

Particular provisions table - **RESIDENTIAL ZONES**

	101R	102R	103R	104R	105R	106R	107R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)							
Class A: single-family							
- detached	●	●	●	●	●	●	
- semi-detached							
- row							●
Class B: duplex/triplex							
- detached							
- semi-detached							
- row							
Class C: multifamily							
- detached							
- semi-detached							
- row							
FLOOR SPACE INDEX							
Minimum/Maximum (see 3.4)	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,3/0,7
MAXIMUM LOT COVERAGE (in %)							
	40	40	40	40	40	40	35
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)							
Front	5,4	5,4	5,4	5,4	5,4	5,4	7,6
Side	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4	4,5
Rear	7,6	7,6	7,6	7,6	7,6	7,6	13,7
FLAT ROOFS (Prohibited: X)							
	X	X	X	X	X	X	X
HEIGHT (in metres)							
Minimum	5	5	5	5	5	5	5
Maximum	10	10	10	10	10	10	10
NUMBER OF FLOORS							
Minimum	1,5	1,5	1,5	1,5	1,5	1,5	1,5
Maximum	2	2	2	2	2	2	2
MINIMUM BUILDING WIDTH (see 10.3a)							
	A	A	A	A	A	A	A
MIN. HABITABLE FLOOR AREA (see 10.3b)							
	A	A	A	A	A	A	A
SUBDIVISION (by-law # 90-59 Art. 3.1)							
Minimum area (in sq.m)	B	B	B	B	B	B	D
Minimum frontage and minimum width (in m)	B	B	B	B	B	B	D
ADDITIONAL SPECIFIC PROVISIONS							

Particular provisions table - **RESIDENTIAL ZONES**

	108R	109R	110R	111R	112R	113R	114R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)							
Class A: single-family							
- detached	●	●	●		●	●	●
- semi-detached							
- row				●			
Class B: duplex/triplex							
- detached							
- semi-detached							
- row							
Class C: multifamily							
- detached							
- semi-detached							
- row							
FLOOR SPACE INDEX							
Minimum/Maximum (see 3.4)	0,2/0,5	0,2/0,5	0,2/0,5	0,3/0,7	0,2/0,5	0,2/0,5	0,2/0,5
MAXIMUM LOT COVERAGE (in %)							
	40	40	40	35	40	40	40
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)							
Front	5,4	5,4	5,4	7,6	5,4	5,4	5,4
Side	2,4/2,4	2,4/2,4	2,4/2,4	4,5/4,5	4,5/4,5	2,4/2,4	2,1/2,4
Rear	7,6	7,6	7,6	13,7	7,6	7,6	7,6
FLAT ROOFS (Prohibited: X)							
	X	X	X	X	X	X	X
HEIGHT (in metres)							
Minimum	5	5	5	5	5	5	5
Maximum	10	10	10	10	10	10	10
NUMBER OF FLOORS							
Minimum	1,5	1,5	1,5	1,5	1,5	2	2
Maximum	2	2	2	2	2	2	2
MINIMUM BUILDING WIDTH (see 10.3a)							
	A	A	A	A	A	A	A
MIN. HABITABLE FLOOR AREA (see 10.3b)							
	A	A	A	A	A	A	A
SUBDIVISION (by-law # 90-59 Art. 3.1)							
Minimum area (in sq.m)	B	B	B	D	B	B	C
Minimum frontage and minimum width (in m)	B	B	B	D	B	B	C
ADDITIONAL SPECIFIC PROVISIONS							

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Particular provisions table - **RESIDENTIAL ZONES**

	115R (repealed)	116R	117R	118R	119R	120R (repealed)	121R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)							
Class A: single-family							
- detached			●	●	●		●
- semi-detached							
- row		●					
Class B: duplex/triplex							
- detached							
- semi-detached							
- row							
Class C: multifamily							
- detached		●					
- semi-detached							
- row							
FLOOR SPACE INDEX							
Minimum/Maximum (see 3.4)		0,3/0,7	0,2/0,5	0,2/0,5	0,2/0,5		0,2/0,5
MAXIMUM LOT COVERAGE (in %)							
		35	40	40	40		40
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)							
Front		7,6	5,4	5,4	5,4		5,4
Side		4,5	3,0/3,0	2,4/2,4	2,4/2,4		2,4/2,4
Rear		13,7	7,6	7,6	7,6		7,6
FLAT ROOFS (Prohibited: X)							
		X	X	X	X		X
HEIGHT (in metres)							
Minimum		5	5	5	5		5
Maximum		10	10	10	10		10
NUMBER OF FLOORS							
Minimum		1,5	1,5	1,5	1,5		1,5
Maximum		2	2	2	2		2
MINIMUM BUILDING WIDTH (see 10.3a)							
		A	A	A	A		A
MIN. HABITABLE FLOOR AREA (see 10.3b)							
SUBDIVISION (by-law # 90-59 Art. 3.1)							
Minimum area (in sq.m)		D	696,7	B	B		B
Minimum frontage and minimum width (in m)		D	18,9	B	B		B
ADDITIONAL SPECIFIC PROVISIONS							

Particular provisions table - **RESIDENTIAL ZONES**

	122R	123R	124R	125R	126R	127R	128R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)							
Class A: single-family							
- detached	●	●			●		
- semi-detached			●				
- row							
Class B: duplex/triplex							
- detached							
- semi-detached							
- row							
Class C: multifamily							
- detached				●		●	●
- semi-detached							
- row				●			
FLOOR SPACE INDEX							
Minimum/Maximum (see 3.4)	0,2/0,5	0,2/0,5	0,3/0,7	0,3/0,7	0,2/0,5	1,0/2,0	1,0/2,0
MAXIMUM LOT COVERAGE (in %)							
	40	40	40	35	40	33	33
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)							
Front	5,4	5,4	5,4	7,6	5,4	7,6	10,0
Side	3,0/3,0	2,4/2,4	0/3,9	4,5	2,1/2,4	7,6/7,6	7,6/7,6
Rear	7,6	7,6	7,6	13,7	7,6	13,7	13,7
FLAT ROOFS (Prohibited: X)							
	X	X	X	X	X		
HEIGHT (in metres)							
Minimum	5	5	5	5	5	10	10
Maximum	10	10	10	10	10	20	20
NUMBER OF FLOORS							
Minimum	1,5	1,5	1,5	1,5	1,5	4	4
Maximum	2	2	2	2	2	7	12
MINIMUM BUILDING WIDTH (see 10.3a)							
	A	A	A	A	A	A	A
MIN. HABITABLE FLOOR AREA (see 10.3b)							
	278sq.m	A	A	A	A	A	A
SUBDIVISION (by-law # 90-59 Art. 3.1)							
Minimum area (in sq.m)	A	B	C	A	C	A	A
Larg. frontale min. et Larg. min. (in m)	A	B	C	A	C	A	A
ADDITIONAL SPECIFIC PROVISIONS							

Particular provisions table - **RESIDENTIAL ZONES**

	129R	130R	131R	132R	133R	134R	135R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)							
Class A: single-family							
- detached	●	●	●	●	●	●	●
- semi-detached							
- row							
Class B: duplex/triplex							
- detached							
- semi-detached							
- row							
Class C: multifamily							
- detached							
- semi-detached							
- row							
FLOOR SPACE INDEX							
Minimum/Maximum (see 3.4)	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5
MAXIMUM LOT COVERAGE (in %)							
	40	40	40	40	40	40	40
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)							
Front	5,4	5,4	5,4	5,4	5,4	5,4	5,4
Side	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4
Rear	7,6	7,6	7,6	7,6	7,6	7,6	7,6
FLAT ROOFS (Prohibited: X)							
	X	X	X	X	X	X	X
HEIGHT (in metres)							
Minimum	5	5	5	5	5	5	5
Maximum	10	10	10	10	10	10	10
NUMBER OF FLOORS							
Minimum	1,5	1,5	1,5	1,5	1,5	1,5	1,5
Maximum	2	2	2	2	2	2	2
MINIMUM BUILDING WIDTH (see 10.3a)							
	A	A	A	A	A	A	A
MIN. HABITABLE FLOOR AREA (see 10.3b)							
	A	A	A	A	A	A	A
SUBDIVISION (by-law # 90-59 Art. 3.1)							
Minimum area (in sq.m)	B	B	B	B	B	B	B
Minimum frontage and minimum width (in m)	B	B	B	B	B	B	B
ADDITIONAL SPECIFIC PROVISIONS							

Particular provisions table - **RESIDENTIAL ZONES**

	136R	137R	138R	139R	140R	141R	142R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)							
Class A: single-family	●	●	●	●	●	●	●
- detached							
- semi-detached							
- row							
Class B: duplex/triplex							
- detached							
- semi-detached							
- row							
Class C: multifamily							
- detached							
- semi-detached							
- row							
FLOOR SPACE INDEX							
Minimum/Maximum (see 3.4)	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5
MAXIMUM LOT COVERAGE (in %)	40	40	40	40	40	40	40
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)							
Front	5,4	5,4	5,4	5,4	5,4	5,4	5,4
Side	2,4/2,4	2,1/2,4	2,4/2,4	2,4/2,4	2,4/2,4	2,4/2,4	3,0/3,0
Rear	7,6	7,6	7,6	7,6	7,6	7,6	7,6
FLAT ROOFS (Prohibited: X)	X	X	X	X	X	X	X
HEIGHT (in metres)							
Minimum	5	5	5	5	5	5	5
Maximum	10	10	10	10	10	10	10
NUMBER OF FLOORS							
Minimum	1,5	1,5	1,5	1,5	1,5	1,5	1,5
Maximum	2	2	2	2	2	2	2
MINIMUM BUILDING WIDTH (see 10.3a)	A	A	A	A	A	A	A
MIN. HABITABLE FLOOR AREA (see 10.3b)	A	A	A	A	A	A	278sq.m
SUBDIVISION (by-law # 90-59 Art. 3.1)							
Minimum area (in sq.m)	B	C	B	B	B	B	A
Minimum frontage and minimum width (in m)	B	C	B	B	B	B	A
ADDITIONAL SPECIFIC PROVISIONS							

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Particular provisions table - **RESIDENTIAL ZONES**

	143R	144R	144R	144R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)				
Class A: single-family				
- detached	●		●	
- semi-detached				●
- row		●		
Class B: duplex/triplex				
- detached				
- semi-detached				
- row				
Class C: multifamily				
- detached				
- semi-detached				
- row				
FLOOR SPACE INDEX				
Minimum/Maximum (see 3.4)	0,2/0,5	0,3/0,7	0,2/0,5	0,2/0,5
MAXIMUM LOT COVERAGE (in %)	40	35	40	40
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)				
Front	5,4	7,6	5,4	5,4
Side	2,4/2,4	4,5	2,1/2,4	2,4/0,0
Rear	7,6	13,7	7,6	7,6
FLAT ROOFS (Prohibited: X)	X	X	X	X
HEIGHT (in metres)				
Minimum	5	5	5	5
Maximum	10	10	10	10
NUMBER OF FLOORS				
Minimum	1,5	1,5	1,5	1,5
Maximum	2	2	2	2
MINIMUM BUILDING WIDTH (see 10.3a)	A	A	A	A
MIN. HABITABLE FLOOR AREA (see 10.3b)	A	A	A	A
SUBDIVISION (by-law # 90-59 Art. 3.1)				
Minimum area (in sq.m)	B	D	B	C
Minimum frontage and minimum width (in m)	B	D	B	C
ADDITIONAL SPECIFIC PROVISIONS		(1)	(1)	(1)

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	145R	146R	147R	148R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)				
Class A: single-family				
- detached	●	●	●	●
- semi-detached				
- row				
Class B: duplex/triplex				
- detached				
- semi-detached				
- row				
Class C: multifamily				
- detached				
- semi-detached				
- row				
FLOOR SPACE INDEX				
Minimum/Maximum (see 3.4)	0,2/0,5	0,2/0,5	0,2/0,5	0,2/0,5
MAXIMUM LOT COVERAGE (in %)				
	40	40	40	35
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)				
Front	5,4	5,4	5,4	5,4
Side	2,1/2,4	2,4/2,4	3,0/3,0	1,9/1,9
Rear	7,6	7,6	7,6	7,5
FLAT ROOFS (Prohibited: X)				
	X	X	X	X
HEIGHT (in metres)				
Minimum	5	5	5	5
Maximum	10	10	10	10
NUMBER OF FLOORS				
Minimum	1,5	1	1,5	1
Maximum	2	2	2	2
MINIMUM BUILDING WIDTH (see 10.3a)				
	11,0	A	A	10,5m
MIN. HABITABLE FLOOR AREA (see 10.3b)				
	A	A	278sq.m	A
SUBDIVISION (by-law # 90-59 Art. 3.1)				
Minimum area (in sq.m)	B	B	A	(4)
Minimum frontage and minimum width (in m)	B	B	A	(4)
ADDITIONAL SPECIFIC PROVISIONS				
			(3)	(5)

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Particular provisions table - **RESIDENTIAL ZONES**

	149R	149R	150R	151R	152R	153R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)						
Class A: single-family						
- detached	●				●	●
- semi-detached		●	●			
- row				●		
Class B: duplex/triplex						
- detached						
- semi-detached						
- row						
Class C: multifamily						
- detached						
- semi-detached						
- row						
FLOOR SPACE INDEX						
Minimum/Maximum (see 3.4)	0,15/0,60	0,25/0,60	0,20/0,60	0,2/0,60	0,20/0,60	0,2/0,6
MAXIMUM LOT COVERAGE (in %)						
	30	30	30	30	30	40
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)						
Front	6.0(7)	6.0(7)	5.4	7.5	5.4	5.4
Side	1.75/1.75	0/1.75	0/1.75	(11)	1.75/1.75	1,8/1,8
Rear	7,6	7,6	7,6	7,6	7,6	7,6
FLAT ROOFS (Prohibited: X)						
	X	X	X	X	X	X
HEIGHT (in metres)						
Minimum	5	5	5	5	5	5
Maximum	10	10	10	10	10	10
NUMBER OF FLOORS						
Minimum	1,5	1,5	1,5	1,5	1,5	1,5
Maximum	2	2	2	2	2	2
MINIMUM BUILDING WIDTH (see 10.3a)						
	9.0m	8.0m	8.0m	6.0m	9.0m	10,97m
MIN. HABITABLE FLOOR AREA (see 10.3b)						
	120sq m	90sq m	100sq m	90sq m	120sq m	137sq.m
SUBDIVISION (by-law # 90-59 Art. 3.1)						
Minimum area (in sq.m)	(6)	(6)	(8)	(9)	(10)	(9a)
Minimum frontage and minimum width (in m)	(6)	(6)	(8)	(9)	(10)	(9a)
ADDITIONAL SPECIFIC PROVISIONS						

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Particular provisions table - **RESIDENTIAL ZONES**

	154R	154R	155R	156R	157R	158R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)						
Class A: single-family						
- detached	●		●			●
- semi-detached						
- row		●(11c)			●	
Class B: duplex/triplex						
- detached						
- semi-detached						
- row						
Class C: multifamily						
- detached				●		
- semi-detached						
- row						
FLOOR SPACE INDEX						
Minimum/Maximum (see 3.4)	0,0/0,45	0/0,80	0.2/0.6	0,5/1,0	0,05/0,90	0,25/0,60
MAXIMUM LOT COVERAGE (in %)	35	45	40	40	40	30
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)						
Front	5,4	5,4(11a)	5.4	12	6,0	6,0
Side	1.75/1.75	(11b)	2.0/2.0	12	3,0(12)	1,0/2,0
Rear	7,5	6,0	7.6	12	10,0(16)	10,0
FLAT ROOFS (Prohibited: X)						
HEIGHT (in metres)						
Minimum	5	5	5	6	5	5
Maximum	10	10	10	20	10,0	10,0
NUMBER OF FLOORS						
Minimum	1,5	2	1.5	2	2	2
Maximum	2	2	2	5	2	2
MINIMUM BUILDING WIDTH (see 10.3a)	9.0m	6.6m	11.27	30m	6,5	8,0
MIN. HABITABLE FLOOR AREA (see 10.3b)	120sq m	120sq m	137sq.m	40m.c.	A	A
SUBDIVISION (by-law # 90-59 Art. 3.1)						
Minimum area (in sq.m)	(11a)	(11a)	(10a)	14,000m.c.	200	400
Minimum frontage and minimum width (in m)	(11a)	(11a)	(10a)	54m	6,5	11,5
ADDITIONAL SPECIFIC PROVISIONS					(13)	

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	159 _R	160 _R	161 _R	162 _R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)				
Class A: single-family				
- detached			●	
- semi-detached				
- row	●			●
Class B: duplex/triplex				
- detached				
- semi-detached				
- row				
Class C: multifamily				
- detached		●(14)		
- semi-detached				
- row				
FLOOR SPACE INDEX				
Minimum/Maximum (see 3.4)	0,5/0,90	0,25/1,20	0.2/0.5	0.30/0.95
MAXIMUM LOT COVERAGE (in %)				
	45	60	40	45
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)				
Front	6,5	(15)(18)	5.4	7.6
Side	3,0(12)	(15)(18)	2.4/2.4	3.0(12)
Rear	8,5(17)	(15)(18)	7.6	8.5
FLAT ROOFS (Prohibited: X)				
			X	X
HEIGHT (in metres)				
Minimum	5,0	6,0	5	7,0
Maximum	10,0	20,0	10	10,0
NUMBER OF FLOORS				
Minimum	2	2	1,5	2
Maximum	2	6	2	2
MINIMUM BUILDING WIDTH (see 10.3a)				
	6,5	15,0	A	9,0
MIN. HABITABLE FLOOR AREA (see 10.3b)				
	A	A	A	A
SUBDIVISION (by-law # 90-59 Art. 3.1)				
Minimum area (in sq.m)	200	4500	B	275
Minimum frontage and minimum width (in m)	6,5	25,0	B	9,0(19)
ADDITIONAL SPECIFIC PROVISIONS				
	(13)	(35)	(35)	

Particular provisions table - **RESIDENTIAL ZONES**

	163R	164R	165R	166R	167R
PERMITTED USES - RESIDENTIAL (see 2.3)(authorized: ●)					
Class A: single-family					
- detached	●	●	●		
- semi-detached			●		
- row			●		●
Class B: duplex/triplex					
- detached			●		●
- semi-detached			●		●
- row			●		●
Class C: multifamily					
- detached			●	●	●
- semi-detached			●		●
- row			●		●
FLOOR SPACE INDEX					
Minimum/Maximum (see 3.4)	0.2/0.5	0.2/0.5	0.5/2.0	1/3	1.2/3.6
MAXIMUM LOT COVERAGE (in %)					
	40	35	60	50	60
MINIMUM SETBACKS (in m) (see 10.1 and 10.5)					
Front	5.4	5.4(22)	5.4(22)	7.0	3
Side	2.4/2.4	1.9/1.9	6/6	6 (44)	5/5
Rear	7.6	7.5	6	3.5	5
FLAT ROOFS (Prohibited: X)					
	X	X			
HEIGHT (in metres)					
Minimum	5	5	7	3.0	8
Maximum	10	10	12/16 (25)	24.0	26
NUMBER OF FLOORS					
Minimum	2	1	2	5	2
Maximum	2	2	3/4 (25)	7	6
MINIMUM BUILDING WIDTH (see 10.3a)					
	A	10.5 m	(31)	30	16
MIN. HABITABLE FLOOR AREA (see 10.3b)					
	A	A	(31)	40 m2	40
SUBDIVISION (by-law # 90-59 Art. 3.1)					
Minimum area (in sq.m)	A	(20)	(32)	5000	2000
Minimum frontage and minimum width (in m)	A	(20)	(32)	40	30
ADDITIONAL SPECIFIC PROVISIONS					
		(20)(21)(22)(23)	(21)(22)(23)(24) (25)(26)(27)(28)(29) (30)(31)(32)(33)	(36)(37)(38)(39) (40)(41)(42)(43) (44)(45)(46)	(37)(38)(39)(40)(41)(46) (47)(48)(49)(50)(51)(52) (53)(54)(55)

NOTES

- (1) Zone **144R** is residential and commercial. In addition to residential uses governed by the present table, certain commercial uses are authorized, subject to the provisions of article 11.8 for zone **216C**.
- (2) In zone **120R**, in addition to residential uses governed by the present table, class "A" commercial uses are authorized, subject to the provisions of article 11.8 for zone **229C**.
- (3) In zone **147R**, regular and short-term day-care or nursery school services are authorized, subject to all provisions governing residential uses, except for the minimum number of floors, which is 1, and except for the minimum habitable floor area, which is governed by code "A".
- (4) In zone **148R**, the minimum dimensions of the lots for detached single-family dwelling are the following:

	Minimum area	Minimum frontale width	Minimum width	Minimum depth
Standard lot	450 m ² 4843,9 sq.ft.	14,5 m 47,6 ft	14,5 m 47,6 ft	27,5 m 90,2 ft
Corner lot	540 m ² 5812,7 sq.ft.	18,0 m 59,1 ft	18,0 m 59,1 ft	27,5 m 90,2 ft

- (5) In zone **148R**,
 - a) no dwelling may have its facade on Brunswick boulevard or on a street situated on the limit between zones **148R** and **233C**;
 - b) no driveway is permitted on Brunswick boulevard or on a street situated on the limit between zones **148R** and **233C**.

- (6) In zone **149R**,

	Minimum surface area	Minimum frontale width	Minimum width	Minimum depth
Single-family detached				
Standard lot	450 m ² 4521.0 sq.ft.	12.0 m 39.4 ft	13.5 m 44.3 ft	- -
Corner lot	580 m ² 6243.3 sq.ft.	15,0 m 49.2 ft	19,5 m 64.0 ft	- -
	Minimum surface area	Minimum frontage width	Minimum width	Minimum depth

Single-family semi-detached

Standard lot	325 m ² 3498.4 sq.ft.	11.0 m 36.1 ft	11.0 m 36.1 ft	- -
Corner lot	450 m ² 4843.9 sq.ft.	12.0 m 39.4 ft	14.0 m 45.9 ft	- -

(7) 5.0 m (16.4') from Hymus Boulevard.

(8) In zone **150R**, the minimum lot dimensions shall be as follows:

Minimum surface area	Minimum frontale width	Minimum width	Minimum depth
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Single-family detached

Standard lot	275 m ² 2960.2 sq.ft.	6.0 m 19.7 ft	10.0 m 32.8 ft	- -
Corner lot	320 m ² 3444.6 sq.ft.	10.0 m 32.8 ft	12.5 m 41.0 ft	- -

(9) In zone **151R**, the minimum lot dimensions shall be as follows:

Minimum surface area	Minimum frontale width	Minimum width	Minimum depth
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Single-family (row)

Standard lot	180 m ² 1937.6 sq.ft.	6.0 m 19.7 ft	6.0 m 19.7 ft	- -
Corner lot	325 m ² 3948.4 sq.ft.	11.0 m 36.1 ft	11.0 m 36.1 ft	- -

(9a) In zone **153R**, the minimum lot dimensions shall be as follows:

Minimum surface area	Minimum frontale width	Minimum width	Minimum depth
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Standard lot	464,5 m ² 5000 sq.ft.	10.90 m 35,8 ft	15.12 m 49,6 ft	- -
Corner lot	530 m ² 5705,1 sq.ft.	13,30 m 43.6 ft	18.20 m 59.7 ft	- -

(10) In zone **152R**, the minimum lot dimensions shall be as follows:

	Minimum surface area	Minimum frontale width	Minimum width	Minimum depth
Single-family detached				
Standard lot	420m ² 4521.0 sq.ft.	8.0 m 26.2 ft	15.0 m 49.2 ft	- -
Corner lot	550 m ² 5920.3 sq.ft.	12,0 m 39.4 ft	18.0 m 59.1 ft	- -

(10a) In zone **155R**, the minimum lot dimensions shall be as follows:

	Minimum surface area	Minimum frontale width	Minimum width	Minimum depth
Standard lot	525 m ²	10,50 m	17.50 m	-
Corner lot	624 m ²	15.60 m	20.80 m	-

(11) The side setback at the end of a row is 5.0 metres (16.4') from any street right-of-way ad 1.5 metre (4.9') from any lot occupied by a house from another row.

(11a) In zone **154R**, the minimum lot dimensions shall be as follows:

	Minimum surface area	Minimum frontale width	Minimum width	Minimum depth
Single-family detached				
Standard lot	550 m ²	14,0 m	17.5 m	30.0 m
Corner lot	650 m ²	15.0 m	18.0 m	30.0 m
Single-family (row)				
Standard lot	195 m ²	6.5 m	6.5 m	30.0 m
Corner lot	375 m ²	12.5 m	12.5 m	30.0 m

- (11b) In zone **154R**, the side set-back at the end of a row is 5,0 metres (16,4') from Mealney street, 6.0 metres (19.7') from any other street and 3.0 metres (9.84') from any lot occupied by a house that is part of another row.
- (11c) In this zone, a terrace or row building may be contiguous to only one other similar building.
- (12) Side setback at the end of a row.
- (13) In this zone, the provisions of paragraph b) of Article 10.5 and the provisions of sub-paragraph ii) of paragraph e) of Article 10.6 do not apply.
- (14) In this zone, pavilion type arrangements are also permitted, i.e. ensemble of two or more detached structures located on a same landsite and serviced by a private lane.
- (15) In this zone, no building shall be located at less than:
- 15.0 metres from any boundary of the right-of-way of Autoroute 40 (Transcanada);
 - 7.5 metres from any right-of-way of a public street;
 - 5.0 metres from any private lane;
 - 9.0 metres from any building located on the same landsite;
 - 7.5 metres from any boundary of the landsite other than a street.
- (16) In this zone, no main building shall be located at less than 25.0 metres from any boundary of the right-of-way of Autoroute 440 and that of Chemin Sainte-Marie.
- (17) In this zone, no main building shall be located at less than 19.0 metres from any boundary of the right-of-way of Autoroute 440 and that of Chemin Sainte-Marie.
- (18) In this zone, no building with more than two storeys shall be located at less than 100 metres from any residential property located in zone 106R.
- (19) In this zone, the minimum depth of a lot is 30.0 metres.
- (20) In zone **164R**, the minimum dimensions of the lots are as follows:
- | | Minimum area | Minimum frontage width | Minimum width | Minimum depth |
|--------------|---|------------------------|-----------------|-----------------|
| Standard lot | 450 m ²
4,843.9 ft ² | 14.5 m
47.6' | 14.5 m
47.6' | 27.5 m
90.2' |
| Corner lot | 540 m ²
5,812.7 ft ² | 18.0 m
59.1' | 18.0 m
59.1' | 27.5 m
90.2' |
- (21) Zones **164R** and **165R** are subject to a site planning and architectural integration program (SPAIP).
- (22) In zones **164R** and **165R**, the minimum front setback from the Brunswick Boulevard right-of-way is 6 m (19.6').
- (23) In zones **164R** and **165R**, all new public utility services shall be buried in accordance with the rules of each competent authority.

- (24) In zone **165R**, the minimum distance setback between two (2) rear walls (MIA) is 12 m (39.3').
- (25) In zone **165R**, for buildings located less than 20 m (65.6') from the Brunswick Boulevard right-of-way, the maximum number of floors is two (2) and the maximum height is 10 m (32.8'). For buildings located 20 m (65.6') or more and less than 120 m (393.7') from the Brunswick Boulevard right-of-way, the maximum number of floors is three (3) and the maximum height is 12 m (39.3'). For buildings located 120 m (393.7') or more from the Brunswick Boulevard right-of-way, the maximum number of floors is four (4) and the maximum height is 16 m (52.4').
- (26) In zone **165R**, for the buildings located 120 m (393.7') or more from the Brunswick Boulevard right-of-way, a mezzanine is authorized in accordance with the requirements prescribed in paragraph c) of section 10.16 of this By-Law.
- (27) In zone **165R**, the maximum lot coverage ratio (as a %) is calculated without considering an underground or semi-underground parking garage, provided the floor does not exceed the natural ground level by more than 1.5 m (4.9') and the ground area is used as a yard.
- (28) In zone **165R**, the height from the ground of an underground parking garage shall fulfill the requirement specified in paragraph d) of section 10.16 of this By-Law.
- (29) In zone **165R**, the definition of ground floor refers to the floor that is located a maximum of 1.5 m (4.9') above the average sidewalk level.
- (30) In zone **165R**, notwithstanding section 10.6 e) ii) of this By-Law, garages are authorised below street level.
- (31) In zone **164R** and **165R**, the minimum lengths of dwelling facades and minimum habitable floor areas for each classification of Residential uses are as follows:

Minimum lengths of dwelling facades

Class A dwellings (single-family)		
- detached 1, 1 ½ or 2 floors	10.5 m	(34.4')
- semi-detached 1 ½ or 2 floors	6 m	(19.6')
- row 1 ½ or 2 floors	6 m	(19.6')
Class B dwellings (duplexes or triplexes)		
- detached	9 m	(29.5')
- semi-detached	6 m	(19.6')
- row	6 m	(19.6')
Class C dwellings (multiple-family)		
- detached	16 m	(52.5')
- semi-detached	16 m	(52.5')
- row	16 m	(52.5')

Minimum habitable floor area

Class A dwellings (single-family)		
- detached 1 or 1 ½ floors	110 m ²	(1,184 ft ²)
- detached 2 floors	137 m ²	(1,474.7 ft ²)
- semi-detached or row 1 ½ or 2 floors	100 m ²	(1,076.4 ft ²)

Class B dwellings (duplexes or triplexes)		
- detached	100 m ²	(1,076.3 ft ²)
- semi-detached	75 m ²	(807.3 ft ²)
- row	50 m ²	(538.2 ft ²)
	per dw. unit	per dw. unit
Class C dwellings (multiple-family)		
- detached	40 m ²	(430.5 ft ²)
- semi-detached	-	-
- row	-	-
	per dw. unit	per dw. unit

(32) In zone **165R**, the minimum lot areas are as follows:

Single-family detached

	Minimum area	Minimum frontage width	Minimum width	Minimum depth
Standard lot	450 m ² 4,843.9 ft ²	14.5 m 47.6'	14.5 m 47.6'	27.5 m 90.2'
Corner lot	540 m ² 5,812.7 ft ²	18 m 59.1'	18 m 59.1'	27.5 m 90.2'

Single-family semi-detached

	Minimum area	Minimum frontage width	Minimum width	Minimum depth
Standard lot	250 m ² 2,690.9 ft ²	8 m 26.2'	8 m 26.2'	- -
End of a row	250 m ² 2,690.9 ft ²	8 m 26.2'	8 m 26.2'	- -
Corner lot	310 m ² 3,336.8 ft ²	10 m 32.8'	10 m 32.8'	- -

Single-family row

	Minimum area	Minimum frontage width	Minimum width	Minimum depth
Standard lot	186 m ² 2,002 ft ²	6 m 19.6'	6 m 19.6'	- -

End of a row	250 m2 2,690.9 ft2	8 m 26.2'	8 m 26.2'	- -
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Corner lot	310 m2 3,336.8 ft2	10 m 32.8'	10 m 32.8'	- -
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Duplex/Triplex detached

	Minimum area	Minimum frontage width	Minimum width	Minimum depth
Standard lot	- -	- -	- -	- -
End of a row	- -	- -	- -	- -
Corner lot	465 m2 5,005.2 ft2	15 m 49.2'	15 m 49.2'	- -

Duplex/Triplex semi-detached

	Minimum area	Minimum frontage width	Minimum width	Minimum depth
Standard lot	- -	- -	- -	- -
End of a row	250 m2 2,690.9 ft2	8 m 26.2'	8 m 26.2'	- -
Corner lot	310 m2 3,336.8 ft2	10 m 32.8'	10 m 32.8'	- -

Duplex/Triplex row

	Minimum area	Minimum frontage width	Minimum width	Minimum depth
Standard lot	186 m2	6 m	6 m	-

	2,002 ft2	19.6'	19.6'	-
End of a row	250 m2 2690.9 ft2	8 m 26.2'	8 m 26.2'	- -
Corner lot	310 m2 3,336.8 ft2	10 m 32.8'	10 m 32.8'	- -

Any type of dwelling other than single-family

	Minimum area	Minimum frontage width	Minimum width	Minimum depth
Detached	1,390 m2 14,962.3 ft2	30 m 98.4'	30 m 98.4'	- -
Semi-detached or row	1,100 m2 11,840.7 ft2	23 m 75.5'	23 m 75.5'	- -

- (33) In zone **165R**, the provisions of section 10.5 a) and b) of this By-law do not apply.
- (35) Inside the area subject to “Conservation” land use as shown on the “Land Use” map of the Planning Programme, only the following uses are authorized:
- Interpretation facility related to nature;
 - Extensive recreational facility, equipment or layout;
 - Development of natural habitats for the purposes of ecological management and the improvement of biodiversity.
- (36) In this zone and for a multiple-family dwelling, the minimum number of underground parking spaces required is set at 1.1 spaces per dwelling unit. Furthermore, the minimum required number of parking spaces for visitors is set at 0.1 spaces per dwelling unit.
- (37) In this zone, for an underground parking space and for a multiple-family dwelling use, the minimum width of the circulation aisle that allows a vehicle to enter and leave the parking space, where this space is at a 90° angle from said aisle, is 6 metres.
- (38) The provision in clause i) of subsection b) of section 10.1 of this By-Law does not apply to this zone.
- (39) In this zone and for multiple-family use, on any street on which a property fronts, the total width of the entrance or two driveway entrances may not exceed 13 metres. This note prevails over subsection c) of section 10.8.
- (40) In this zone, undersized parking spaces are authorized up to a maximum of 2% of the parking spaces, including undersized parking spaces that are part of a tandem space.

- (41) In this zone, tandem parking spaces are authorized up to a maximum of 10% of the parking spaces.
- (42) In this zone, the facades of the top floor facing the front and side setbacks shall be set back at a minimum distance of 1.80 metres from the facades of the lower floors. Furthermore, the highest floor shall be located at a minimum distance of 17 meters from the northern facade of the building fronting Sainte Marie Road.
- (43) In this zone, the maximum slope of any access ramp to an underground parking may not exceed 15.2%. This note prevails over paragraph 1 of clause iv) of subsection e) of section 10.6.
- (44) In this zone, a ground floor roof extension may encroach on the minimum side setback up to 1.5 meters from the property line, to cover a parking zone.
- (45) Notwithstanding the provisions set out in the table of particular provisions for residential zone 166R, only one (1)-storey annex is permitted in the rear setback, regardless of the number of buildings. This annex must be attached to and form an integral part of the building. The annex may only be used for the establishment of recreational activities exclusively for the building's users, such as a swimming pool and exercise room. The maximum area of this annex is 165 square meters and of a maximum height of 4 metres.
- (46) Transmission lines for the distribution of electricity, telephony, cable broadcasting and other similar systems are buried.
- (47) Zone **167R** is subject to a Site Planning and Architectural Integration Program (SPAIP).
- (48) A minimum gross residential density of 30 dwellings/ha and a maximum gross residential density of 45 dwellings/ha apply in Zone 167R. This density is calculated based on the total area of the zone.
- (49) In Zone 167R, the maximum building coverage ratio (in %) is calculated without considering underground or semi-underground parking, provided the floor does not exceed the natural ground level by more than 1.5 m (4.9 ft) and the ground surface is landscaped as a yard.
- (50) In Zone 167R, the above-ground height of underground parking must comply with the requirement set out in paragraph d) of Section 10.16 of this by-law.
- (51) In Zone 167R, the definition of "ground floor" refers to the floor located at a maximum of 1.5 m (4.9 ft) above the average sidewalk level.
- (52) In Zone 167R, the provisions of paragraphs a) and b) of Section 10.5 of this by-law do not apply.
- (53) In Zone 167R, the following specific uses are permitted on the ground floor of a multifamily dwelling, limited to a maximum of two establishments within the zone: daycare services (Class B-2); hair salon (Class B-1); medical clinic (Class B-1); convenience store (Class B-2); health studio (Class B-3); shops and workshops with a maximum floor area of 200 m² and occupied by one of the following specialties: dry cleaner, tailor, shoemaker, upholsterer, milliner, caterer (Class B-3); establishments where the principal activity is the service of meals for on-site consumption, such as restaurants, dining rooms, and cafeterias (Class D-1); establishments where the principal activity is counter service of food or coffee for quick consumption on-site or take-out (Class D-2). No drive-through service is permitted in the zone. The combined floor area of one or two

establishments, as applicable, must not exceed 1,000 m². The minimum width of a commercial facade is 6 m.

- (54) Notwithstanding paragraph a) of Section 10.6, the number of off-street parking spaces shall be determined according to the following cumulative requirements :
- i. A minimum of one (1) parking space per dwelling unit is required for a multifamily building. This ratio may be reduced to 0.7 space per dwelling if a car-sharing service is provided within the building. A minimum of five (5) shared vehicles must be available per building. At least 85% of the parking spaces must be located within the building;
 - ii. The project must include visitor parking spaces equal to at least 10% of the required number of residential spaces.
- (55) In Zone 167R, if a non-conforming use protected by acquired rights is abandoned or replaced by a conforming use, the acquired rights associated with the non-conforming use shall be deemed extinguished, and any subsequent use of the land or structure previously occupied by the non-conforming use must comply with this by-law.

Acquired rights may also be extinguished if the non-conforming use ceases or is interrupted for a period of twelve (12) consecutive months.

The replacement or modification of a non-conforming use protected by acquired rights to one of the uses permitted in Zone 231C as of June 8, 2025, shall not be considered abandonment, replacement, or prohibited modification within the meaning of Section 9.7 of *Zoning By-law No. 90-58*, as these uses are deemed to be of the same nature and type and are themselves protected by acquired rights.

The specific provisions set out herein shall prevail over any inconsistent provisions contained in "Chapter 9 – Non-conforming Constructions and Uses" of *Zoning By-law No. 90-58* with respect to Zone 167R