1.50 m;
- 3° The maximum area of a directional or identification sign is of 0.6 m². Notwithstanding the preceding, a directional sign or identification sign of more than 0.6 m² is permitted if it is authorized under regulations respecting SPAIP;
- 4° A directional or identification sign must respect the same site plan and location as a main sign.

678. DETACHED SIGNS

Detached signs, other than temporary signs, are authorized, provided that:

- 1° For each building, regardless of the number of establishments that it contains, only one freestanding sign is permitted. However, when the building is adjacent to three traffic lanes, a freestanding sign is permitted along each parallel roadway;
- 2° The area of a detached sign is limited to 10 m².
- 3° The maximum height of a freestanding sign is 6 m.
- 4° The street number of the building should appear on a freestanding sign;
- 5° Signs must be suspended, supported or installed on a post, stand or low wall;
- 6° All parts of signs must be at least 2.20 m above the level of the land over which it hangs;
- 7° The distance between the vertical projection of a sign to ground level and street lines shall be at least:
 - a) 4.5 m along the Trans-Canada Highway;
 - b) 1.55 m along Lakeshore Drive and Dorval Avenue;
 - c) 3.1 m in other cases.
- 8° The distance between the vertical projection of a sign to ground level and any property lines, other than street lines, shall at least 1.6 m;
- 9° Installation of signs within public utility rights of way is prohibited.

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SECTION 1: STANDARDS PERTAINING TO NON-CONFORMING USES

679. SCOPE OF APPLICATION

The provisions of this section apply in all zones.

680. DEFINITION OF NON-CONFORMING USES

A non-conforming construction is one which does not conform to this By-law, irrespective of the use occupying it.

681. ACQUIRED RIGHTS FOR NON-CONFORMING USES

Non-conforming uses are protected by acquired rights if, when the use began, it complied with the Zoning By-law then in effect.

682. PERFORMANCE OF WORK REQUIRED TO MAINTAIN ACQUIRED RIGHTS

It is permissible to perform repairs and routine maintenance necessary to preserve the conditions for exercising a non-conforming use protected by acquired rights.

683. CESSATION OF RECOGNITION OF ACQUIRED RIGHTS

Non-conforming uses protected by acquired rights are terminated if they are abandoned, discontinued or interrupted for a period of 12 consecutive months or if the equipment needed to exercise the non-conforming use has been removed without being replaced during a period of 12 consecutive months.

Notwithstanding the preceding paragraph, non-conforming uses protected by acquired rights terminate if they are replaced by another use.

684. REPLACEMENT OF NON-CONFORMING USE

A non-conforming use protected by acquired rights can only be replaced by a use consistent with the provisions of this By-law.

685. EXTENSION OF A NON-CONFORMING USE

The extension of a non-conforming use is prohibited.

Notwithstanding the first paragraph, in zones of the "Expressway Business Park (D)" group and the "Industrial Park (I)" group, the extension of a non-conforming use is permitted under the following conditions:

- 1° The non-conforming use shall be listed among the uses of "Industrial (d2)" or "Industrial (i2)" categories;
- 2° The extension of a non-conforming industrial use is restricted to a maximum floorspace occupation index of 0.3 for the totality of the building;
- 3° Throughout the lot, parking areas must comply with this By-law, in particular with regards to paving;

Notwithstanding the first paragraph, a residential building containing more than one dwelling and non-conforming with regards to its use, may be extended provided that the building, once expanded, complies with the following provisions:

- 1° Front setback: the setback prescribed for that zone;
- 2° First side setback: 3 m

- 3° Second side setback: 3 m
- 4° Rear setback : 8 m
- 5° It shall not be located in a zone of “Expressway Business Park (D)” or “Industrial Park (I)” group.

SECTION 2: STANDARDS PERTAINING TO NON-CONFORMING CONSTRUCTIONS

686. FIELD OF APPLICATION

The provisions of this section apply in all zones.

687. DEFINITION OF A NON-CONFORMING CONSTRUCTION

A non-conforming construction is one which does not conform to this By-law, irrespective of the use occupying it. A non-conforming sign is not considered as a non-conforming construction within the meaning of this section.

The non-conforming use of a building does not render the construction non-conforming. Similarly, the fact that the building does not comply with a provision of building regulations in force does not render this construction non-compliant in the meaning of this section.

Notwithstanding the foregoing paragraph, all principal and ancillary buildings erected prior to February 27, 1967 or under construction at that date are declared conforming with respect to the minimum front, side and rear setbacks required; this provision ceases to apply should the building lose at least half of its listed value on the valuation role as a result of fire or any other cause.

688. ACQUIRED RIGHTS FOR NON-CONFORMING USES

Non-conforming constructions are protected by acquired rights if, when the construction began, it complied with the Zoning By-law then in effect.

689. PERFORMANCE OF WORK REQUIRED TO MAINTAIN ACQUIRED RIGHTS

It is permissible to perform repairs and routine maintenance necessary to maintain in good condition a non-conforming structure protected by acquired rights.

690. MOVING A NON-CONFORMING CONSTRUCTION

It is permissible to move on the same land, a building whose location is non-conforming and protected by acquired rights without the new location complying with the provisions of this By-Law, under the following conditions:

- 1° The new location of the construction should result in a reduction of the existing exemption in respect to the installation;
- 2° No new non-compliant use shall result from the new location.

The displacement of a non-conforming structure conflicting with the above is likened to a demolition and causes the loss of acquired rights.

691. ENLARGEMENT OF NON-CONFORMING CONSTRUCTIONS

The enlargement of non-conforming constructions protected by acquired rights is permitted provided that the enlargement respects the provisions of this By-law and the Building By-law in effect.

Notwithstanding the first paragraph of this Article, a permanent carport or garage may be installed at least 0.30 m from side property lines provided that:

- 1° The garage or carport is ancillary to a single-family or two-family; (modified by RCM-60A-15-2022, art. 8a)
- 2° The garage or carport is ancillary to a building erected prior to June 17, 1954;
- 3° The garage or carport is ancillary to a principal building sited at least 3.95 m from side property lines.

692. NON-CONFORMING CONSTRUCTIONS CAUSED BY AN EXPROPRIATION

Notwithstanding Article 695 of this By-law, if a construction is occupied by a "Commercial" or "Industrial" use and becomes a non-conforming construction after an expropriation, this construction may be rebuilt subject to the following:

- 1° Any existing discrepancy relating to buildings and floorspace indexes which exists on the day this By-law comes into effect must not be increased;
- 2° The minimum front setbacks stipulated by the Schedule of Uses and Standards must be respected for those parts of buildings which are rebuilt;
- 3° The height of the rebuilt parts of buildings must conform to the heights permitted by the Schedule of Uses and Standards;
- 4° All of the provisions of this By-law and Building By-law in effect must be observed.

693. REBUILDING OF NON-CONFORMING CONSTRUCTIONS CAUSED BY AN EXPROPRIATION

Notwithstanding any provision to the contrary elsewhere in this By-law and in the Building By-law, if a construction is occupied by a "Commercial" or "Industrial" use and becomes a non-conforming construction after an expropriation, this construction may be rebuilt subject to the following:

- 1° Any existing discrepancy relating to buildings and floorspace indexes which exists on the day this By-law comes into effect must not be increased;
- 2° The minimum front setbacks stipulated by the Schedule of Uses and Standards must be respected for those parts of buildings which are rebuilt;
- 3° The height of the rebuilt parts of buildings must conform to the heights permitted by the Schedule of Uses and Standards;
- 4° All of the provisions of this By-law and Building By-law in effect must be observed.

SECTION 3: STANDARDS PERTAINING TO NON-CONFORMING SIGNS

694. SCOPE OF APPLICATION

The provisions of this section apply in all zones.

695. DEFINITION OF DEROGATORY SIGNS

A sign is non-conforming when:

- 1° It is not conforming with a provision of this By-law;
- 2° It refers to a use that has ceased, has been abandoned or has been discontinued for a period of at least 12 consecutive months.

For the purposes of this section, the sign includes all the features and accessories that are attached to or used to support it.

696. ACQUIRED RIGHTS FOR NON-CONFORMING SIGNS

Non-conforming signs are protected by acquired rights if, when it was installed, it complied with the Zoning By-law then in effect.

697. WORKS NECESSARY FOR MAINTAINING ACQUIRED RIGHTS

It is permissible to perform repairs and routine maintenance necessary to keep in good condition a sign protected by acquired rights.

698. MODIFICATION OR REPLACEMENT OF A NON-CONFORMING SIGN PROTECTED BY ACQUIRED RIGHTS

A non-conforming sign protected by acquired rights may only be replaced by another sign compliant with the provisions of this By-law.

Any change to a sign protected by acquired rights must comply with the by-law.

699. EXTINGUISHMENT OF AN ACQUIRED RIGHT FOR A SIGN PROTECTED BY ACQUIRED RIGHTS

The rights acquired for a non-compliant sign protected by an acquired right are extinguished in the following cases:

- 1° Once the sign has been completely removed, demolished or destroyed;
- 2° When the demolition or destruction is partial, or if only part of the sign is removed, the acquired rights are extinguished for the demolished, destroyed or removed portion;
- 3° If the sign refers to a use that has ceased, has been abandoned or has been discontinued for a period of at least 12 months;
- 4° If a billboard is not used for a period of at least 12 consecutive months.

The sign of which acquired rights are extinguished under the first paragraph must be removed or be modified to comply with the provisions of this By-law, at no further delay.

SECTION 4: STANDARDS PERTAINING TO NON-CONFORMING LOTS

700. SCOPE OF APPLICATION

The provisions of this section apply in all zones.

701. SITING OF CONSTRUCTIONS AND USES ON NON-CONFORMING LOTS

Constructions or uses may be located on non-conforming lots protected by acquired rights provided that all provisions of this By-law and the Building By-law, with the exception of those pertaining to lot dimensions and/or areas, are observed.

Notwithstanding the foregoing paragraph, in cases where the width of non-conforming lots protected by acquired rights do not enable principal buildings of use category h1 or h2 to be sited within the minimum side setbacks and buildings prescribed, the side setbacks widths may be reduced to the point where the buildings would have the minimum prescribed widths without reducing side margins to less than 2.10 m.

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702. LIST OF DEFINITIONS

For the purposes of interpretation of the present by-law, words or expressions shall have the meanings assigned to them specifically. In all other cases, words or expressions retain the recognized normal dictionary meaning.

ABOVE GROUND FLOORSPACE OF A BUILDING	Total above-ground floor area of all the floor of a building, measured from the outside surface of exterior walls and from the centerline of shared walls, excluding the area of below-ground floor.
ABOVE-ROOF CONSTRUCTION	Construction built on or above the roof of a building to enclose a tank, machinery, elevator, stairway, ventilation shaft, light well, antenna, etc.
ACCESS LANE	Vehicular traffic lane located on the property, commencing on the street and leading to the parking spaces.
ACCOMODATION	Action of providing lodging.
ADDITIONAL USE	Purpose, in addition to a principal use, for which a building, construction or property is or can be used or occupied.
AFTER HOURS ESTABLISHMENT	Dancing hall without alcohol permit mainly occupied or used for dancing and opened after the hours authorized by the <i>Loi sur les permis d'alcool</i> (L.R.Q., C.P. 9.1.). Dancing hall without alcohol permit mainly occupied or used for dancing and opened after the hours authorized by the <i>Loi sur les permis d'alcool</i> (L.R.Q., C.P. 9.1.).
AMUSEMENT ARCADE	Establishment in which there are three or more game machines activated by supplying them with coins or tokens, which are placed at the public's disposal. Pool halls, exterior or interior areas where activities such as go-karting or virtual reality, war, combat, hunting or chase games are practiced, and any recreational activities that encourage violent or anti-social behaviour shall also be considered to be amusement arcades.
AMUSEMENT PARK	A temporary exterior entertainment or show use of a maximum area of 425 square meters, within which area vehicles and trailers must be parked. Excluded from this area are the spaces required to install the tent and the material necessary for shows.
ANCILLARY BUILDING	Building other than a principal building, built on the same property as the latter and used only for one or more uses ancillary to the principal use.
ANCILLARY USE	A use distinct and subordinate to the main use, qualitatively and quantitatively subsidiary to the latter and contributing to improve its usefulness, convenience and enjoyment.
ANTENNA	Any aerial conductor assembly or overhead conductors, including support structure for transmitting or receiving electronic signals.
AQUATIC PLANTS	Hydrophyte plants including submergent, floating-leaved, emergent marsh, herbaceous and woody emergent plants, typical of marshes and swamps by bodies of water.

AUTOMOBILE GRAVEYARD OR SCRAP METAL YARD	Open-air site where disaffected vehicles, scrap metal or other objects are stored, whether or not they are intended for demolition or for sale as is or as parts.
AVERAGE ELEVATION	Lowest of the average levels of the ground along each exterior wall of a calculated without necessarily take into account localized depressions such as entrances for vehicles or pedestrians.
AVERAGE LOT WIDTH	Average distance between two property lines measured at the front line in the center of the lot and the rear line.
AWNING	Covering supported by a framework extending out from a building and intended to protect people and objects from weather or sun.
BALCONY	Platform not closed off from the outside projecting out from one or more walls of a building and surrounded by a railing or guardrail.
BASEMENT	One or more floors of a building located below the first floor.
BED AND BREAKFAST	Dwelling incorporating the renting of furnished rooms to overnight guests, including the serving of breakfast.
BILLBOARD	Sign announcing a company, profession, product, service or attraction which is exercised, sold or offered at a location other than that where the sign is located, whether the sign be permanent or temporary.
BUILDING	Construction with a roof supported by columns, posts or walls, whatever its use, and intended for sheltering or housing people, animals or objects.
CADASTRAL OPERATION	A division, subdivision, new subdivision, re-division, annulment, correction, addition or replacement of lot number(s) carried out in accordance with the <i>Cadastre Act</i> (R.S.Q. c. C-1) or Articles 2174, 2174a, 2174b or 2175 of the <i>Civil Code</i> .
CANOPY	Construction in the form of a roof usually installed as an overhang from a wall or supported on columns or posts. In the case of service station and gas station type uses, open shelter covering gasoline pump islands and attached or otherwise to the building.
CARPORT	Construction connected to a principal building and consisting of a roof supported by posts, completely open on the sides. Carports are intended to shelter one or more vehicles.
CARWASH	Establishment possessing mechanical equipment or otherwise for washing automobiles.
CELLAR	That part of a building located under the first floor, which at least half the height, measured from finished ceiling to floor at the center of the property is below the average level of ground surrounding the building.
CIRCUS	A temporary exterior entertainment or show use of a maximum area of 425 m², within which area vehicles and trailers must be parked. Excluded from this area are the spaces required to install the tent and the material necessary for shows.
COMMON SIGN	Sign attracting attention to several firms, services or attractions offered or sold on the site.

CONSTRUCTION	Building or work of any type whatsoever resulting in an assembly of materials; also, anything that is erected, built or constructed the use of which requires a site on the ground or connection with something requiring a site on the ground.
CONTIGUOUS ATTACHED GARAGE	Ancillary building attached to or forming part of a principal building and intended exclusively for storing motor vehicles, and of which one of the walls is shared over at least 50% of its length with a wall of the principal building.
CONVENIENCE STORE	Retail establishment for the sale of various products such as newspapers, periodicals, tobacco, wine, beer and foodstuffs. Convenience stores are open at least 84 hours per week and no more than three clerks are present at any one time.
CORNER LOT	Lot located at the crossroads of a pair of streets or street segments.
CORNER PROPERTY	Property situated at the intersection of two streets or street segments (see Diagram of Properties).
	Properties bordering public streets where the street line describes an arc subtended by an angle of less than 135° also considered to be corner properties.
CRÉMATION	Action consisting of burning deceased human bodies or their remains in order to reduce it to ashes.
CRÉMATORIUM	Installation intended to process cremations.
DEPTH OF PROPERTY	Average distance between the street line and the center of the rear property line.
DETACHED BUILDING	Principal building detached from any other principal building.

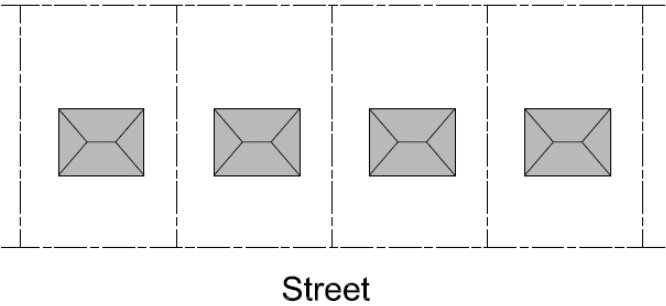


DIAGRAM OF
PROPERTIES

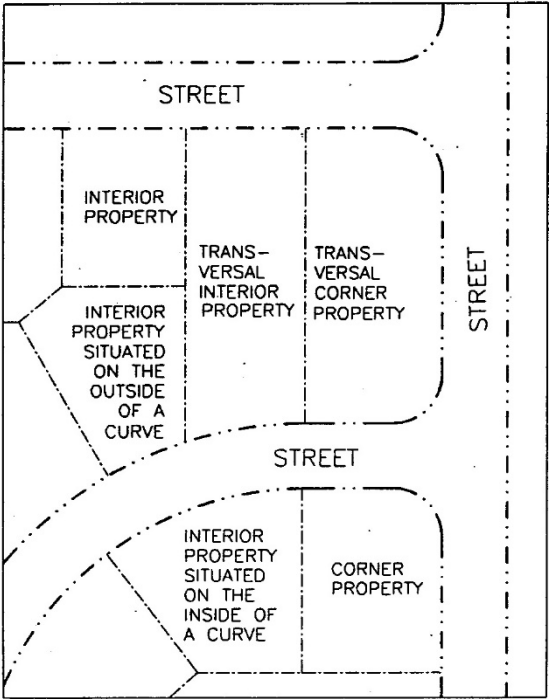
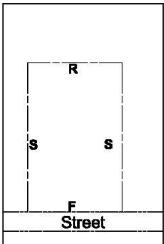
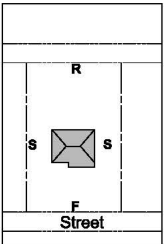


DIAGRAM OF
PROPERTY LINES

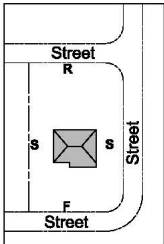
- F Front line
- S Side line
- R Rear line
- Right of way line
- Property line
-  Principal building



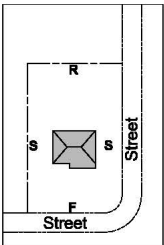
Interior property



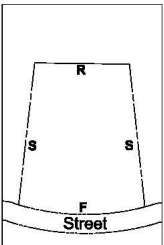
Transversal interior
property



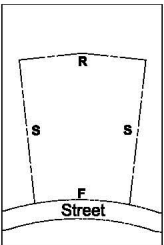
Transversal corner
property



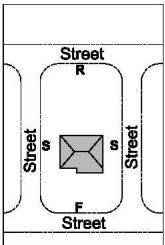
Corner property



Interior property
situated on the inside
of a curve



Interior property
situated on the
outside of a curve



Transversal interior
property

DIAGRAM OF
SETBACKS

- F Front setback
- S Side setback
- R Rear setback
- Street line
- Property line
- Setback line
-  Area to build

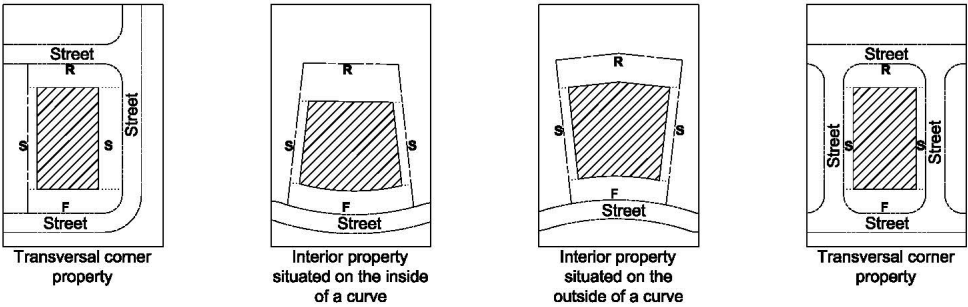
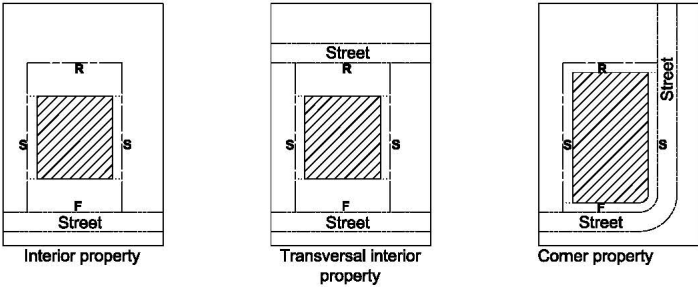
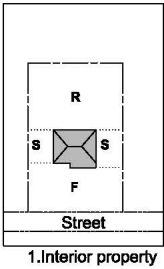
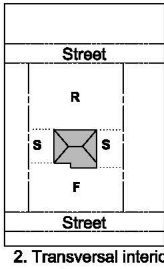


DIAGRAM OF
YARDS

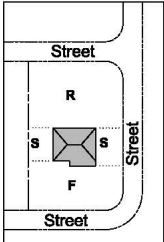
- F Front yard
- S Side yard
- R Rear yard
- Street line
- - - Property line
- Yard line
-  Principal building



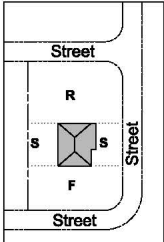
1. Interior property



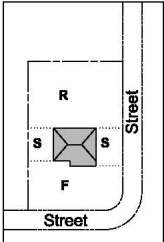
2. Transversal interior property



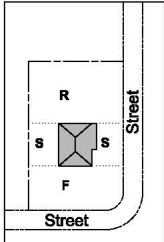
3. a) Transversal corner property



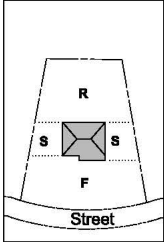
3. b) Transversal corner property



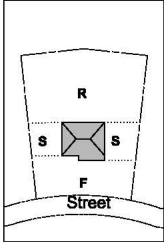
4. a) Corner property



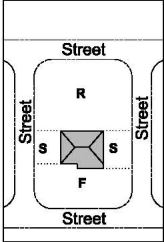
4. b) Corner property



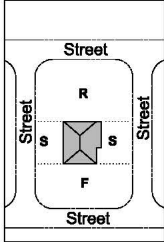
5. a) Interior property situated on the inside of a curve



6. a) Interior property situated on the outside of a curve



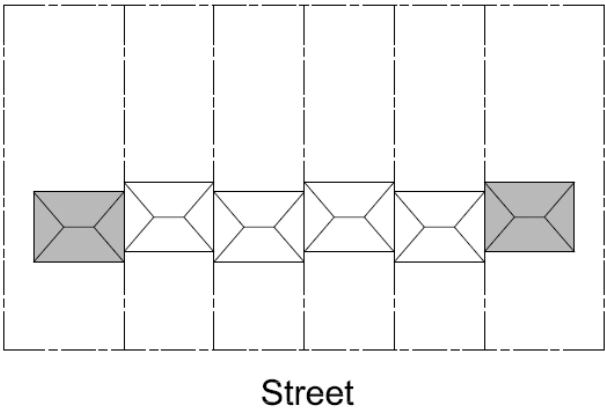
7. a) Transversal corner property



7. b) Transversal corner property

DIRECTIONAL SIGN	Sign indicating the direction to destinations which are themselves identified.
DISPLAY	Display of products outside buildings.
DISTANCE FROM A WATERCOURSE	Distance measured inland from the high-water mark.
DOMESTIC GREENHOUSE	Building used for growing plants, fruits or vegetables for personal use and not for sale.
DRAINAGE DITCH	A groundwater trench dug lengthwise in the ground by human intervention for the sole purpose of draining and irrigating catchment areas of less than 100 hectares.
DWELLING	Building or part thereof intended for a residential use and occupation by one or more people, but does not include hotels, motels or inns.
DWELLING UNIT	One or more rooms used or intended to be used as a domicile for one or more people and containing sanitary, heating and cooking facilities; does not include motels, hotels or rooming houses.
ELECTRONIC AND ELECTROMAGNETIC GAMES	Electronic and electromagnetic games activated by means of coins, or of tokens for which a sum of money is charged.

END BUILDINGS Principal building forming part of a set of row buildings and located at the end of this set.



EROTIC Describes any behaviour or article, one of whose characteristics is sexual exploitation.

ÉTABLISHMENT Building or part of building in which foods or services are offered for sale to the public.

FAIRGROUND A temporary exterior entertainment or show use of a maximum area of 425 m², within which area vehicles and trailers must be parked.

Excluded from this area are the spaces required to install the tent and the material necessary for shows.

FAST-FOOD RESTAURANT Establishment serving meals prepared in advance or which can be quickly reheated for consumption on or off the premises, with or without drive-thru and not offering table service.

FELLING OF A TREE Besides the usual meaning, is considered to be a felling operation of a tree the removing of more than 20% of the living crown, sectioning by uprooting or cutting more than 40% of the root system, recovery of the root system by an embankment of 20 cm or more, and any other action involving the removal of a tree, the use of a toxic product to kill or failure to perform or allow incisions more or less continuous all around the trunk, the bark, the phloem or wood.

FENCE Construction, shared or otherwise, consisting of posts and of materials authorized by this By-law and erected for the purpose of delimiting or closing in an area.

FIRST STORY Story whose principal floor is above the average level of ground surrounding the building. A basement exceeding 1,80 m above the average level of ground surrounding the building is considered as a first story.

FLASHING SIGN A flashing sign is one in which the illumination is intermittent or which has rotating lights, strings of lights, eclipsing lights, or garlands of pennants or flags. This definition excludes all devices intended to provide a public service by indicating time and the temperature.

FLOOD PLAIN A tract of land occupied by a lake or a waterway during flood periods. It corresponds to the geographical area of the flooded zones whose limits are defined by the flood stages for the 20 and the 100-year floods as established by the Ministère du Développement durable, de l'Environnement et des Parcs du Québec (MDDEP).

FLOORSPACE Area of building, measured from the outside surface of exterior walls

	and from the centerline of shared walls.
FLOORSPACE INDEX	Total above-ground floor area of all buildings (principal and ancillary) in relation to the land area of the property they occupy.
FLOORSPACE OF A DWELLING	Floor space of a dwelling unit measured from the inside surface of the walls delimiting the dwelling unit.
FRONTAGE BUILDING	Any part of a building that overlooks a public right-of-way.
FRONT FAÇADE OF A BUILDING	That part of a building which faces onto the street in the case of an interior property or which contains the principal entry as well as facing the street in the case of a corner property.
FRONT PROPERTY LINE (STREET LINE, RIGHT OF WAY LINE)	Line separating a property and a street right of way. This line need not be rectilinear (see Diagram of Property Lines). Notwithstanding the foregoing paragraph, a rear property line is defined for corner properties, transversal corner properties and transversal interior properties in accordance with the Diagram of Property Lines.
FRONT YARD	Area, usually unroofed, located in front of a principal building and bounded in accordance with the character of the property on which the principal building is erected. Front yards are bounded by street lines, side property lines and the lateral extension of the wall(s) of the front facade of principal buildings (See Diagram of Yards).
FRONT SETBACK	Distance between the front property line and a line parallel to it, which is situated inside the property to be built upon (see Diagram of Setbacks).
FRONT WALL	Exterior building wall, parallel or nearly so to the front property line. This wall need not be rectilinear.
GALLERY	Open balcony, covered or otherwise.
	Is not considered a gallery or a balcony any patio or terrace which does not exceed 60 cm in height from existing surrounding land.
GARAGE	Ancillary building, detached or otherwise from a principal building and intended exclusively for storing one or more motor vehicles employed for a domestic use.
GARDEN SHED	Ancillary building used for storing equipment needed to maintain the property.
GAS STATION	Building and property with pumps and reservoirs for storage of liquid fuels and at which fuel, lubricants and accessories are sold.
GREEN ROOF	Covering a roof in a manner that can allow the growth of vegetation and minimally comprising a sealing layer, a growth substrate and topsoil.
GROSS FLOOR AREA	Total area of all the floors, measured at the exterior wall of a building.
GROUND FLOOR	The first floor of a building situated approximately at street level or surrounding finished ground level.
HABITABLE ABOVE-ROOF CONSTRUCTION	Construction erected on the roof or over the roof of a building, forming a distinct volume and housing an extension of the main use of the building (for example, by the presence of a habitable room such as a reception room, a work area, a relaxation area) or an accessory use (for example, a

(added by RCM-60A-15-2022) (modified by RCM-60A-18-2023)	locker room for a swimming pool or a spa, a gymnasium for the common use of residents exclusively)".
HEIGHT OF A BUILDING (IN METERS)	Vertical distance between the level of the crown of the street and the highest point of the building, excluding above-roof constructions, measured at the front facade of the building. Towers, belfries and antennas, as well as decorative features less than one metre high may not be included when calculating the height of a building.
HEIGHT OF A BUILDING (IN STORIES)	Number of stories included between the floor of the first story and the roof. Un sous-sol qui excède de plus de 1,80 m le niveau moyen du sol entourant le bâtiment est considéré comme un premier étage dans le calcul du nombre d'étages. No construction or mechanical equipment installed on a roof is included when calculating the number of stories provided that: 1° It is not occupied by a habitable room or by a commercial, industrial or community establishment; 2° Its height does not exceed 4.55 m.
HEIGHT OF A SIGN	Height measured vertically between ground level and the highest point of a sign. In the case of signs installed on roofs, height measured vertically between the highest point of the roof, excluding all above-roof constructions, and the highest point of the sign.
HIGH FLOW ZONE	This zone corresponds to that portion of the flood plain which can be flooded by the flood stage of the 20-year flood.
HIGH WATER MARK	A mark used to delineate the shores and the littoral of lakes and water ways. The high water mark corresponds to the natural high water mark as determined by one of the following criteria and in the following order of priority: 1° At the point where the predominance of aquatic plants gives way to the predominance of terrestrial plants or, if there are no aquatic plants, at the point where the riparian cover ends towards the body of water; 2° In the case of a water retaining structure, at the maximum operating level of the hydraulic structure for the upstream portion of the body of water; 3° In the case of a legally erected retaining wall, from the top of said retaining wall; 4° If the information is available, the high water mark is set at the limit of the flood stage of the 2-year flood which is considered to be the equivalent of the mark set according to the botanical criteria defined above in paragraph 1°.
HÔTEL	Establishment that rents rooms to individuals or families usually for short-term stays that may also provide other services like restaurants, etc.
HOUSE TRAILER	Vehicle, whether or not mounted on wheels, used or intended for use on a seasonal basis as a place where people may live, eat and/or sleep and made so that it can be attached to a motor vehicle or pushed or pulled by such motor vehicle, and used exclusively for recreational purposes.

IDENTIFICATION SIGN	Sign indicating the name and address of the occupant of a building, or the name and address of the building itself, as well as the use which is permitted there, but which makes no mention of any product.
INGROUND OR SEMI-INGROUND POOL	Pool embedded in whole or in part, in the ground surface.
IMMUNIZATION	The immunization of a building, a structure or a development consists in the application of various measures specified in the building by-law in order to provide the protection required to avoid the damages that could be caused by a flood.
INN	Small scale hotel.
INSIDE STAIRCASE	Stairway located inside the main body of the building and separated from the outside by a door.
INTERIOR PROPERTY	Property other than a corner property (see Diagram of Properties).
LEQ	An index expressing the amount of acoustic energy received during a specified period.
LIQUIDATION CENTRE	Retail sale establishment specializing in the clearing of goods from inventory surpluses or in the liquidation of new and used items such as jewellery or precious metals from pawn brokers or purchased from individuals.
LITTORAL	That portion of lakes and waterways that extends from the high water mark toward the center of the body of water.
LOADING AREA	Off-street area adjacent to a building or to a group of buildings, connecting to a driveway and reserved for the temporary parking of a commercial vehicle for loading and unloading goods, articles or materials.
LOT	Basic unit of land identified and bounded by an official cadastral plan deposited with the Ministère de l'Énergie et des Ressources in accordance with the <i>Cadastre Act</i> (R.S.Q. c. C-1) or Articles 2174, 2174a, 2174b or 2175 of the <i>Civil Code</i> .
LOT FRONTAGE	Any portion of a lot which runs along a street.
LOT LINE	Any front, side and rear lot line.
LOW FLOW ZONE	This zone corresponds to that portion of the flood plain, beyond the limit of the high flow zone, which can be flooded by the flood stage of the 100-year flood.
LUMINOUS SIGN	Sign lighted artificially, either directly (luminous), by transparency or translucency or by reflection.
MAIN RAILWAY LINE	Railway running across the territory from West to East and along Highway 20.
MANOEUVRING AREA	Area allowing a driver to turn his vehicle completely around without using a public street.
MASONRY	Construction work composed of cut stones held together by mortar, cement or bricks.
MASSAGE PARLOUR	Establishment in which body massages are provided for a sum of money, other than: 1° Those practiced by professionals under paragraph c) of Article 1 of

	the <i>Code of Professions</i> (R.S.Q., c. C-26);
2°	Those involving only the face;
3°	Those provided as an accessory service by a sports club or hotel;
4°	Those provided only as a complement to medical practice by a recognized member of an association ‘therapeutic masseurs’ and referred by a physician, in a building devoted mainly to the practice of medicine.
MICROBREWERY	An establishment brewing beer consumed locally, of which the production is rather small and is made using traditional, non-mechanized/automated processes (i.e. “hand-made”).
MULTIPLE FAMILY DWELLING	Building consisting of two stories or more, containing more than three dwelling units with common entrances. This type of dwelling may be detached, semi-detached or of the row or terrace type.
NET FLOOR AREA	Gross floor area minus common spaces such as mall, corridor, tunnel, staircase, lift, public toilet, loading area, common space for heating, ventilation and air-conditioning.
OUTDOOR CAFÉ	Open-air facility where tables and chairs are arranged, adjacent to a building and operated by an establishment located inside this building.
OUTSIDE STAIRCASE	Stairway, other than a stairway used as fire escape, outside the main body of the building and accessible directly from the outside without having to pass through a door. This stairway may be enclosed in whole or in part by a wall, but is not heated by the heating system of the building.
PARKING AREA	Group of parking spaces including driveways leading to the spaces.
PARKING SPACE	Unit area needed for parking a motor vehicle, in addition to lanes and driveways.
PARTY DITCH (OR BOUNDARY DITCH)	A trench dug lengthwise in the ground for the sole purpose of draining two adjoining lands, within the meaning of article 1002 of the Civil Code of Québec.
PATIO	Exterior construction authorized by this By-law and laid out on the ground.
PERMANENT ABOVE-GROUND POOL	Rigid pool wall, permanently installed on the ground surface.
PORTABLE SIGN	Sign not built to remain permanently at the same site or which is not attached to an establishment or to a structure and which can be moved from one place to another.
PRINCIPAL BUILDING	Building employed for the principal use or uses authorized by this By-law on a property.
PRINCIPAL USE	Principal purpose for which a building or part thereof, or property or part thereof is used, designated or intended.
PRIVATE CLUB	Establishment where social activities are carried on and open only to its members.
PRIVATE STREET	Thoroughfare on private property to provide access (from a public street) to adjacent properties, and whose alignment and connections

	have been approved by the City.
PROJECTION	Part of a building which projects out from the alignment of one of its walls.
PROJECTION SIGN	Sign attached and perpendicular to the wall of a building.
PROPERTY	Contiguous land area owned by a single person, made up of parcels or parts of one or more lots identified at the cadastre.
PROPERTY (DEPTH)	Distance between the street line and the center of the rear property line, measured at right angles to the front property line. (See Diagram of Properties).
PROPERTY FRONTAGE	Any portion of a property which runs along a street.
PROPERTY LINE	Any front, side or rear property line.
PRUNING A TREE	Action of cutting boughs and branches.
PUBLIC ROADWAY DITCH (OR ROAD DITCH)	A trench dug lengthwise in the ground for the sole purpose of draining a public roadway or a road.
PUBLIC STREET	Thoroughfare ceded to the City for public use and to provide access (from a public street) to adjacent properties, and whose alignment and connections have been approved by the City.
PUBLIC UTILITIES	All public utility systems and networks, such as electricity, cable, gas, telephone, water, sewer, and their accessory buildings and equipment.
REAR LINE	Property demarcation line which is neither a front nor a side property line. This line may be non-rectilinear (see Diagram of Property Lines). Notwithstanding the foregoing paragraph, a rear property line is defined for corner properties, transversal corner properties and transversal interior properties in accordance with the Diagram of Property Lines.
REAR SETBACK	Distance between the rear property line(s) and a line to it (them) which is situated inside the property to be built upon (see Diagram of Setbacks).
REAR YARD	Area, usually unroofed, located behind a principal building and bounded in accordance with the character of the property on which the building is erected. Rear yards are bounded by rear property line(s) and side property lines and the natural extension of the rear wall(s) of principal buildings (see Diagram of Yards).
REAR WALL	Exterior building wall, parallel or nearly so to the rear property line. This wall need not be rectilinear.
RIGHT-OF-WAY / SERVITUDE	Land set aside for the establishment of a thoroughfare or a public service.
REDEVELOPMENT PROJECT (added by RCM-60A-15-2022)	Project for the construction of one or more principal buildings or part of a principal building, or for change or intensification of existing uses, meeting one of the following conditions: 1° The project follows the demolition of one or more principal buildings on the same lot and has the effect of increasing the total above-ground floor area by at least three times that of the principal building or buildings demolished; or

- 2° The project aims to enlarge an existing principal building or to add a new building to an existing principal building, and has the effect of increasing the total above-ground floor area by at least three times that of the existing principal buildings; or
- 3° The project is carried out on a lot that has been vacant for at least 3 years, and which has already been the site of a principal building and that the reconstruction project has the effect of increasing the total above-ground floor area by at least three times that of the original building.”

RIPARIAN CORRIDOR

Strip of land bordering lakes and rivers. This corridor extends inland from the high water mark. Its width is measured horizontally: it measures 300 meters along a lakeshore and 100 meters along a steady flow waterway.

ROOMING HOUSE

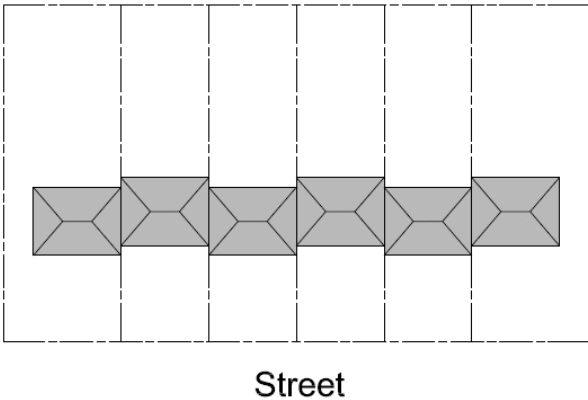
Establishment whose function is to rent a bedroom or place of residence, with or without meals, to more than two persons and is not recognized as a “half-way house” or a “shelter” under the *Act respecting health services and social services*.

ROTATING SIGN

Sign which rotates through an angle of 360°.

ROW (TERRACE) BUILDING

Principal building joined to at least two others to form a single construction of at least three buildings whose walls are shared or touch each other in whole or in part except for the end walls, each building or set of buildings located on a separate property.



SANITATION CUTTING

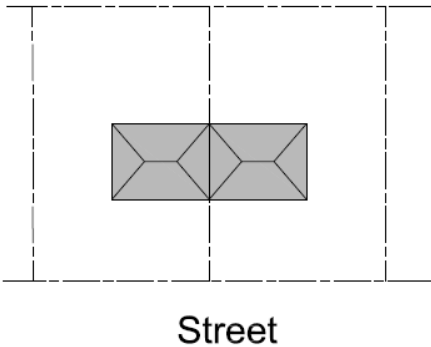
Cutting consisting in the felling or collection of deficient, diseased, dying, damaged or dead trees in a given tree stand.

SAUNA

Establishment offering steam baths for a charge, unless offered as an ancillary service by a sports club or hotel.

SEMI-DETACHED BUILDING

Principal building joined to one other principal building by a shared wall, each of the two buildings located on a separate property.



SERVICE STATION

Building and land with pumps and reservoirs used for storing a liquid fuel where liquid fuel is sold and where the following services can also be supplied:

	1° Sale of lubricants and accessories which can be rapidly added to a motor vehicle; 2° Mechanical repair and maintenance of automobiles, with the exception of painting, body work and repairs to the power train; 3° Lubrication and towing of automobiles; 4° Washing of automobiles as a use ancillary to the principal use; 5° Diagnosis of the condition of the mechanical components of vehicles.
SHOPPING CENTER	A grouping of retail and service establishments designed as a unit and laid out in a harmonious fashion, supplying independent parking facilities or other facilities on the site, planned in a single operation but permitting multiple management and ownership. The floorspace of a grouping shall not be less than 2,787 m ² .
SHORE	A strip of land along lakes and waterways that extends inland from the high water mark. The width of the zone to be protected is measured horizontally. This zone is at least 10 m wide in the following cases: 1° Where the slope is less than 30%; 2° Where the slope is greater than 30% with a bank less than 5 meters high; The zone to be protected is at least 15 m wide in the following cases: 3° Where the slope is continuous and greater than 30%; 4° Where the slope is greater than 30% with a bank over 5 m high.
SHORT-TERM RENTAL HOUSING	Any facility operated by a person who offers for rent, against remuneration, at least one housing accommodation unit for a period not exceeding 31 consecutive days.
SIDE PROPERTY LINE	Property line perpendicular or nearly perpendicular to the street line; need not be rectilinear (see Diagram of Property Lines). Notwithstanding the foregoing paragraph, side property lines are defined for corner properties, transversal corner properties and transversal interior properties in accordance with the Diagram of Property Lines.
SIDE SETBACK	Distance between a side property line and a line parallel to it which is situated inside the property to be built upon (see Diagram of Setbacks).
SIDE WALL	Exterior building wall, parallel or nearly so to a side property line. This wall may be interrupted.
SIDE YARD	Area, usually unroofed, located on the side of principal buildings and bounded in accordance with the character of the property on which the principal building is erected. Side yards are bounded by side property lines, side walls of principal buildings, lateral extensions of rear walls and lateral extensions of the front wall of principal buildings (See Diagram of Yards).
SIGN	The word sign designates any writings (including letters, words or numbers), graphic representations (including illustrations, drawings,

	sketches, images), emblems (including banners, flags pennants) or any other figures of a similar nature:
	1° Which are a construction or part of a construction or attached to, painted on or represented on, in any manner whatsoever, a building, construction or support of any kind;
	2° Which are used to notify, announce, inform, publicize, promote;
	3° And which are installed and visible outside a building.
SIGN ILLUMINATED BY REFLEXION	Sign which is illuminated exclusively from a fixed source of artificial light located outside the sign.
SINGLE-FAMILY DWELLING	Building consisting of only one dwelling unit. This type of dwelling may be detached, semi-detached or of the row or terrace type.
SIGNPOSTING	Any action or operation consisting of the installation of posted messages.
SNOW FENCE	Fence made up of slats of unplanned wood or a material of similar strength and metallic or polymer wire for the purpose of enclosing an area to protect it from wind and accumulation of snow during winter.
SOLAR PANEL	Device designed to intercept the rays of the sun in order to convert them into a usable form of energy.
SPA	Bath tub or hot tub where their capacity does not exceed 2 000 litres and which are not considered a pool for the purposes of this By-law.
STAY	Action of remaining in one location for a certain amount of time.
STEPS	Exterior construction, not including a stairway, leading to the landing of the first storey.
STORAGE	Depot for goods, articles or various materials.
STREET LINE	(See Front Property Line)
SWIMMING POOL	Outdoor artificial pool, permanent or temporary, for swimming, of which the water depth is 60 cm or more and is not covered by the <i>Regulation respecting safety in public baths</i> (RRQ, c. S-3, r.3), excluding a bath tub or hot tub where their capacity does not exceed 2 000 litres. All access structures and services are considered to be part of the pool.
SYSTEM EMPLOYING SOLAR ENERGY	Device or group of devices which convert solar energy into electrical or heat energy.
TANNING SALON	Establishment offering, for a charge, the use of equipment designed for tanning skin, other than tanning of the face only.
TEMPORARY ABOVE-GROUND POOL	Flexible pool wall, inflatable or not, intended to be installed temporarily.
TEMPORARY AUTOMOBILE SHELTER	Construction which can be dismantled, intended for parking one or more vehicles for a limited period of time in compliance with this By-law.
TEMPORARY	Building without foundation, installed or erected for a special purpose

BUILDING	and for a limited period of time.
TEMPORARY SIGN	Non-permanent sign announcing projects, events and activities of an essentially temporary nature such as construction sites, construction projects, property sales or rentals, special activities, community or civic activities, commemorations, celebrations, etc.
TERRACE	(See Row Building)
THREE-FAMILY DWELLING	Building consisting of two or three stories containing three dwelling units each with individual entrances from the outside either directly, or by means of a common vestibule.
TOPPING A TREE	Operation that consists of reducing, to varying degrees, the height of a tree by cutting off its top, or the aerial part of the tree excluding the trunk.
TOROUGHFARE	Any place or structure used for vehicular and pedestrian circulation including roads, streets and lanes, sidewalks and footpaths, bicycle paths, snowmobile trails, cross-country ski trails, public squares and public parking areas.
TRANSVERSAL CORNER PROPERTY	Property sited on two intersections of streets or street segments (See Diagram of Properties).
TRANSVERSAL LOT	An interior lot of which the ends overlook two streets or street segments.
TRANSVERSAL PROPERTY	Interior property whose extremities fall along two streets or street segments (see Diagram of Properties).
TREE	Include any tree from any specie, having a diameter, measured at 1,3 metre from the ground, equal to or greater than ten centimetres or a diameter, measured at 15 cm from the ground, equal to or greater than 15 cm.
TWO-FAMILY DWELLING	Building consisting of two stories including two superimposed dwelling units, each with individual entrances from the outside either directly or by means of a common vestibule. This type of dwelling may be detached, semi-detached or of the row or terrace type.
USE	Purpose for which a property or part thereof, a building or part thereof and their ancillary buildings are or can be used or occupied.
WADING POOL	Artificial basin of less than 0.60 m deep, other than a spa, designed to be filled with water intended for wading or bathing.
WALL	Vertical construction used to enclose a space and which can also bear a load from the weight of floors and/or a roof.
WALL SIGN	Sign installed flat against the wall of a building.
WAREHOUSE	Building used for sheltering or as a depot for articles, goods or various materials.
WATERWAY	Any body of water which runs in a bed at a steady or intermittent flow, excluding public roadway ditches, party ditches and/or drainage ditches. This definition also applies to inland waterways.
WETLAND PROTECTION AREA	A strip of land 30 metres wide that borders a wetland of interest to be protected or restored as identified in Appendix F “Wetlands of Interest” of Zoning By-law no. RCM-60A-2015. (Added by RCM-60A-22, art. 4)

WETLAND CHARACTERIZATION STUDY	A study aimed at determining the exact boundaries of a wetland and its protection area that is carried out by an expert in the field and that meets the requirements mentioned in Appendix G of Zoning By-law no. RCM-60A-2015 - Wetland Characterization Study. (Added by RCM-60A-22, art. 4)
WIDTH OF A PROPERTY	Dimension of a property measured between the side property lines from the property frontage to that part of the property occupied or intended to be occupied by a principal building.
WIDTH OF DWELLING	Distance measured on the front wall of a principal building between the side walls, including garages integral to buildings but not including attached garages or carports.
YARD	A space, usually unroofed, enclosed by walls or their extension in whole or in part or bounded by property lines.

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703. REPLACEMENT

The present by-law shall replace, for all purposes of law, Zoning By-Law No. 1391-A-91 and its amendments.

704. TAKING OF EFFECT

This By-law shall take effect as provided by Law.

APPROVED _____ MAYOR

APPROVED _____ CITY CLERK

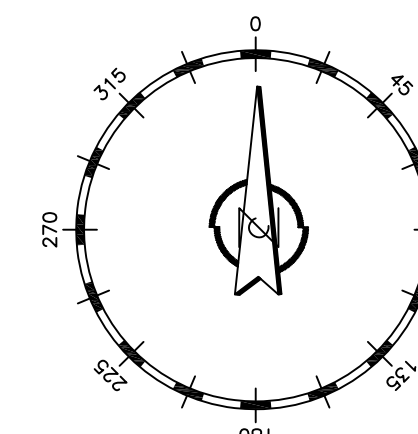
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APPENDIX A ZONING PLAN



DORVAL



Référentiel : quadrillage M.T.M. NAD 83

LÉGENDE

—	limite de zone
H	affectation principale
00-00	numéro de zone
—	numéro d'unité de planification

Affectation principale

- V - Vieux village
- U - Secteur urbain central
- C - Zones commerciales
- H - Quartiers résidentiels
- Z - Zone aéroportuaire
- D - Parc d'affaires autoroutier
- I - Parc industriel
- P - Espaces publics

ANNEXE A

PLAN DE ZONAGE

RÈGLEMENT NO: RCM-60A-2015

SCHEDULE A

ZONING PLAN

BY-LAW NO: RCM-60A-2015

MODIFIÉ PAR - MODIFIED BY
RCM-60A-17-2023
2023/11/27

APPENDIX B SCHEDULE OF USES AND STANDARDS

CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX B"

(Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE: C

ZONE NUMBER: 01-30

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4	●			
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	●			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5821, 5822, 5823, 5831, 5832, 5833, 5834			
Uses specifically authorized	23.	6532			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	10			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	8			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	315			
	44.	(1)			
	45.	(2)			
	46.	(3)			
	47.				

F - NOTES

- (1) For a commercial use, the number of parking spaces is limited to 50.
- (2) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.
- (3) The applicable parking ratio is established in article 187 of zoning by-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

01-71

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5815, 5821, 5822, 5823, 5831, 5832, 5833, 5834, 6241			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	3,8			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

01-72

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
Public Spaces (P)	19. Cultural, recreation and leisure i3				
	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	C1-10, C1-11, C1-13, C1-14, C1-15, C1-16			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1000			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

02-11

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5815, 5821, 5822, 5823, 5831, 5832, 5833, 5834, 6241			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	2500			

E - SPECIFIC PROVISIONS

	43.	317			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE: C

ZONE NUMBER: 02-12

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4	●			
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	●			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-05, C1-17, 20931, 5821, 5822, 5823			
Uses specifically authorized	23.	6532			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7.6			
	29. Lateral side (m) min.	3.8			
	30. Lateral other side (m) min.	7.6			
	31. Rear (m) min.	8			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	8			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.	(2)			
	45.				
	46.				
	47.				

F - NOTES

- (1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.
- (2) The applicable parking ratio is established in article 187 of zoning by-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023, art.1, par. 9)

PRINCIPAL USE: C
ZONE NUMBER: 02-30

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	●			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5821, 5822, 5823, 5831, 5832, 5833, 5834			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	7,6			
	31. Rear (m) min.	8			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	8			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.	(2)			
	45.				
	46.				
	47.				

F - NOTES

- (1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.
(2) The applicable parking ratio is established in article 187 of zoning by-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-8-2019, art.1)

PRINCIPAL USE:

C

ZONE NUMBER:

03-01

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	5532, 6412, 5891, 5892			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,60			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	0 (1)			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	1			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

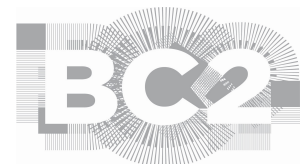
Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1390			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1)	A building can be located at zero lot line and extended trough Pointe-Claire territory
(2)	An additional access lane with a maximum width of 12 meters is authorized for trucking purposes.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

03-13

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	C1-10, C1-15			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

03-17

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	6412			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	12			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	1			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1390			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

03-18

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●	●		
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5815, 5821, 5822, 5823, 5831, 5832, 5833, 5834, 6241	C1-04, C1-05, C1-17, 20931, 5815, 5821, 5822, 5823, 5831, 5832, 5833, 5834, 6241		
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type		●		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	3,8	0		
	30. Lateral other side (m) min.	3,8	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-4-2018, art.6a)

PRINCIPAL USE:

C

ZONE NUMBER:

03-24

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1		●	●	●
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5821, 5822, 5823, 5831, 5832, 5833, 5834			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●	●		
	26. Semi-detached type			●	
	27. Row or terrace type				●
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	3.8	2,10	0	0
	30. Lateral other side (m) min.	3.8	3,95	3,95	3,95
	31. Rear (m) min.	6	7,60	7,60	7,60
	32. Height (storey) min.	1	2	2	2
Building	33. Height (storey) max.	2	2	2	2
	34. Height (m) max.				
	35. Width (m) min.		7	7	7
	36. Dwelling units/building min.				
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0.2	0.2	0.2	0.2
	39. Floorspace index max.	1	1	1,5	1,5
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.		13,10	11	7
	42. Area (m2) min.	1000	450	340	210

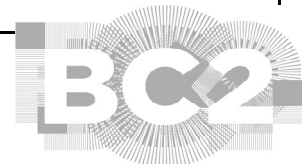
E - SPECIFIC PROVISIONS

	43.	(1)			(2)
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) For a commercial use, the number of parking spaces is limited to 25.

(2) The lateral setback of 2 m only applies to the end building.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-4-2018, art.6a)

PRINCIPAL USE: C
ZONE NUMBER: 03-24

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2	•	•	•	
	11. Multifamily dwellings h3				•
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	2,10	0	0	4
	30. Lateral other side (m) min.	3,95	3,95	3,95	6
	31. Rear (m) min.	7,60	7,60	7,60	6
	32. Height (storey) min.	2	2	2	2
Building	33. Height (storey) max.	3	3	3	3
	34. Height (m) max.				
	35. Width (m) min.	7	7	9	9
Indices	36. Dwelling units/building min.	2	2	2	4
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.2	0.2	0.2	0.5
	39. Floorspace index max.	1,50	1	1,5	2
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

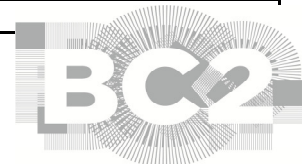
Dimensions	41. Width (m) min.	13,10	13,10	11	
	42. Area (m2) min.	500	450	340	1000

E - SPECIFIC PROVISIONS

	43.			(1)	
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1)	The lateral setback of 2 m only applies to the end building.				



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

03-26

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5815, 5821, 5822, 5823, 5831, 5832, 5833, 5834, 6241			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	3,8			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

03-29

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5815, 5821, 5822, 5823, 5831, 5832, 5833, 5834, 6241			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	3,8			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

03-49

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5815, 5821, 5822, 5823, 5831, 5832, 5833, 5834, 6241			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	3,8			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) For a commercial use, the number of parking spaces is limited to 25.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

03-50

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-04, C1-05, C1-17, 20931, 5821, 5822, 5823, 5831, 5832, 5833, 5834			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	3,8			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) For a commercial use, the number of parking spaces is limited to 25.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

04-01

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-05			
Uses specifically authorized	23.				
Conditional uses	24.	20931, 5821, 5822, 5823			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.5			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

04-02

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	C1-05			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	12			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.5			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1390			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

04-06

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	20931, 5821, 5822, 5823			
Uses specifically authorized	23.	C1-08, C1-10			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60			
	42. Area (m2) min.	3700			

E - SPECIFIC PROVISIONS

	43.	320			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

04-07

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-05			
Uses specifically authorized	23.				
Conditional uses	24.	20931, 5821, 5822, 5823			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30			
	42. Area (m2) min.	2780			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

04-08

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	C1-05			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	1			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60			
	42. Area (m2) min.	3700			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

04-09

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-05, C1-17, 20931, 5821, 5822, 5823, 6234, 6569			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

05-04

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	C1-05, 20931, 5821, 5822, 5823			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7.6			
	29. Lateral side (m) min.	3.8			
	30. Lateral other side (m) min.	3.8			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.5			
	39. Floorspace index max.	1.5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	319			
	44.	(1)			
	45.				
	46.				
	47.				

F - NOTES

(1) For a commercial use, the number of parking spaces is limited to 200.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

05-05

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	C1-05			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	12			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	1			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	1			
	39. Floorspace index max.	1.5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1390			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-16-2023, art.1, par. 15)

PRINCIPAL USE: C

ZONE NUMBER: 05-13

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	C1-05, 5512, 6353, 6411			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	12			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	1			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30			
	42. Area (m2) min.	1390			

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The zone is subject to the specific planning program for the Michel-Jasmin sector.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

C

ZONE NUMBER:

02-31

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1	●			
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	●			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	7,6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	4			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.	(2)			
	45.				
	46.				
	47.				

F - NOTES

- (1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.
- (2) The applicable parking ratio is established in article 187 of zoning by-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

D

ZONE NUMBER:

01-46

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1	•			
	16. Industrial d2		•		
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	D1-07, D1-10, D1-13	D2-01, D2-04, D2-06, D2-09, D2-15		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15	15		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6960	6960		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-4-2018, art.6d)

PRINCIPAL USE:

D

ZONE NUMBER:

04-03

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
	9. Single-family dwelling h1				
Residential Neighborhoods (H)	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
	13. Airport services z1				
Airport Area (Z)	14. Related services z2				
	15. Commercial and services d1	•			
Expressway Business Park (D)	16. Industrial d2		•		
	17. Commercial and services i1				
Industrial Park (I)	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
	20. Health and educational p1				
Public Spaces (P)	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		D2-02, D2-05, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	D1-07, D1-13			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10.6	10.6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.4	0.4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

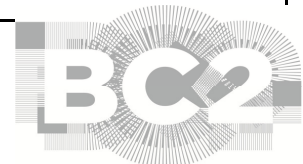
Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	(1)	(1)		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) No outside storage is permitted inside the servitude of Bertrand Creek.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

D

ZONE NUMBER:

04-04

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1	•			
	16. Industrial d2		•		
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	D1-05, D1-07, D1-13	D2-01, D2-04, D2-06, D2-09, D2-15, 2698		
Conditional uses	24.	5811			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15	15		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6960	6960		

E - SPECIFIC PROVISIONS

	43.	571	570		
	44.	571.1	571		
	45.	636.1	571.1		
	46.		636.1		
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

D

ZONE NUMBER:

04-22

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1	•			
	16. Industrial d2		•		
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		D2-02, D2-05, D2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	49281, 5513, 6355, 6441, 6442			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3000	3000		

E - SPECIFIC PROVISIONS

	43.	636.1	636.1		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

D

ZONE NUMBER:

04-24

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1	•			
	16. Industrial d2		•		
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	D1-01, D1-02, D1-04, D1-05, D1-06, D1-10, D1-11, D1-16, 5511, 5593, 6353, 7425	D2-01, D2-04, D2-06, D2-09, 2698		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15	15		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6960	6960		

E - SPECIFIC PROVISIONS

	43.	571	570		
	44.	(1)	571		
	45.				
	46.				
	47.				

F - NOTES

(1) The front setback is of 10,6 m along Place Transcanadienne.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

D

ZONE NUMBER:

04-25

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1	•			
	16. Industrial d2		•		
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		D2-02, D2-05, D2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	D1-01, D1-02, D1-04, D1-05, D1-06, D1-07, D1-08, D1-09, D1-10, D1-11, D1-12, D1-13, D1-16, 5511			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15	15		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,25	0,25		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6960	6960		

E - SPECIFIC PROVISIONS

	43.	571	570		
	44.	(1)	571		
	45.		(1)		
	46.				
	47.				

F - NOTES

(1) The front setback is of 10,6 m along Place Transcanadienne.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

D

ZONE NUMBER:

04-28

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1	•			
	16. Industrial d2		•		
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		D2-02, D2-05, D2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	D1-05, D1-07			
Conditional uses	24.	5811			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15	15		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6960	6960		

E - SPECIFIC PROVISIONS

	43.	571	570		
	44.		571		
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

D

ZONE NUMBER:

04-29

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-Family and Three-Family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1	•			
	16. Industrial d2		•		
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	D1-01, D1-02, D1-04, D1-05, D1-06, D1-07, D1-08, D1-09, D1-10, D1-11, D1-13, D1-16	D2-01, D2-04, D2-06, D2-09, D2-10, D2-13, D2-15, 2698		
Conditional uses	24.	5811			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15	15		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6960	6960		

E - SPECIFIC PROVISIONS

	43.	570	570		
	44.	571	571		
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-85

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3	3		
	29. Lateral side (m) min.	3	0		
	30. Lateral other side (m) min.	2	2		
	31. Rear (m) min.	5	5		
	32. Height (storey) min.	2	2		
Building	33. Height (storey) max.	4	4		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4		
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	1	1		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	5,5	5,5		
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	404	404		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The lateral setback of 2 m only applies to the end building.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-06

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
	32. Height (storey) min.	2			
Building	33. Height (storey) max.	7			
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4			
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	1			
	39. Floorspace index max.	3			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	397			
	44.	398			
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023, art.1, par. 2)

PRINCIPAL USE:

H

ZONE NUMBER:

01-07

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	0		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	2	2		
Building	33. Height (storey) max.	3	3		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4		
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	1	1		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	20 000	20 000		

E - SPECIFIC PROVISIONS

	43.	(1)	(1)		
	44.	(2)	(2)		
	45.	(3)	(3)		
	46.				
	47.				

F - NOTES

- (1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.
(2) The applicable parking ratio is established in article 187 of zoning by-law RCM-60A-2015.
(3) The zone is subject to a comprehensive development program.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-08

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	0		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	2	2		
Building	33. Height (storey) max.	3	3		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4		
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	1	1		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-10

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
	32. Height (storey) min.	1			
Building	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
	36. Dwelling units/building min.	1			
Indices	37. Dwelling units/building max.	1			
	38. Floorspace index min.	1			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-11

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	1			
	39. Floorspace index max.	3			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	1858			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-12

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	10			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	4			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	1			
	39. Floorspace index max.	3			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	399			
	44.	(1)			
	45.				
	46.				
	47.				

F - NOTES

(1) The 0 m lateral setback only applies on the West side of the building.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-13

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	7,6			
	30. Lateral other side (m) min.	7,6			
	31. Rear (m) min.	13,5			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	7			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	1			
	39. Floorspace index max.	3			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The area of the seventh floor must not exceed 50% of the sixth floor.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-14

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	1			
	39. Floorspace index max.	3			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-16

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	470			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-17

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	4,5 (1)			
	31. Rear (m) min.	6 (1)			
Building	32. Height (storey) min.	4			
	33. Height (storey) max.	7 (2)			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5			
	39. Floorspace index max.	3			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30			
	42. Area (m2) min.	2000			

E - SPECIFIC PROVISIONS

	43.	400			
	44.				
	45.				
	46.				
	47.				

F - NOTES

- 1) A setback of 0 m or less than specified is only permitted for a garage located below the living areas.
- 2) The area of the seventh floor must not exceed 50% of the sixth floor.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-18

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	0		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	2	2		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4		
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-4-2018, art.6b)

PRINCIPAL USE: H
ZONE NUMBER: 01-20

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1			•	•
	21. Cultural, recreation and leisure p2			•	•

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	0	0	0	0
	30. Lateral other side (m) min.	6	6	6	6
	31. Rear (m) min.	7.6	7.6	7.6	7.6
Building	32. Height (storey) min.	1	1	1	1
	33. Height (storey) max.	3	3	3	3
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4	4	4
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.2	0.2	0.2	0.2
	39. Floorspace index max.	1	1	1	1
	40. Footprint min.				

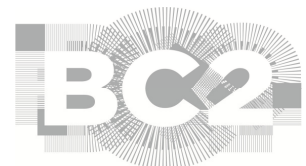
D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	401	401	397	397
	44.			401	401
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-4-2018, art.6c)

PRINCIPAL USE: H

ZONE NUMBER: 01-21

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	4.5			
	30. Lateral other side (m) min.	4.5			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.2			
	39. Floorspace index max.	1			
	40. Footprint min.				

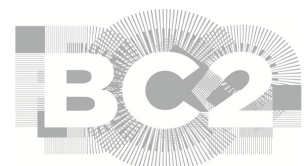
D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-23

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2		•		
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	4,5		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	2		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7			
	36. Dwelling units/building min.	1	2		
Indices	37. Dwelling units/building max.	1	2		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	2,5	2,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	415	415		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-25

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-31

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	7,6			
	30. Lateral other side (m) min.	7,6			
	31. Rear (m) min.	13,5			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	7			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The area of the seventh floor must not exceed 50% of the sixth floor.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-32

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.	9	9		
	35. Width (m) min.				
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.	402	402		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-34

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	370			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-35

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-36

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-38

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-41

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.				
	29. Lateral side (m) min.				
	30. Lateral other side (m) min.				
	31. Rear (m) min.				
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,25			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1900			

E - SPECIFIC PROVISIONS

	43.	403			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-42

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	470	470		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-43

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-47

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,15	0,15		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-48

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2			•	•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	2,1	0	4,5	0
	30. Lateral other side (m) min.	3,95	3,95	4,5	4,5
	31. Rear (m) min.	7,6	7,6	7,6	7,6
	32. Height (storey) min.	1	1	2	2
Building	33. Height (storey) max.	2	2	2	2
	34. Height (m) max.				
	35. Width (m) min.	7	7	7	7
	36. Dwelling units/building min.	1	1	2	2
Indices	37. Dwelling units/building max.	1	1	3	2
	38. Floorspace index min.	0,15	0,15	0,15	0,15
	39. Floorspace index max.	1	1	1	1
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370	555	415

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-49

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2			•	•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	2,1	0	4,5	0
	30. Lateral other side (m) min.	3,95	3,95	4,5	4,5
	31. Rear (m) min.	7,6	7,6	7,6	7,6
	32. Height (storey) min.	1	1	2	2
Building	33. Height (storey) max.	2	2	2	2
	34. Height (m) max.				
	35. Width (m) min.	7	7	7	7
	36. Dwelling units/building min.	1	1	2	2
Indices	37. Dwelling units/building max.	1	1	3	2
	38. Floorspace index min.	0,2	0,2	0,2	0,2
	39. Floorspace index max.	1	1	1	1
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	555	415	555	415

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-52

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2			•	•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	2,1	0	4,5	0
	30. Lateral other side (m) min.	3,95	3,95	4,5	4,5
	31. Rear (m) min.	7,6	7,6	7,6	7,6
	32. Height (storey) min.	1	1	2	2
Building	33. Height (storey) max.	2	2	2	2
	34. Height (m) max.				
	35. Width (m) min.	7	7	7	7
	36. Dwelling units/building min.	1	1	2	2
Indices	37. Dwelling units/building max.	1	1	3	2
	38. Floorspace index min.	0,2	0,2	0,2	0,2
	39. Floorspace index max.	1	1	1	1
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	555	415	555	415

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-53

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-54

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-56

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2			•	•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	2,1	0	4,5	0
	30. Lateral other side (m) min.	3,95	3,95	4,5	4,5
	31. Rear (m) min.	7,6	7,6	7,6	7,6
	32. Height (storey) min.	1	1	2	2
Building	33. Height (storey) max.	2	2	2	2
	34. Height (m) max.				
	35. Width (m) min.	7	7	7	7
	36. Dwelling units/building min.	1	1	2	2
Indices	37. Dwelling units/building max.	1	1	3	2
	38. Floorspace index min.	0,2	0,2	0,2	0,2
	39. Floorspace index max.	1	1	1	1
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370	555	415

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-57

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-58

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-59

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,15			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-61

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,1			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-16-2023, art. 1, par. 11)

PRINCIPAL USE: H

ZONE NUMBER: 01-62

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	●			
	10. Two-family and three-family dwellings h2	●			
	11. Multifamily dwellings h3	●			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	6541, 6543			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type	●			
	27. Row or terrace type	●			
Setbacks	28. Front (m) min.				
	29. Lateral side (m) min.				
	30. Lateral other side (m) min.				
	31. Rear (m) min.				
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	8			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.	(2)			
	45.				
	46.				
	47.				

F - NOTES

- (1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015
- (2) The applicable parking ratio is established in article 187 of Zoning By-law RCM-60A-2015



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-63

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,1			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-64

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-66

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	1115			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-68

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-73

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	0		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	7,6	7,6		
Building	32. Height (storey) min.	2	2		
	33. Height (storey) max.	3	3		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4		
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-74

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	7,6			
	30. Lateral other side (m) min.	7,6			
	31. Rear (m) min.	13,5			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	7			
	34. Height (m) max.				
	35. Width (m) min.	9			
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The area of the seventh floor must not exceed 50% of the sixth floor.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-79

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•	•	•
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	5	5	5	5
	29. Lateral side (m) min.	7,6	0	7,6	0
	30. Lateral other side (m) min.	4	4	4	4
	31. Rear (m) min.	7,6	7,6	7,6	7,6
	32. Height (storey) min.	1	1	1	1
Building	33. Height (storey) max.	6	6	6	6
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4	4	4
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3	0,3	0,3
	39. Floorspace index max.	3	3	3	3
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	404	404	397	397
	44.			404	404
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-80

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2			•	•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•		•	
	27. Row or terrace type		•		•
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	0	0	0	0
	30. Lateral other side (m) min.	2	2	2	2
	31. Rear (m) min.	5	5	5	5
	32. Height (storey) min.	2	2	2	2
Building	33. Height (storey) max.	3	3	4	4
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	1	1	2	2
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,1	0,1	0,1	0,1
	39. Floorspace index max.	2	2	2	2
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	5,5	5,5	5,5	5,5
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	404	404	404	404
	44.		(1)		(1)
	45.				
	46.				
	47.				

F - NOTES

(1) The lateral setback of 2 m only applies to the end building.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-80

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3	3		
	29. Lateral side (m) min.	3	0		
	30. Lateral other side (m) min.	2	2		
	31. Rear (m) min.	5	5		
Building	32. Height (storey) min.	2	2		
	33. Height (storey) max.	4	4		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4		
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	5,5	5,5		
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	404	404		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The lateral setback of 2 m only applies to the end building.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-81

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2	•			
	11. Multifamily dwellings h3		•	•	•
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type		•		•
	26. Semi-detached type	•		•	
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10	10	10	10
	29. Lateral side (m) min.	0	7,6	7,6	7,6
	30. Lateral other side (m) min.	4,5	4,5	0	4,5
	31. Rear (m) min.	7,6	7,6	7,6	7,6
Building	32. Height (storey) min.	2	3	3	3
	33. Height (storey) max.	4	8	8	8
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	2	4	4	4
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,1	0,3	0,3	0,3
	39. Floorspace index max.	2	2,5	2,5	2,5
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	404	404	404	397
	44.				404
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-81

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10			
	29. Lateral side (m) min.	7,6			
	30. Lateral other side (m) min.	0			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	3			
	33. Height (storey) max.	8			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	2,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	397			
	44.	404			
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE: H

ZONE NUMBER: 01-84

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•	•	•
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	4,5	4,5	4,5	4,5
	29. Lateral side (m) min.	4,5	0	4,5	0
	30. Lateral other side (m) min.	4	4	4	4
	31. Rear (m) min.	3	3	3	3
	32. Height (storey) min.	1	1	1	1
Building	33. Height (storey) max.	6	6	6	6
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4	4	4
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	1	1	1	1
	39. Floorspace index max.	3	3	3	3
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	404	404	397	397
	44.	(1)	(1)	404	404
	45.			(1)	(1)
	46.				
	47.				

F - NOTES

(1) Driveways for an interior or exterior parking can have a minimum width of 6 m.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-85

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2			•	•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•		•	
	27. Row or terrace type		•		•
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	0	0	0	0
	30. Lateral other side (m) min.	2	2	2	2
	31. Rear (m) min.	5	5	5	5
	32. Height (storey) min.	2	2	2	2
Building	33. Height (storey) max.	3	3	4	4
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	1	1	2	2
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5	0,5	0,5	0,5
	39. Floorspace index max.	2	2	2	2
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	5,5	5,5	5,5	5,5
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	404	404	404	404
	44.		(1)		(1)
	45.				
	46.				
	47.				

F - NOTES

(1) The lateral setback of 2 m only applies to the end building.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE: H

ZONE NUMBER: 01-86

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•	•	•
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	4	4
	29. Lateral side (m) min.	7	7	7	7
	30. Lateral other side (m) min.	4	4	4	4
	31. Rear (m) min.	7	7	7	7
Building	32. Height (storey) min.	3	3	1	1
	33. Height (storey) max.	10	10	4	4
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	8	8	4	4
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3	0,3	0,3
	39. Floorspace index max.	3	3	3	3
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	417	417	397	397
	44.	(1)	(1)	417	417
	45.	(2)	(2)	(2)	(2)
	46.	(3)	(3)	(3)	(3)
	47.	(4)	(4)		

F - NOTES

- (1) The front setback on Bouchard boulevard is 10 m for a 4 storeys building and 15 m for a 5 and more storeys building.
- (2) Driveways for an interior or exterior parking can have a minimim width of 6 m.
- (3) The minimum distance between 2 buildings located on the same lot (integrated project) is 10 m
- (4) A maximum of 3 driveways is permitted by street for a lot.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-87

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3			•	•
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type			•	
	26. Semi-detached type	•			•
	27. Row or terrace type		•		
Setbacks	28. Front (m) min.	4	4	4	4
	29. Lateral side (m) min.	0	0	3	0
	30. Lateral other side (m) min.	2	2	2	2
	31. Rear (m) min.	5	5	5	5
	32. Height (storey) min.	2	2	2	2
Building	33. Height (storey) max.	3	3	3	3
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	1	1	3	3
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,1	0,1	0,1	0,1
	39. Floorspace index max.	2	2	1,5	1,5
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	6	6	6	6
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	417	417	417	417
	44.	(2)	(1)	(2)	(1)
	45.		(2)	(3)	(2)
	46.				(3)
	47.				

F - NOTES

- (1) The lateral setback of 2 m only applies to the end building. The minimum lateral setback for a building next to a contiguous zone is 7 m.
- (2) Driveways for an interior or exterior parking can have a minimum width of 6 m.
- (3) Only multifamily buildings featuring units with a distinct entry is permitted.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

01-87

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	3,95			
	30. Lateral other side (m) min.	2,1			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,15			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	20			
	42. Area (m2) min.	500			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-01

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	7,6			
	32. Height (storey) min.	2			
Building	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4			
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-02

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,25			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-03

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-06

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-08

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1): "A use in the "Single-family dwelling (h1)" class is exempt from the application of the maximum area standard applicable to an attached or integrated attached garage". "added by RCM-60A-15-2022, art. 10a)



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-09

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-10

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-14

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	415	415		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-15

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	555	555		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-16

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,25			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-18

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,15			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	1858			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-19

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,5			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-20

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2			•	•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	2,1	0	4,5	0
	30. Lateral other side (m) min.	3,95	3,95	4,5	4,5
	31. Rear (m) min.	7,6	7,6	7,6	7,6
	32. Height (storey) min.	1	1	2	2
Building	33. Height (storey) max.	2	2	2	2
	34. Height (m) max.				
	35. Width (m) min.	7	7	7	7
	36. Dwelling units/building min.	1	1	2	2
Indices	37. Dwelling units/building max.	1	1	3	2
	38. Floorspace index min.	0,5	0,5	0,5	0,5
	39. Floorspace index max.	1	1	1	1
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	555	415	555	415

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-21

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	460			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-22

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	555	555		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-23

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•	•	
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	6	6	6	
	29. Lateral side (m) min.	2,1	0	0	
	30. Lateral other side (m) min.	3,95	3,95	4,5	
	31. Rear (m) min.	7,6	7,6	7,6	
	32. Height (storey) min.	1	1	2	
Building	33. Height (storey) max.	2	2	2	
	34. Height (m) max.				
	35. Width (m) min.	7	7	7	
	36. Dwelling units/building min.	1	1	1	
Indices	37. Dwelling units/building max.	1	1	1	
	38. Floorspace index min.	0,3	0,3	0,3	
	39. Floorspace index max.	1,5	1,5	1,5	
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	12,1	7,6	
	42. Area (m2) min.	510	325		

E - SPECIFIC PROVISIONS

	43.			(1)	
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) A series of contiguous buildings is limited to four buildings.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-24

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2	•			
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	4,5			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	2			
	37. Dwelling units/building max.	2			
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	415			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-25

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	0		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	2	2		
Building	33. Height (storey) max.	3	3		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4		
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-26

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	12,1			
	42. Area (m2) min.	325			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-27

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	460			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-28

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•	•		
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	0		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	2	2		
Building	33. Height (storey) max.	3	3		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4		
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5	0,5		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

02-31

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4		•		
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	3	3		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	1			
Indices	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1800	1800		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-02

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-03

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-05

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2	•			
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	4,5			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	2			
	37. Dwelling units/building max.	2			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	415			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-06

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	11,25		
	42. Area (m2) min.	555	415		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-07

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	7,6			
	32. Height (storey) min.	2			
Building	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.	4			
	36. Dwelling units/building min.				
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-08

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	555	415		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-10

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-12

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	370			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-14

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-15

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2	•			
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	4,5			
	31. Rear (m) min.	7,6			
	32. Height (storey) min.	2			
Building	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
	36. Dwelling units/building min.	2			
Indices	37. Dwelling units/building max.	2			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	415			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-16

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-19

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2	•			
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	4,5			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	2			
	37. Dwelling units/building max.	2			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	415			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-20

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	460	415		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-21

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3		
	31. Rear (m) min.	7,6	7,6		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
Indices	36. Dwelling units/building min.	1	1		
	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	12,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.		(1)		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The minimum lateral setback next to a street is 3 m.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-23

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	415			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-25

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•	•	
	10. Two-family and three-family dwellings h2				•
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	6	6	6	6
	29. Lateral side (m) min.	2,1	0	0	2,1
	30. Lateral other side (m) min.	3,95	3,95	3,95	3,95
	31. Rear (m) min.	7,6	7,6	7,6	7,6
	32. Height (storey) min.	2	2	2	2
Building	33. Height (storey) max.	2	2	2	2
	34. Height (m) max.				
	35. Width (m) min.	7	7	7	7
	36. Dwelling units/building min.	1	1	1	2
Indices	37. Dwelling units/building max.	1	1	1	3
	38. Floorspace index min.	0,2	0,2	0,2	0,2
	39. Floorspace index max.	1	1	1,5	1,5
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	11	7	13,1
	42. Area (m2) min.	450	340	210	500

E - SPECIFIC PROVISIONS

	43.			(1)	
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The 3,95 m lateral setback only applies to end buildings.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-25

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	7,6			
	30. Lateral other side (m) min.	7,6			
	31. Rear (m) min.	13,5			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	9			
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	450			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-27

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-30

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-32

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,1			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	740			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-34

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,1			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-35

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-37

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-39

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-42

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-44

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,1			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	1858			

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The use "7233 Meeting room" is also permitted in this zone.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-46

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-47

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
	36. Dwelling units/building min.	1	1		
Indices	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-48

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	7,6			
	32. Height (storey) min.	2			
Building	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4			
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-52

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	555			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-53

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•	•		
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	2,1	0		
	30. Lateral other side (m) min.	3,95	3,95		
	31. Rear (m) min.	7,6	7,6		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.	2	2		
	34. Height (m) max.				
	35. Width (m) min.	7	7		
Indices	36. Dwelling units/building min.	1	1		
	37. Dwelling units/building max.	1	1		
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1	13,1		
	42. Area (m2) min.	370	370		

E - SPECIFIC PROVISIONS

	43.		(1)		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The minimum lateral setback next to a street is 3 m.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-54

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1	•			
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	2,1			
	30. Lateral other side (m) min.	3,95			
	31. Rear (m) min.	7,6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	2			
	34. Height (m) max.				
	35. Width (m) min.	7			
Indices	36. Dwelling units/building min.	1			
	37. Dwelling units/building max.	1			
	38. Floorspace index min.	0,2			
	39. Floorspace index max.	1			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	13,1			
	42. Area (m2) min.	370			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

H

ZONE NUMBER:

03-56

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3	•			
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	3,8			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	397			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-4-2018, art.6e)

PRINCIPAL USE:

I

ZONE NUMBER:

04-05

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	I1-02, I1-08, I1-09, I1-11, 5198, 6212, 6215, 6598	I2-02, I2-05, I2-08, I2-11, I2-12, 2120, 2213, 330		
Uses specifically authorized	23.				
Conditional uses	24.	5811, 6000, 7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10.6	10.6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.4	0.4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

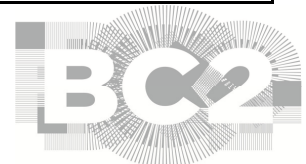
Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	572	572		
	44.	(1)	636.1		
	45.				
	46.				
	47.				

F - NOTES

(abrogated by RCM-60A-15-2022, art. 10b)



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-10

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-04, I2-06, I2-09		
Uses specifically authorized	23.	I1-03, I1-04, I1-06, I1-07, I1-08			
Conditional uses	24.	6000, 7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5	0,5		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-12

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	I1-03, I1-04, I1-06, I1-07			
Conditional uses	24.	6000, 7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
	32. Height (storey) min.				
Building	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.				
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-13

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	I1-03, I1-04, I1-06, I1-07			
Conditional uses	24.	6000, 7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6	7,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.				
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30	30		
	42. Area (m2) min.	2780	2780		

E - SPECIFIC PROVISIONS

	43.	572	572		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-14

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	7,6	7,6		
	30. Lateral other side (m) min.	7,6	7,6		
	31. Rear (m) min.	7,6	7,6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.	[abrogated by RCM-60A-15-2022, art. 10c]			
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	571	571		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-15

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15	15		
	29. Lateral side (m) min.	7,6	7,6		
	30. Lateral other side (m) min.	7,6	7,6		
	31. Rear (m) min.	7,6	7,6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.	abrogated by RCM-60A-15-2022, art. 10d			
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6960	6960		

E - SPECIFIC PROVISIONS

	43.	570	570		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-16

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3			•	
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•	•	
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6	10,6	
	29. Lateral side (m) min.	6	6	6	
	30. Lateral other side (m) min.	6	6	6	
	31. Rear (m) min.	6	6	6	
Building	32. Height (storey) min.	1	1	1	
	33. Height (storey) max.	3	3	3	
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4	0,4	
	39. Floorspace index max.	2	2	2	
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60	60	
	42. Area (m2) min.	3700	3700	3700	

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-17

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	I1-03, I1-04, I1-07, I1-10			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6	7,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
	32. Height (storey) min.				
Building	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.				
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	567	567		
	44.	572	572		
	45.	636.1	636.1		
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-20

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	I1-02, I1-05, I1-07, I1-09, I1-10, I1-11, I1-12	I2-04, I2-06, I2-09		
Uses specifically authorized	23.				
Conditional uses	24.	7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6	7,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5	0,5		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30	30		
	42. Area (m2) min.	1390	1390		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-21

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	I1-02, I1-05, I1-07, I1-10, I1-11, I1-12	I2-04, I2-06, I2-09		
Uses specifically authorized	23.				
Conditional uses	24.	7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7.6	7.6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.2	0.2		
	39. Floorspace index max.	0.9	0.9		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30	30		
	42. Area (m2) min.	1390	1390		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-23

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6	7,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3000	3000		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-21, art. 2)

PRINCIPAL USE:

I

ZONE NUMBER:

04-26

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07, I1-11, 5020, 6376, 673			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	5000	5000		

E - SPECIFIC PROVISIONS

	43.	572.2	572.2		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

04-27

(Modified by RCM-60A-21, art. 2)

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07, I1-11, 4921, 4926, 5020, 6376, 673			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	5000	5000		

E - SPECIFIC PROVISIONS

	43.	636.1	636.1		
	44.	572.2	572.2		
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-11

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	I1-07, I1-09, 5020	I2-01, I2-04, I2-06, I2-09		
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5	0,5		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91	91		
	42. Area (m2) min.	6950	6950		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-12

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07, I1-09, 6598			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	570	570		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023, art.1, par. 12)

PRINCIPAL USE:

I

ZONE NUMBER:

05-14

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	I1-09, I1-10, I1-11, I1-12	I2-04, I2-06, I2-09		
Uses specifically authorized	23.				
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	4,55	4,55		
	29. Lateral side (m) min.	3,8	3,8		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	4,55	4,55		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30	30		
	42. Area (m2) min.	1390	1390		

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The zone is subject to the specific planning program for the Michel-Jasmin sector excluding the northern part of avenue Michel-Jasmin.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023, art.1, par. 13)

PRINCIPAL USE:

I

ZONE NUMBER:

05-15

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-04, I2-06, I2-09		
Uses specifically authorized	23.	I1-03, I1-04, I1-06, I1-07			
Conditional uses	24.	6000, 7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6	7,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	(1)	(1)		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The zone is subject to the specific planning program for the Michel-Jasmin sector.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023, art.1, par. 14)

PRINCIPAL USE:

I

ZONE NUMBER:

05-16

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	11-08, 11-09, 11-10, 11-11, 11-12	12-02, 12-05, 12-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.				
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1,5	1,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	568	568		
	44.	(1)	(1)		
	45.				
	46.				
	47.				

F - NOTES

(1) The zone is subject to the specific planning program for the Michel-Jasmin sector.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-17

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-06, I1-07			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7.6	7.6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.3	0.3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

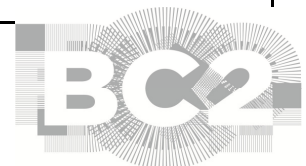
D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-18

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-19

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	11-08, 11-09, 11-10, 11-11, 11-12	12-02, 12-05, 12-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.				
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30	30		
	42. Area (m2) min.	1390	1390		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-20

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-01, I1-02, I1-07			
Conditional uses	24.	5811, 6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.		570		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-4-2018, art.6g)

PRINCIPAL USE:

I

ZONE NUMBER:

05-21

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	I1-05, I1-09, I1-10, I1-12	I2-06, I2-09		
Uses specifically authorized	23.				
Conditional uses	24.	6000, 7425, 5811			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7.6	7.6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.3	0.3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

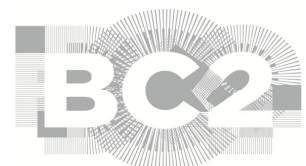
D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30	30		
	42. Area (m2) min.	1390	1390		

E - SPECIFIC PROVISIONS

	43.	570	570		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-4-2018, art.6h)

PRINCIPAL USE:

I

ZONE NUMBER:

05-22

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-02, I2-05, I2-08, 243, 311, 3121, 3140, 3152, 316, 317, 318		
Uses specifically authorized	23.	I1-07, I1-11, I1-12, 4926, 5020, 6353, 6376, 673			
Conditional uses	24.	6000			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10.6	10.6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0.2	0.2		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

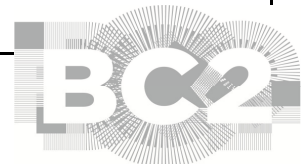
D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	570	570		
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-23

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		I2-04, I2-06, I2-09		
Uses specifically authorized	23.	I1-04, I1-08, I1-11, I1-12			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	569	569		
	44.	570	570		
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

I

ZONE NUMBER:

05-24

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1	•			
	18. Industrial i2		•		
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	I1-03, I1-04, I1-05, I1-06, I1-07			
Conditional uses	24.	6000, 7425			

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3	0,3		
	39. Floorspace index max.	1	1		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
Modified by RCM-60A-23, art. 2)

PRINCIPAL USE: P
ZONE NUMBER: 01-03

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leasure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-01, P2-05, 742			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43. see note (1)	636.2			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The maximum height of a fence installed along the western side lot line and dividing line of lots bordering Louise-Lamy Avenue is 2.45 m.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-09

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	P1-02, P2-02, P2-04, P2-06, P2-07			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	3			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-33

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leasure p2		•		

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01, 6513, 65131	P2-03, P2-05, P2-06		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.	4	4		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-37

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01, P2-03			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	636.1			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-39

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-04			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-44

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	P2-03, P2-07			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-50

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	P2-03, P2-07			
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	636.1			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-51

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-04			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-55

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-05, 6711, 6712, 7441, 7442			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	636.1			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-60

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-65

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-01, P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	636.1			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-69

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-70

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leasure p2		•		

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01	P2-02, P2-05		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.	4			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-75

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	762			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.				
	29. Lateral side (m) min.				
	30. Lateral other side (m) min.				
	31. Rear (m) min.				
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-78

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-06, 7441, 7442			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.				
	29. Lateral side (m) min.				
	30. Lateral other side (m) min.				
	31. Rear (m) min.				
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-82

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	761			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.				
	29. Lateral side (m) min.				
	30. Lateral other side (m) min.				
	31. Rear (m) min.				
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

01-88

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-01, P2-02			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

02-04

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leasure p2		•		

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01	P2-01, P2-02, P2-03, P2-05, P2-06, 4222		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

02-05

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leasure p2		•		

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		P2-03, P2-07		
Uses specifically authorized	23.	P1-01			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

02-07

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	7441, 7442			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) L'usage "7233 Salle de réunion" est également autorisé dans cette zone.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

02-13

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

02-17

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-04

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-09

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-07			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-11

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leasure p2		•		

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01	P2-02, P2-06		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-22

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06, 7211			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-28

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-31

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	761, 762			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	10			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-36

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leasure p2		•		

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01	P2-01, P2-03, P2-05		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-38

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-03			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-40

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-41

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1	•			
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P1-01			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-43

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-51

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-55

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-01, P2-06, 7442			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10			
	29. Lateral side (m) min.	3			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	2000			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

04-11

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-04			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

04-19

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	●			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-04, P2-06, 7411			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	636.1			
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

05-02

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-04, P2-06, 7411			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

05-06

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-04, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

P

ZONE NUMBER:

03-45

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2	•			

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	P2-01, P2-02, P2-06			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-6-2018)

PRINCIPAL USE: U

ZONE NUMBER: 01-01

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1	•	•	•	
	5. Commercial and services u2				•
	6. Cultural, recreation and leisure u3				•
	7. Public institutions and administrations u4				•
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				U2-15
Uses specifically authorized	23.				
Conditional uses	24.				20931, 5821, 5822, 5823

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	3.8	0	0	3.8
	30. Lateral other side (m) min.	3.8	6	0	3.8
	31. Rear (m) min.	6	6	6	6
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4	4	
	37. Dwelling units/building max.				
	38. Floorspace index min.	3	3	3	
	39. Floorspace index max.	9	9	9	9
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

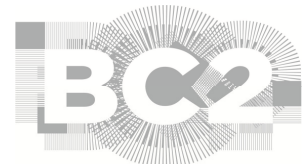
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.				226
	44.				(1)
	45.				
	46.				
	47.				

F - NOTES

(1) For a commercial use, the number of parking spaces is limited to 500.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-6-2018)

PRINCIPAL USE: U

ZONE NUMBER: 01-01

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2	•	•		
	6. Cultural, recreation and leisure u3	•	•		
	7. Public institutions and administrations u4	•	•		
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	U2-15	U2-15		
Uses specifically authorized	23.				
Conditional uses	24.	20931, 5821, 5822, 5823	20931, 5821, 5822, 5823		

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type		•		
Setbacks	28. Front (m) min.	3	3		
	29. Lateral side (m) min.	0	0		
	30. Lateral other side (m) min.	6	0		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	9	9		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

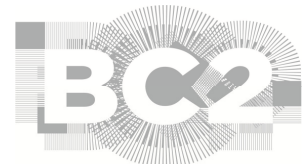
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	226	226		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) For a commercial use, the number of parking spaces is limited to 500.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-9-2020, art.1)

PRINCIPAL USE:

U

ZONE NUMBER:

01-02

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1	•	•	•	
	5. Commercial and services u2				•
	6. Cultural, recreation and leasure u3				•
	7. Public institutions and administrations u4				•
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				U2-15, 20931, 5821, 5822, 5823
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	3.8	0	0	3.8
	30. Lateral other side (m) min.	3.8 (1)	6 (1)	0 (1)	3.8 (1)
	31. Rear (m) min.	6	6	6	6
Building	32. Height (storey) min.	2	2	2	2
	33. Height (storey) max.	16	16	16	16
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4	4	
	37. Dwelling units/building max.				
	38. Floorspace index min.	2	2	2	
	39. Floorspace index max.	6	6	6	6
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

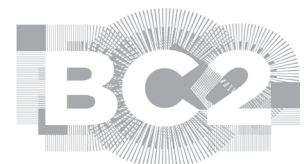
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	228.1	228.1	228.1	226
	44.	228.2	228.2	228.2	228.2
	45.				
	46.				
	47.				

F - NOTES

(1) The lateral setback adjacent to the rear line of lots located along Louise-Lamy avenue is 25 meters.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-9-2020, art.1)

PRINCIPAL USE:

U

ZONE NUMBER:

01-02

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2	•	•		
	6. Cultural, recreation and leisure u3	•	•		
	7. Public institutions and administrations u4	•	•		
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	U2-15, 20931, 5821, 5822, 5823	U2-15, 20931, 5821, 5822, 5823		
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type	•			
	27. Row or terrace type		•		
Setbacks	28. Front (m) min.	3	3		
	29. Lateral side (m) min.	0	0		
	30. Lateral other side (m) min.	6 (1)	0 (1)		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.	2	2		
	33. Height (storey) max.	8	8		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	6	6		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

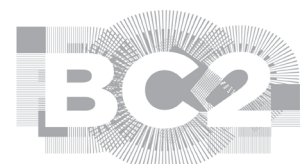
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	226	226		
	44.	228.2	228.2		
	45.				
	46.				
	47.				

F - NOTES

1 The lateral setback adjacent to the rear line of lots located along Louise-Lamy avenue is 25 meters.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

U

ZONE NUMBER:

01-04

(Modified by RCM-60A-10-2020 AND RCM-60A-19-2024)

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1	•	•	•	
	5. Commercial and services u2				•
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				U2-15, 20931, 5821, 5822, 5823
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	3.8	0	0	3.8
	30. Lateral other side (m) min.	3.8	6	0	3.8
	31. Rear (m) min.	6	6	6	6
Building	32. Height (storey) min.	2	2	2	2
	33. Height (storey) max.	8 (1)	8 (1)	8 (1)	8 (1)
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4	4	
	37. Dwelling units/building max.				
	38. Floorspace index min.	2	2	2	
	39. Floorspace index max.	6	6	6	6
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

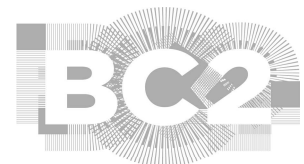
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	228.1	228.1	228.1	226
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The maximum number of storeys is 12, at a distance of 30 meters from the front line.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-10-2020 and RCM-60A-19-2024)

PRINCIPAL USE: U
ZONE NUMBER: 01-04

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2	•	•		
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4			•	•
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	U2-15, 20931, 5821, 5822, 5823	U2-15, 20931, 5821, 5822, 5823		
Uses specifically authorized	23.			6532	6532
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type			•	
	26. Semi-detached type	•			•
	27. Row or terrace type		•		
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	0	0	3,8	0
	30. Lateral other side (m) min.	6	0	3,8	6
	31. Rear (m) min.	6	6	6	6
	32. Height (storey) min.	2	2	2	2
Building	33. Height (storey) max.	8 (1)	8 (1)	8 (1)	8 (1)
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	6	6	6	6
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

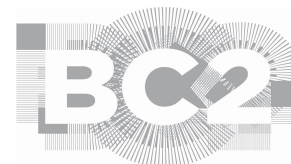
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	226	226	226	226
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The maximum number of storeys is 12, at a distance of 30 meters from the front line.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-10-2020 and RCM-60A-19-2024)

PRINCIPAL USE: U
ZONE NUMBER: 01-04

A - AUTHORIZED USES

Groups	Categories	I	J	K	L
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4	•			
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	6532			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type				
	26. Semi-detached type				
	27. Row or terrace type	•			
Setbacks	28. Front (m) min.	3			
	29. Lateral side (m) min.	0			
	30. Lateral other side (m) min.	0			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	8 (1)			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	6			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

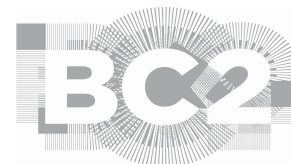
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	226			
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The maximum number of storeys is 12, at a distance of 30 meters from the front line.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-19-2024)

PRINCIPAL USE:

U

ZONE NUMBER:

01-05

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1	•			
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4		•		
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.		6532		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6	7,6		
	29. Lateral side (m) min.	7,6	7,6		
	30. Lateral other side (m) min.	7,6	7,6		
	31. Rear (m) min.	13,7	13,7		
Building	32. Height (storey) min.	2	2		
	33. Height (storey) max.	7	7		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	1	1		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)	(1)		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The area of the seventh floor must not exceed 50% of the sixth floor.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-19-2024)

PRINCIPAL USE: **U**
ZONE NUMBER: **01-19**

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1	•			
	5. Commercial and services u2		•		
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4			•	
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.		U2-08, U2-09, U2-10, U2-12, U2-13, U2-14, 5413, 5811	6532	
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•	•	
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	6	6	6	
	29. Lateral side (m) min.	6	6	6	
	30. Lateral other side (m) min.	6	6	6	
	31. Rear (m) min.	10,6	10,6	10,6	
Building	32. Height (storey) min.	2	2	2	
	33. Height (storey) max.	7	6	6	
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5	0,5	0,5	
	39. Floorspace index max.	2,5	2,5	2,5	
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

43.	(1)	226	226	
44.				
45.				
46.				
47.				

F - NOTES

(1) The area of the seventh floor must not exceed 50% of the sixth floor.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-19-2024)

PRINCIPAL USE:

U

ZONE NUMBER:

01-22

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1	•			
	5. Commercial and services u2		•		
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4			•	
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.		U2-15, 20931, 5821, 5822, 5823		
Uses specifically authorized	23.			6532	
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•	•	
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3	3	3	
	29. Lateral side (m) min.	3,8	3,8	3,8	
	30. Lateral other side (m) min.	3,8	3,8	3,8	
	31. Rear (m) min.	6	6	6	
Building	32. Height (storey) min.	2	2	2	
	33. Height (storey) max.	4	4	4	
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4			
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	3	3	3	
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	30	30	30	
	42. Area (m2) min.	2000	2000	2000	

E - SPECIFIC PROVISIONS

	43.	227	226	226	
	44.		227	227	
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE:

U

ZONE NUMBER:

01-24

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1	•	•	•	
	5. Commercial and services u2				•
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				U2-15, 20931, 5821, 5822, 5823
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	3,8	0	0	3,8
	30. Lateral other side (m) min.	3,8	6	0	3,8
	31. Rear (m) min.	9	9	9	9
Building	32. Height (storey) min.	2	2	2	2
	33. Height (storey) max.	4	4	4	4
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4	4	
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	3	3	3	3
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)	(1)	(1)	(1)
	44.				
	45.				
	46.				226
	47.				

F - NOTES

(1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

(Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE: U

ZONE NUMBER: 01-24

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4	•			
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	6532			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3			
	29. Lateral side (m) min.	3,8			
	30. Lateral other side (m) min.	3,8			
	31. Rear (m) min.	9			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.	4			
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	6			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

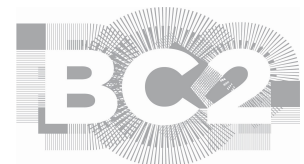
Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)			
	44.				
	45.	226			
	46.				
	47.				

F - NOTES

(1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE:

U

ZONE NUMBER:

01-26

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2	•			
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4		•		
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	U2-15	6532		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	12	12		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.	4	4		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	1	1		
	39. Floorspace index max.	2,5	2,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1390	1390		

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE:

U

ZONE NUMBER:

01-28

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1	•	•	•	
	5. Commercial and services u2				•
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				U2-15, 20931, 5821, 5822, 5823
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	3,8	0	0	3,8
	30. Lateral other side (m) min.	3,8	6	0	3,8
	31. Rear (m) min.	9	9	9	9
Building	32. Height (storey) min.	2	2	2	2
	33. Height (storey) max.	4	4	4	4
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4	4	
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	3	3	3	3
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)	(1)	(1)	(1)
	44.				226
	45.				
	46.				
	47.				

F - NOTES

(1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE:

U

ZONE NUMBER:

01-28

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2	•	•		
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4			•	
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	U2-15, 20931, 5821, 5822, 5823	U2-15, 20931, 5821, 5822, 5823		
Uses specifically authorized	23.			6532	
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type			•	
	26. Semi-detached type	•			
	27. Row or terrace type		•		
Setbacks	28. Front (m) min.	3	3	3	
	29. Lateral side (m) min.	0	0	3,8	
	30. Lateral other side (m) min.	6	0	3,8	
	31. Rear (m) min.	9	9	9	
Building	32. Height (storey) min.	2	2	2	
	33. Height (storey) max.	4	4	4	
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.	3	3	3	
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)	(1)	(1)	
	44.	226	226	226	
	45.				
	46.				
	47.				

F - NOTES

(1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

PRINCIPAL USE: U

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

ZONE NUMBER: 01-29

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leasure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2	•			
	6. Cultural, recreation and leasure u3				
	7. Public institutions and administrations u4		•		
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leasure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leasure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	U2-15	6532		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	12	12		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	9	9		
Building	32. Height (storey) min.	1	1		
	33. Height (storey) max.	1	1		
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	1	1		
	39. Floorspace index max.	3	3		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.	1390	1390		

E - SPECIFIC PROVISIONS

	43.	(1)	(1)		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023 and RCM-60A-19-2024)

PRINCIPAL USE:

U

ZONE NUMBER:

02-29

A - AUTHORIZED USES

Groups	Categories	E	F	G	H
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2	•	•		
	6. Cultural, recreation and leisure u3	•	•		
	7. Public institutions and administrations u4			•	
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	U2-15, 20931, 5821, 5822, 5823	U2-15, 20931, 5821, 5822, 5823		
Uses specifically authorized	23.			6532	
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type			•	
	26. Semi-detached type	•			
	27. Row or terrace type		•		
Setbacks	28. Front (m) min.	3	3	3	
	29. Lateral side (m) min.	0	0	3,8	
	30. Lateral other side (m) min.	6	0	3,8	
	31. Rear (m) min.	10	10	10	
Building	32. Height (storey) min.	2	2	2	
	33. Height (storey) max.	8	8	8	
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	226	226	226	
	44.	(1)	(1)	(1)	
	45.				
	46.	(2)	(2)	(2)	
	47.				

F - NOTES

- (1) For a commercial use, the number of parking spaces is limited to 500.
(2) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

U

ZONE NUMBER:

02-29

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1	•	•	•	
	5. Commercial and services u2				•
	6. Cultural, recreation and leisure u3				•
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				U2-15, 20931, 5821, 5822, 5823
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			•
	26. Semi-detached type		•		
	27. Row or terrace type			•	
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	3,8	0	0	3,8
	30. Lateral other side (m) min.	3,8	6	0	3,8
	31. Rear (m) min.	10	10	10	10
Building	32. Height (storey) min.	2	2	2	2
	33. Height (storey) max.	8	8	8	8
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.	4	4	4	
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(2)	(2)	(2)	226
	44.				(1)
	45.				(2)
	46.				
	47.				

F - NOTES

- (1) For a commercial use, the number of parking spaces is limited to 500.
- (2) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

V

ZONE NUMBER:

01-15

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1	•			
	2. Commercial and services v2		•		
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	V1-02	V2-01, V2-02, V2-03, V2-04, V2-05, V2-06, V2-07, V2-11, V2-14		
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7,6	7,6		
	29. Lateral side (m) min.	7,6	7,6		
	30. Lateral other side (m) min.	7,6	7,6		
	31. Rear (m) min.	13,5	13,5		
	32. Height (storey) min.	2	2		
Building	33. Height (storey) max.	7	7		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4			
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,2	0,2		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)	(1)		
	44.				
	45.				
	46.				
	47.				

F - NOTES

(1) The area of the seventh floor must not exceed 50% of the sixth floor.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

V

ZONE NUMBER:

01-40

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1	•	•	•	•
	2. Commercial and services v2	•	•	•	•
	3. Cultural, recreation and leisure v3	•	•	•	•
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	5821	5821		
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•		•	
	26. Semi-detached type		•		•
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3	3	3	3
	29. Lateral side (m) min.	3,8	0	3,8	0
	30. Lateral other side (m) min.	3,8	6	3,8	6
	31. Rear (m) min.	6	6	6	6
	32. Height (storey) min.	1	1	1	1
Building	33. Height (storey) max.	3	3	3	3
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	1	1	1	1
Indices	37. Dwelling units/building max.		3		3
	38. Floorspace index min.	0,25	0,25	0,25	0,25
	39. Floorspace index max.	1,5	1,5	1,5	1,5
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	131	131	131	131
	44.	(1)	(1)	132	132
	45.			(1)	(1)
	46.				
	47.				

F - NOTES

(1) A use of the V1-01 sub-category is only permitted at the upper floors of a building.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"
(Modified by RCM-60A-16-2023, art.1, par. 1)

PRINCIPAL USE:

V

ZONE NUMBER:

01-83

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1	•	•		
	2. Commercial and services v2	•	•		
	3. Cultural, recreation and leisure v3	•	•		
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2				
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.	V1-02, 5821	V1-02, 5821		
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type		•		
	27. Row or terrace type				
Setbacks	28. Front (m) min.	3	3		
	29. Lateral side (m) min.	3,8	0		
	30. Lateral other side (m) min.	3,8	6		
	31. Rear (m) min.	6	6		
	32. Height (storey) min.	1	1		
Building	33. Height (storey) max.	3	3		
	34. Height (m) max.				
	35. Width (m) min.				
	36. Dwelling units/building min.	4	4		
Indices	37. Dwelling units/building max.				
	38. Floorspace index min.	0,25	0,25		
	39. Floorspace index max.	2,5	2,5		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	(1)	(1)		
	44.	(2)	(2)		
	45.	(3)	(3)		
	46.				
	47.				

F - NOTES

- (1) A use of the V1-01 sub-category is only permitted at the upper floors of a building.
- (2) The zone is subject to the Site Planning and Architectural Integration Program By-law RCM-60A-2015.
- (3) The applicable parking ratio is established in article 187 of zoning by-law RCM-60A-2015.



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE: Z

ZONE NUMBER: 04-18

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1	•			
	14. Related services z2		•		
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	Z1-02	471, 5020		
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•	•		
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6	10,6		
	29. Lateral side (m) min.	6	6		
	30. Lateral other side (m) min.	6	6		
	31. Rear (m) min.	6	6		
Building	32. Height (storey) min.				
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,4	0,4		
	39. Floorspace index max.	2	2		
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60	60		
	42. Area (m2) min.	3700	3700		

E - SPECIFIC PROVISIONS

	43.	488.1	488.1		
	44.	636.1	636.1		
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE:

Z

ZONE NUMBER:

05-01

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1	●			
	14. Related services z2	●			
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.				
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	7.6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.				
	39. Floorspace index max.				
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.				
	42. Area (m2) min.				

E - SPECIFIC PROVISIONS

	43.	488.1			
	44.	636.1			
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE: Z
ZONE NUMBER: 05-08

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2	•			
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	Z2-01, Z2-02			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	•			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	10,6			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	1			
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,3			
	39. Floorspace index max.	1,5			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	60			
	42. Area (m2) min.	3700			

E - SPECIFIC PROVISIONS

	43.				
	44.				
	45.				
	46.				
	47.				

F - NOTES



CITY OF DORVAL

SCHEDULE OF USES AND STANDARDS

ZONING BY-LAW NO RCM-60A-2015 - APPENDIX "B"

PRINCIPAL USE: Z

ZONE NUMBER: 05-10

A - AUTHORIZED USES

Groups	Categories	A	B	C	D
Old-Village (V)	1. Residential v1				
	2. Commercial and services v2				
	3. Cultural, recreation and leisure v3				
Central Urban Area (U)	4. Residential u1				
	5. Commercial and services u2				
	6. Cultural, recreation and leisure u3				
	7. Public institutions and administrations u4				
Commercial Zones (C)	8. Commercial and services c1				
Residential Neighborhoods (H)	9. Single-family dwelling h1				
	10. Two-family and three-family dwellings h2				
	11. Multifamily dwellings h3				
	12. Extended stay residence h4				
Airport Area (Z)	13. Airport services z1				
	14. Related services z2	●			
Expressway Business Park (D)	15. Commercial and services d1				
	16. Industrial d2				
Industrial Park (I)	17. Commercial and services i1				
	18. Industrial i2				
	19. Cultural, recreation and leisure i3				
Public Spaces (P)	20. Health and educational p1				
	21. Cultural, recreation and leisure p2				

B - USES SPECIFICALLY EXCLUDED/AUTHORIZED AND CONDITIONAL USES

Uses specifically excluded	22.				
Uses specifically authorized	23.	Z2-01, Z2-02, Z2-05			
Conditional uses	24.				

C - PRESCRIBED STANDARDS (principal building)

Structure	25. Detached type	●			
	26. Semi-detached type				
	27. Row or terrace type				
Setbacks	28. Front (m) min.	15			
	29. Lateral side (m) min.	6			
	30. Lateral other side (m) min.	6			
	31. Rear (m) min.	6			
Building	32. Height (storey) min.	2			
	33. Height (storey) max.				
	34. Height (m) max.				
	35. Width (m) min.				
Indices	36. Dwelling units/building min.				
	37. Dwelling units/building max.				
	38. Floorspace index min.	0,5			
	39. Floorspace index max.	2			
	40. Footprint min.				

D - PRESCRIBED STANDARDS (property)

Dimensions	41. Width (m) min.	91			
	42. Area (m2) min.	6950			

E - SPECIFIC PROVISIONS

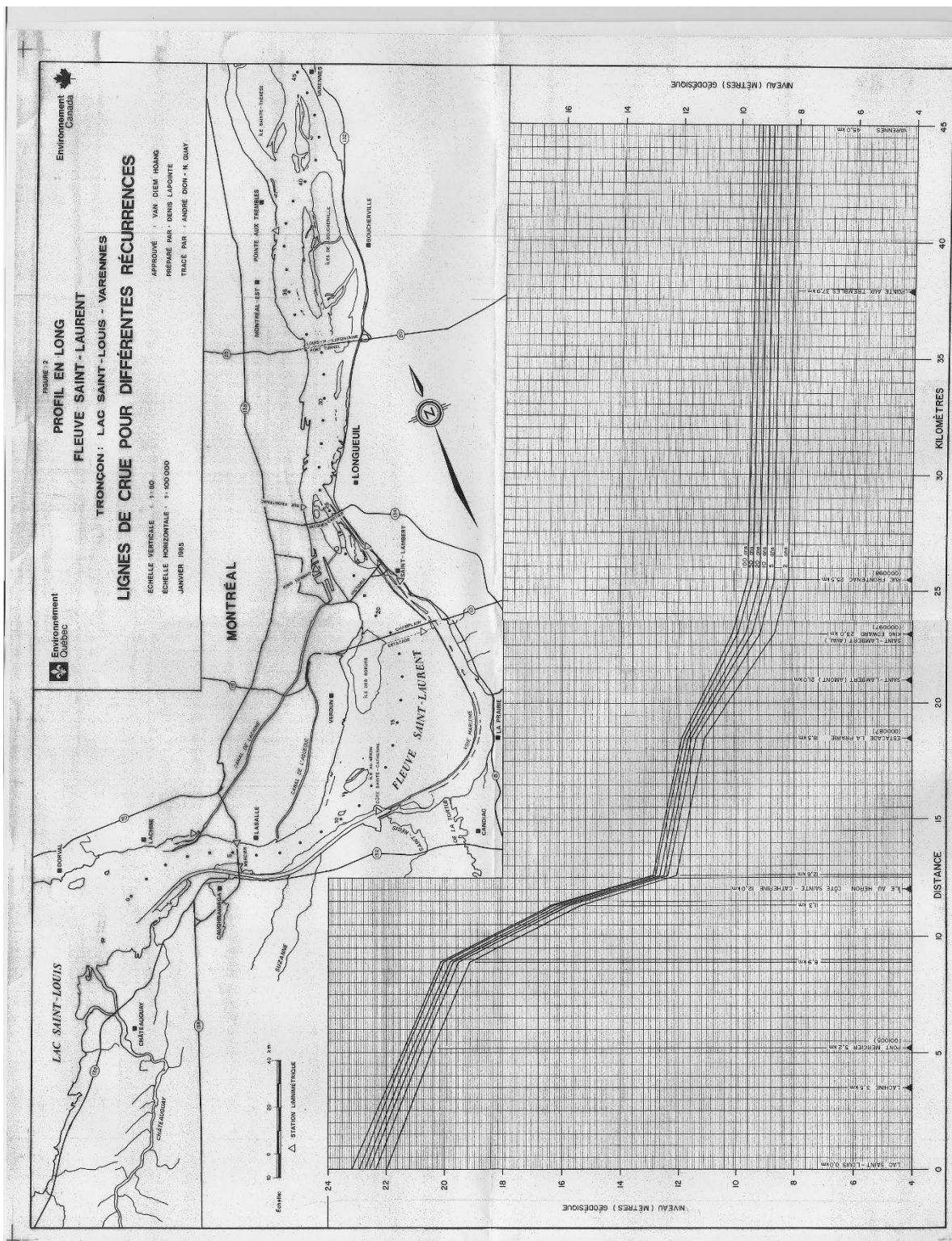
	43.	488			
	44.				
	45.				
	46.				
	47.				

F - NOTES



APPENDIX C PROPERTY ASSESSMENT MANUAL OF QUÉBEC 2013

APPENDIX D LONGITUDINAL PROFILE OF ST.LAWRENCE RIVER: LAKE SAINT-LOUIS – VARENNES



APPENDIX E GUIDELINES APPLICABLE TO NEW CONSTRUCTIONS AND LANDSCAPING CLOSE TO RAILWAY OPERATIONS

This document provides general minimum requirements for a viability assessment of the facilities and buildings to be included with a application for development of a property located near railway activities.

The following aspects should be addressed when assessing the viability of such projects:

INFORMATION CONCERNING THE SITE

The project proponent will provide a detailed description of the site ensuring excellent understanding of the context that may lead to conflict. This description should provide information on the following:

- 1° General state of the site (trenches, embankments, etc.);
- 2° Type of soil and the geological characteristics of the site;
- 3° Topographic features;
- 4° Current water flow layout of the site and drainage;
- 5° Distance of the site in relation to the tracks and other rail infrastructure and public services.

INFORMATION CONCERNING RAILWAY INSTALLATIONS AND OPERATIONS

The assessment should at least report on the following:

- 1° Geometry and track alignment;
- 2° Presence of switches or junction points;
- 3° Speed limit for the track, including any possible or anticipated changes to it;
- 4° History of derailments at this location or other similar locations;
- 5° Track use as well as current and forecasted clientele (over the next 10 years);
- 6° Details on improvements or construction, short or long term for the corridor or on any provision available for future expansion: indicate if there is no such plan;
- 7° Track topography (is it built in a trench on an embankment, at what elevation?).

INFORMATION CONCERNING LANDSCAPING

Information on the proposed landscaping, including design elements and exploitation, is important to understand whether or buildings were designed to withstand any potential conflict related to the rail corridor or avoid any negative impact on infrastructure and railway operations. The assessment should at least provide the following information:

- 1° The distance from the proposed development of the rail corridor or other railway infrastructure;
- 2° Clearances and setbacks for the proposed development in relation to the rail corridor;
- 3° Any protection feature to guard against collisions and derailments proposed for the new landscaping.

INFORMATION CONCERNING CONSTRUCTION

The assessment should at least report on following:

- 1° It should be pointed out, in relation to encroachment on the corridor;
 - a) If it is necessary to have access to the rail corridor;
 - b) If materials must be lifted over the rail corridor;
 - c) If it is necessary passages or temporary access points for required vehicles;
 - d) If there is to be any disruption of services or railway activity due to construction.

In general, encroachment on a rail corridor is not permitted for construction work and other solutions will have to be determined. One must:

- 1° Provide details on how the safety of the rail corridor will be ensured during construction (including details of the type and height of the safety fences that will be used);
- 2° Provide details on the demolition, excavation and construction of retaining structures to be carried out within thirty (30) metres of the rail corridor and specify the type and volume of work;
- 3° Specify with respect to public services:
 - a) Whether some of those services must cross the rail corridor;
 - b) Whether the work will impede certain rail or public services.
- 4° Provide, in respect to the management of stormwater, drainage as well as erosion control and sedimentation, clarification on how the temporary facilities for management of runoff and drainage will operate and how the control of erosion and sedimentation will be provided.

DETERMINATION OF HAZARDS AND RISKS

Once the specific features of the site, the rail corridor, the design of the landscaping and construction have been determined, each risk should be established and evaluated, and mitigation measures must be provided for each of them.

Such risks can include injury, death or damage to public and private infrastructure.

The assessment should at least consider the following:

- 1° The safety of those who will be on the site to be developed and the possibility of death in case of derailment;
- 2° Possible structural damage to the proposed development due to a collision attributable to a derailment;
- 3° The possibility that intruders gain access to the rail corridor.

APPENDIX F WETLANDS OF INTEREST

APPENDIX F – WETLANDS OF INTEREST



APPENDIX G CHARACTERIZATION STUDY OF A WETLAND

APPENDIX G - WETLAND CHARACTERIZATION STUDY

This document indicates the minimum requirements for a wetland characterization study to be filed in accordance with the provisions of Article 92 of the Site Planning and Architectural Integration Plans (SPAIP) By-law no. RCM-60I-2024, section 29.2 of the Subdivision By-law no. RCM-60B, and section 44.16 of the Zoning By-law no. RCM-60A-2015.

Such a study aims to determine the exact boundaries of a wetland and its protection area in order to determine whether constructions, uses, works, and, where applicable, excavation, backfilling, movement of humus or non-invasive native plants, or cadastral operations are located within this boundary. If this is the case, the study aims in particular to know the composition of the wetland and its protection area.

The following sections specify the requirements and basic elements that must be respected in a wetland characterization study as well as the additional information to be provided.

1 - REQUIREMENTS

IMPLEMENTATION

The characterization study must be carried out by an expert in the field according to professional practice and be signed by the person(s) who carried out the inventories and observations in the field.

NORMATIVE REFERENCE

The characterization study must comply with the standards of the Ministry of the Environment, Climate Change, Wildlife, and Parks (hereinafter: the "MELCCFP"), contained in the document *Guide for Identifying and Delineating Wetlands in Southern Quebec* (hereinafter: the "MELCCFP Guide"). This document is available at the following address:
<http://www.environnement.gouv.qc.ca/eau/rives/milieuxhumides.htm>

INVENTORY METHODOLOGY

The inventories must have been carried out during the growing season, i.e. between May 1 (or two weeks after the last spring thaw) and October 15 (or the first fall frost).

These inventories are valid for five years.

The inventories must cover all wetlands present on the land covered by the applicant's application. When a wetland extends onto adjacent land, it may be necessary to include part of this land in the inventory so that the study can cover a minimum of 10% of the total surface area of the wetland.

Inventories must include, at a minimum, one inventory station per wetland and one inventory station per protection area.

For a wetland of more than 3,000 m², additional inventory stations must be planned. A minimum of one station in a wetland and one station in the protection area must be planned for every 3,000 m² of additional wetland present on the land in question.

2 - BASIC ELEMENTS

MANDATORY CONTENT

Any characterization study must present the following elements:

- I. Cartographic data relating to the delimitation of:
 - A. wetlands to be protected or restored and their protection area identified on map 15.1 - Wetlands of interest;
 - B. watercourses and other nearby wetlands identified on map 14 - Natural Environments of the Montreal Agglomeration Land Use and Development Concept. This data must have been validated by the professional responsible for the study using field inventories. If the data collected during field inventories differ from the reference data, the study must provide an explanation and justification for these differences.
- II. The dates of the field inventories;
- III. The mapped location of the inventory stations;
- IV. The completed "Wetland Identification and Delimitation Form", available in Appendix 5 of the MELCCFP Guide, for each inventory station. Each form must contain information on vegetation, soil, and hydrological indicators in accordance with the MELCCFP Guide;
- V. The type(s) of wetlands (pond, marsh, swamp, or peat bog) and their riparian, isolated or partly riparian or isolated nature. The riparian nature means that the wetland is supplied with water by the watercourse (overflow plain of the watercourse) and is therefore an integral part of it. The isolated nature of a wetland means that it is supplied by precipitation, snowmelt, or

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groundwater. A wetland that is hydroconnected to a watercourse but empties into it is considered isolated;

- VI. Indication of the formation of a wetland complex when several wetlands are present;
- VII. The type(s) of terrestrial environments (forest stand, shrubby wasteland, herbaceous wasteland, anthropogenic elements, etc.) present on the land targeted for the characterization study;
- VIII. At least one photograph representative of the type of environment per inventory station, i.e. at least one photo of the wetland and one photo of the terrestrial environment (protection area);
- IX. The location and a photograph of each drainage channel possessing at least one of the following characteristics:
 - A. The drainage channel is connected to a wetland located on the land covered by the characterization study;
 - B. The drainage channel flows within a wetland protection area;
- X. A site plan prepared by an expert, showing at a minimum:
 - A. The property boundaries;
 - B. The boundaries identified by the expert in charge of the study relating to:
 - 1. The wetland;
 - 2. The protection area;
 - 3. The shoreline, if applicable;
 - 4. The bank, if applicable;
 - 5. The floodplain boundaries, if applicable;
 - C. The existing location of uses, structures, and lots;
- XI. A plan showing, at a minimum:
 - A. The proposed location of uses, constructions, structures, excavation, backfilling, and the movement of humus or non-invasive native plants, as well as the lots;
 - B. The boundaries of the work zone.

ADDITIONAL CONTENT

When the mandatory content of the study demonstrates that the uses, constructions, works or activities are located within a wetland of interest to be protected or restored or its protection area, the characterization study must include the following elements:

- I. For all homogeneous stands (terrestrial environments and wetlands):
 - A. Their surface area;
 - B. The occurrence of dominant, co-dominant, and secondary species for each stratum (herbaceous, shrubby, and arboreal);
 - C. The absolute and relative percentage of coverage of each plant species;
 - D. The description of the drainage type and slope;
 - E. The nature of the soil (hydromorphic or not);
 - F. The thickness of peat, if applicable;
 - G. The hydrological indicators;
 - H. The presence of the water table in the first 30 centimetres, if applicable;
- II. For homogeneous shrub or tree stands (terrestrial environments and wetlands, excluding herbaceous stands):
 - A. Average height of stands;
 - B. Age of tree stands;
 - C. Description of the successional stage (climax);
 - D. Structure (uneven-aged or even-aged);
 - E. Percentage of canopy cover;
- III. For wetlands:
 - A. Indication of the applicability of a mosaic effect between wetlands;
- IV. For aquatic environments:
 - A. The cartographic data from Map 14 – Natural Environments of the Montréal Agglomeration Land Use and Development Concept. It is important to validate the status of all existing drainage channels, even if the mapping in the Concept does not indicate the presence of watercourses;
 - B. The boundary of the littoral zone, the shoreline and, where applicable, the flood zones, when a watercourse is present on the land targeted by the study, as defined in section 4 of the By-law respecting activities in wetlands, bodies of water, and sensitive environments (chapter Q-2, r. 0.1);
To this end, the characterization study must also indicate the section and year of the flood recurrence levels of the identified flood zones;
- V. For cases of loss of natural habitat:
 - A. The location and area of natural habitats preserved or affected by homogeneous population (temporary or permanent encroachment);
 - B. The projected loss of canopy due to the implementation of uses, constructions, works, or activities involving excavation, filling, or the movement of humus or non-invasive native plants.

3 - ADDITIONAL INFORMATION TO BE PROVIDED

- I. Geomatics data in Shapefile (in NAD 83, MTM Zone 8) relating to:

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- A. The boundaries of a wetland, in addition to data relating to adjacent lands within a distance of at least 30 metres on either side of the land in question;
- B. The boundaries of the wetland protection area covered by the characterization study;
- C. The location of the inventory stations.

Bibliography

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, [Online], <https://www.environnement.gouv.qc.ca/eau/rives/guide-identif-dellimit-milieux-humides.pdf>.