

Article **12.18**

Particular provisions table: **INDUSTRIAL ZONES**

	301 _M	302 _M	303 _M	304 _M	305 _M	306 _M	307 _M
PERMITTED USES - INDUSTRIAL							
Group A	•		•	•	•	•	•
Group B	•		•	•	•	•	•
Group C	•		•	•	•	•	•
Group D	•		•	•	•	•	•
Group E							
Group F							
Group G							
FLOOR SPACE INDEX							
Minimum/Maximum (3.4)	0,15/0,65	0,15/0,5	0,15/0,65	0,15/0,5	0,15/0,65	0,15/0,65	0,15/0,5
LOT COVERAGE (in %)							
Minimum	15	15	15	15	15	15	15
Maximum	55	50	55	50	55	55	50
MINIMUM SETBACKS							
Front	22,8	22,8	22,8	22,8(6)	22,8	22,8	22,8
Side	7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6
Rear	15,2	15,2	15,2	15,2	15,2	15,2	15,2
MULTI-TENANT BUILDINGS							
(12.4) (authorized: •)						•(28)	
NUMBER OF FLOORS							
Minimum	1	1	1	1	1	1	1
Maximum	2	2	2	2	2	2	2
HEIGHT (in m)							
Minimum	5	5	5	5	5	5	5
Maximum	11,5	10	11,5	10	11,5	11,5	10
MINIMUM BUILDING WIDTH (12.7a)							
	50	50	50	50	50	50	50
ADDITIONAL SPECIFIC PROVISIONS							
	(2)(4B)(26)(37)	(2)	(2)(26)	(2)(7)(8)	(2)(26)	(2)(26)(27)(28)(38)	(2)(3)
SUBDIVISION (BY-LAW # 90-59 Art 3.1)							
Minimum area(in m ²)	(10) 14000	10000	14000	14000	13935	14000	14000
Minimum frontage and minimum width (in m)	90	90	90	70	125	90	90

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	308 _M (repealed)	309 _M	310 _M	311 _M	312 _M	313 _M (repealed)	314 _M
PERMITTED USES - INDUSTRIAL							
Group A		•	•	•	•		•
Group B		•	•	•	•		•
Group C		•	•	•	•		•
Group D		•	•	•	•		•
Group E							
Group F							
Group G							
FLOOR SPACE INDEX							
Minimum/Maximum (3.4)		0,25/0,5	0,15/0,5	0,15/0,5	0,15/0,5		0,15/0,5
LOT COVERAGE (in %)							
Minimum		25	15	15	15		15
Maximum		50	50	50	50		50
MINIMUM SETBACKS							
Front		10,6	22,8	22,8	22,8(9)		22,8
Side		7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6		7,6/7,6
Rear		7,6	15,2	15,2	15,2		15,2
MULTI-TENANT BUILDINGS●							
(12.4) (authorized: ●)		•					*●(13)
							*Limited to 4 tenants
NUMBER OF FLOORS							
Minimum		1	1	1	1		1
Maximum		2	5	2	2		2
HEIGHT (in m)							
Minimum		5	5	5	5		5
Maximum		10	22	10	10		10
MINIMUM BUILDING WIDTH (12.7a)							
		25	50	50	50		50
ADDITIONAL SPECIFIC PROVISIONS							
		(2)	(2)(38)	(2)	(2)		(2)
SUBDIVISION (BY-LAW # 90-59 Art 3.1)							
Minimum area(in m ²)		4200	14000	14000	14000		14000
Minimum frontage and minimum width (in m)		45	90	90	90		90

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	315 _M	316 _M	317 _M	318 _M	319 _M	320 _M
PERMITTED USES - INDUSTRIAL						
Group A	●	●	●	●	●	●
Group B	●	●		●	●	●
Group C	●	●		●	●	●
Group D	●	●	●	●	●	●
Group E						
Group F						
Group G						
PERMITTED USES – COMMERCIAL (Authorized:●)						
Class A			●(41)(43)(44)			
Class B-1			●(41)(43)(44)			
Class B-3			●(41)(43)(44)			
Class D-1			●(41)(42)(43)(44)			
Class E-4						●(5a)(5b)
FLOOR SPACE INDEX						
Minimum/Maximum (3.4)	0,15/0,6	0,15/0,5	0,15/1,5	0,15/0,6	0,15//0,5	0,25/0,5
LOT COVERAGE (in %)						
Minimum	15	15	15	15	15	25
Maximum	50	50	50	50	50	50
MINIMUM SETBACKS						
Front	22,8	10,6	22,8	22,8	22,8	10,6
Side	7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6	7,6/7,6
Rear	15,2	7,6	15,2	15,2	10,6	7,6
MULTI-TENANT BUILDINGS						
(12.4) (authorized: ●)			●(40)	●	●(5)	
NUMBER OF FLOORS						
Minimum	1	1	1	1	1	1
Maximum	6	2	6	5	2	2
HEIGHT (in m)						
Minimum	5	5	5	5	5	5
Maximum	27,5	10	27,5	22	10	20
MINIMUM BUILDING WIDTH (12.7a)						
	50	25	50	50	25	25
ADDITIONAL SPECIFIC PROVISIONS						
	(2)	(2)	(2)(40)(41)(42)(43)(44)	(2)(4A)(38)		(2)
SUBDIVISION (BY-LAW # 90-59 Art 3.1)						
Minimum area(in m ²)	14000	4200	14000	14000	12000	14000
Minimum frontage and minimum width (in m)	90	45	90	90	150	90

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	321M	(Hôtel) 321M	322M	323M	324M	325M
PERMITTED USES - INDUSTRIAL						
Group A	●		●	●	●	●
Group B	●		●	●	●	●
Group C	●		●	●	●	
Group D	●		●	●	●	●
Group E						
Group F						
Group G						
Group H						●
PERMITTED USES – COMMERCES (authorized : ●)						
Class A		●(10)				●(17)
Class B-1						●(17)
B-2						●(17)
B-3						●(17)
Class C-1						●
C-2						
C-3						
Class D-1						●(29)
D-2						●(29)
D-3						
Class E-1						
E-2						
E-3						
E-4						●
E-5						
E-6						
Class F-1						
F-2						
F-3						
F-4						
F-5						
F-6						
F-7						
F-8						
F-9						
F-10						
F-11						
Class G-1						
G-2						
G-3						
G-4						
G-5						
G-6						
G-7						
G-8						

FLOOR SPACE INDEX

Minimum/Maximum (3.4)	0,15/0,65	0,25/1,50	0,15/0,65	0,15/0,50	0.15/0.50	0.15/0.65
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LOT COVERAGE (in %)

Minimum	8	15	8	15	15	8
Maximum	50	50	50	50	50	55

MINIMUM SETBACKS

Front	22,8(11)	22,8(11)	22,8(11)	22,8(12)	22.8	22.8(18)(23)
Side	7,6	7,6	7,6	7,6	7,6/7,6	7.6/7.6(23)
Rear	15,2	15,2	15.2	15,2	15,2	15,2(23)

MULTI-TENANT BUILDINGS

(12.4) (authorized: ●)	●(13)		●(13)	●(13)	●(14)	●(16)
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NUMBER OF FLOORS

Minimum	1	3	1	1	1	1
Maximum	8	7	8	5	2	8

HEIGHT (in m)

Minimum	5	12	5	5	5	5
Maximum	40	31	40	25	10	40

MINIMUM BUILDING WIDTH (12.7a)

50		50	50	50	50
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ADDITIONAL SPECIFIC PROVISIONS

(2)(13)	(13)	(2)(13)	(2)	(15)(16)(17)(18) (19)(20)(21) (22)(23)(24)(25)(29)
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SUBDIVISION (BY-LAW # 90-59 Art 3.1)

Minimum area(in m ²)	9290	9290	9290	9290	14 000	8700
Minimum frontage and minimum width (in m)	90	90	90	90	90	90(24)

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	326M	327M	328M
PERMITTED USES - INDUSTRIAL			
Group A	●(31)	●	●
Group B	●(31)	●	
Group C	●(31)	●	
Group D	●(31)	●	●
Group E			
Group F			
Group G			
Group H			

PERMITTED USES – COMMERCES (authorized : ●)

Class A	●(33)		
Class B-1	●(33)		
B-2	●(33)		
B-3	●(33)		●(47)(48)
Class C-1	●(33)		
C-2			
C-3			
Class D-1	●(30)(33)		
D-2	●(30)(33)		
D-3			
Class E-1			
E-2			
E-3			
E-4	●(33)		
E-5			
E-6			
Class F-1			
F-2			
F-3			
F-4			
F-5			
F-6			
F-7			
F-8			
F-9			
F-10			
F-11			
Class G-1			
G-2			
G-3			
G-4			
G-5			
G-6			
G-7			
G-8			

FLOOR SPACE IND

Minimum/Maximum (3.4)	0,15/0,65	0.15/0.6	0.15/0.5
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LOT COVERAGE (in %)

Minimum	8	15	15
Maximum	55	55	35

MINIMUM SETBACKS

Front	22,8(34)(39)	22.8	25
Side	7,6/7.6	7.6/7.6	7.6/7.6
Rear	15,2	15.2	40

MULTI-TENANT BUILDINGS

(12.4) (authorized: ●)	●(32)	●	
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NUMBER OF FLOORS

Minimum	1	1	1
Maximum	8	2	2

HEIGHT (in m)

Minimum	5	5	5
Maximum	40	13.5	11

MINIMUM BUILDING WIDTH (12.7a)

50	50	50
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ADDITIONAL SPECIFIC PROVISIONS

(30)(31)(32)(33) (34)(35)(36)(37) (38)(39)(45)	(2)(38)(46)	(2)(38)(47) (48)(49)
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SUBDIVISION (BY-LAW # 90-59 Art 3.1)

Minimum area(in m ²)	8700	14000	14000
Minimum frontage and minimum width (in m)	90	90	80

NOTES

(1) (Repealed)

(2) In that zone, the maximum above-ground floor area for a new commercial establishment of office building is limited to 12,000 square metres.

(3) ZONE 307M:

The uses described in paragraph c) of article 2.8 (public utilities - class "C") are also authorized in this zone. Paragraph f) of article 2.1 does not apply to any building used for this purpose.

(4A) In zone 318M, are permitted:

- a) the installation, outside of the building, of three elevated double-walled holding tanks, two of which shall not exceed 25 000 litres each for the storage of ethanol and methanol, and one not exceeding 35 000 litres for the storage of acetone;
- b) the installation of an underground double-walled holding tank, not exceeding 10 000 litres for the recuperation of solvents accidentally discharged and originating in the production rooms;
- c) the installation of a concrete holding tank not exceeding 50 000 litres, provided with a pumping pit in the receiving area for the solvents, to hold and collect any loss of products;
- d) the installation of an above-ground double-walled holding tank, not exceeding 10 000 litres, for the storage of used solvents.

The following conditions must be complied with at all times:

- 1^o always maintain empty, to be available in case of emergency, the holding tank intended for the recuperation of solvents which may be accidentally discharged;
- 2^o direct to the storage holding tank for used solvents all products used for the cleaning of the reactors and other equipments;
- 3^o maintain, near the delivery area, absorbent products to contain a small loss; pump into the holding tank for the recuperation of used solvents, to be eliminated by an authorized firm, any important quantity of solvents accidentally discharged as well as contaminated surface waters;
- 4^o comply with the conditions of discharge permit number 348 issued on March 8, 1991, by the Communauté urbaine de Montréal (Service de l'environnement - Direction de l'assainissement de l'air et de l'eau);
- 5^o secure the approval of the C.U.M. before proceeding with any alteration, modification or change of the authorized activities and procedures which may increase the quantity of discharged waters or reduce their quality, as compared to those indicated in the application approved by the C.U.M. on February 5, 1996 (file: 3580DE003).

Are also permitted, in this zone, the use and storage of radioactive substances, provided these operations are carried out in accordance with the Atomic Energy Control Act (R.S.C., c. A-16), and in accordance with any regulation or permit enacted or issued under the authority of this act.

This note applies notwithstanding any inconsistent provision of the present by-law.

- (4B) In this zone, are also permitted private educational institutions dispensing all or some of the educational services belonging to categories 1, 2 and 3 as defined in Article 1 of an Act Respecting Private Education (R.S.Q., c. E-9.1). When an immovable is used for such an education establishment, the particular provisions applicable in zone 301 M apply subject to the provisions relating to subdivision (minimum area, minimum frontage and minimum width) established as follows:
- a) minimum area: 9,000 metres;
 - b) minimum frontage and minimum width: 40 metres.
- (5) Zone 319M : In this zone, the maximum number of occupants in a building is three (3).
- (5a) Including indoor golf practice or driving ranges, notwithstanding the provisions of article 2.10f) of this by-law.
- (5b) In this zone, the additional commercial use consisting of the operation of up to two artificial exterior ball hockey surfaces is permitted with the sole complimentary use of a pro shop selling only equipment related to the sport. No more than two such surfaces are allowed in the zone.
- (6) In this zone, the minimum front setback on Montrose shall be 13.5 metres (44.3') and the minimum front setback on Chemin Sainte-Marie shall be 50.0 metres (164.0')
- (7) In this zone, Class B-3 commerces are permitted, limited however to furniture and appliance stores; moreover, notwithstanding the "Industrial" designation of the zone, such uses shall not be subject to the provisions of Chapter 12, entitled "Provisions Particular to Industrial Zones", but shall be subject to the provisions of Chapter 11, entitled "Provisions Particular to Commercial Zones", with the following exceptions:
- i) in this zone, for the purpose of article 11.7 and for the purposes of paragraph a) of article 11.12, the front setback on Chemin Sainte-Marie shall be considered as a rear setback;
 - ii) in this zone, notwithstanding the provisions of paragraph c) of article 11.14, the minimum number of parking spaces shall be one (1) space per 40 square metres (430.6 square feet) of rental floor area.
- (8) In this zone, notwithstanding the provisions of paragraph g) of article 7.6, the minimum distance between a parking area and any limit of the property other than a street right-of-way shall be 1.0 metre (3,3').
- (9) In this zone, the minimum front setback on Montrose Street shall be 15.0 metres (49.2').
- (10) Limited to hotels, including ancillary uses required for the sole needs of the hotel patrons, such as meeting rooms, bars and restaurants, physical conditioning facilities, day care, pool and other recreational facilities.
- (11) 15.2 metres from Sainte-Marie Boulevard.
- (12) 15.2 metres from Sainte-Marie Boulevard and from Edmond Street.
- (13) In this zone, no multi-tenant, industrial condominium or industrial buildings intended to be occupied by more than one institution - other than a class A industrial office building can be built on a land adjacent to the highway.

- (14) In this zone,
- the maximum number of occupants or establishments in a multi-tenant building is four (4) and the minimum floor area of any establishment is 1,400 square metres (15,070 square feet);
 - for the purposes of sub-paragraph i) of paragraph a) of Article 8.13.3, the facade of the establishment is the facade where one finds the main entrance of the establishment, i.e. the entrance opening directly into the establishment;
 - notwithstanding the provisions of paragraph b) of Article 8.13.3, a sign identifying the name of the building or the name of the building and the establishments it houses is not permitted.
- (15) Zone **325M** is subject to a site planning and architectural integration program (SPAIP).
- (16) In zone **325M**, a building may be occupied in part by one or more industrial uses and in part by one or more commercial uses.
- (17) In zone **325M**, the authorized commercial uses in each building are:
- Class A commercial uses.
 - Class B-1 commercial uses, but limited to the following uses:
 - Banks;
 - Savings and loans;
 - Finance companies;
 - Medical clinics with or without a pharmacy.
 - Class B-2 commercial uses, but limited to the following uses:
 - Child day care services.
 - Class B-3 commercial uses, but limited to the following uses:
 - Health studios;
 - Recording studios;
 - Radio and television studios;
 - Offices of unions or political parties;
 - Employment agencies;
 - Customs offices, employment insurance offices or offices of other government or para-governmental departments or services;
 - Offices of telephone, electricity, and gas companies and other public utilities;
 - Music and dance schools;
 - Printing shops with a maximum floor area of 120 m² (1,292 ft²);
 - Cable distribution companies.
 - Class C-1 commercial uses.
 - Class D-1 and D-2 commercial uses.
 - Class E-4 commercial uses.
- (18) In zone **325M**, the front setback is calculated from the limit of the right-of-way of the Trans-Canada Highway service road.

- (19) In zone **325M**, no parking area may be located less than 3 m (9.8') from the limit of the street right-of-way.
- (20) In zone **325M**, the only uses authorized in the front setback are sidewalks and pathways for pedestrians, drives and access lanes to parking areas and areas for manoeuvring in relation to loading and unloading, lawns and plantings of flowers and shrubs, masts and signs mounted on posts or pedestals, parking areas reserved for the vehicles of visitors and clients. Parking areas for the vehicles of employees, transport vehicles and other commercial vehicles are also authorized, provided that these areas are located at least 10 m (32.8') from the limit of a street right-of-way and do not occupy more than 25% of the total area of the front setback calculated from the street right-of-way. In the case of corner or transversal lots, the calculation of the parking area may include the sum of the areas of both front setbacks.
- (21) In zone **325M**, all new public utility services shall be buried in accordance with the rules of each competent authority.
- (22) In zone **325M**, the minimum area for complementary uses located on the ground floor of buildings occupied mainly by offices is 50 m² (538.1 ft²).
- (23) In zone **325M**, for buildings that have a principal facade on Charles E. Frosst Street, the minimum setbacks are the following:
- Principal front (Charles E. Frosst): 10 m (32.8')
 - Secondary front (Service Road): 22.8 m (74.8')
 - Side: 15.2 m (50')
 - Rear: 7.5 m (24.6')
- (24) In zone **325M**, for lots adjacent to the service road, the minimum frontage width of a lot is the width of the lot, without taking into account the Réseau express métropolitain (REM) lots, calculated immediately after them.
- (25) In zone **325M**, notwithstanding section 7.2, off-site parking is permitted provided that it is located on a lot adjacent to the lot of the use for which it is required and is subject to a deed of servitude between the owners involved.
- (26) In the zones 301M, 303M, 305M and 306M:
- a) The front setback and parking in the front setback shall be calculated from the limit of the right-of-way of the Trans-Canada Highway service road.
- b) The maximum height of a building is 11.5m (37.7').
- For the zone 306M, the height is measured from the ground floor of the building in the front and rear facade. For calculation purposes, the total height of the building, including the above-ground part of the basement, may not exceed 11.5m (37.7').
- c) For industrial buildings located at the intersection of two streets or a lot fronting on more than one street, the minimum setbacks shall be:
- Front setback (Service Road): 22.8m (74.8')
 - Secondary front setback : 11m (36.08')
- (27) In the zone 306M, a minimum vegetated buffer of 15.2 metres in width measured from the rear property line is required along the entire length of the property.

- (28) In the zone 306M, the maximum number of occupants or establishments in a multi-tenant building is four (4) and the minimum floor area of any establishment is 1,400 square metres (15,070 square feet).
- (29) In the zone 325M, establishments classified as Class D Commercial shall not be permitted to occupy a single detached structure and the floor area of the Class D establishment shall not exceed 325 square metres (3500 sq. ft.).
- (30) In zone **326M**, establishments classified as Class D Commercial shall not be permitted to occupy a single detached structure and the floor area of the Class D establishment shall not exceed 325 m² (3500 sq. ft.).
- (31) In zone **326M**, industrial uses must not, at any time, cause vibrations, harmful vehicular traffic inherent in such use and no emission of odour, dust, noise, vapour or gas perceptible outside the property where the building is located.
- (32) In zone **326M**, a building may be occupied in part by one or more industrial uses and in part by one or more commercial uses.
- (33) In zone **326M**, the authorized commercial uses in each building are:
- Class A commercial uses.
 - Class B-1 commercial uses, but limited to the following uses:
 - Banks;
 - Savings and loans;
 - Finance companies;
 - Medical clinics with or without a pharmacy.
 - Class B-2 commercial uses, but limited to the following uses:
 - Child day care services.
 - Class B-3 commercial uses, but limited to the following uses:
 - Health studios;
 - Recording studios;
 - Radio and television studios;
 - Offices of unions or political parties;
 - Employment agencies;
 - Customs offices, employment insurance offices or offices of other government or para-governmental departments or services;
 - Offices of telephone, electricity, gas and other public utilities companies;
 - Music and dance schools;
 - Printing shops with a maximum floor area of 120 m² (1291.7 sq. ft.);
 - Cable distribution companies.
 - Class C-1 commercial uses.
 - Class D-1 and D-2 commercial uses.
 - Class E-4 commercial uses.
- (34) In zone **326M**, the front setback is calculated from the limit of the right-of-way of the Trans-Canada Highway service road.

- (35) In zone **326M**, no parking area may be located less than 3 m (9.8') from the limit of the street right-of-way.
- (36) In zone **326M**, all new public utility services shall be buried in accordance with the rules of each competent authority.
- (37) In zone **326M**, the minimum area for complementary uses located on the ground floor of buildings occupied mainly by offices is 50 m² (538.1 sq. ft.).
- (38) In zone **326M**, in case of land adjacent to a residential or mixed zone, a 5.0 m (16.4') wide strip of land along the residential or mixed zone shall be grassed and planted with trees. In addition, an opaque fence of 2.5 m (8.0') high shall be erected along the entire length of these properties when it is directly adjacent to a residential or mixed zone.
- (39) In zone **326M**, for industrial buildings located at the intersection of two streets or a lot fronting on more than one street, the minimum setbacks shall be:
- Secondary front: 10 m (32.8')
- (37) *Within this zone, 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.*
- (38) *Within this zone, only uses including activities that create few nuisances for the neighbourhood (noise, smoke, dust, vapour, gas, radiation, odour) are authorized.*
- (40) In zone **317M**, a building may be occupied in part by one or more industrial uses and in part by one or more commercial uses.
- (41) In zone **317M** : the authorized commercial uses for each building are :
- Class A commercial uses.
 - Class B-1 commercial uses, but limited to the following uses :
 - Banks;
 - Savings and loans;
 - Finance companies;
 - Medical clinics with or without a pharmacy.
 - Class B-3 commercial uses, but limited to the following uses :
 - Offices of unions or political parties;
 - Employment agencies;
 - Cable distribution companies.
 - Class D-1 commercial uses.
- (42) In zone **317M**, establishments classified as Class D-1 commercial shall not be permitted to occupy a single detached structure. A maximum of three (3) establishments of this class are permitted in a building. The floor area of any Class D-1 establishment may not exceed 325 square metres (3500 square feet).

- (43) In zone **317M**, the minimum requirements for floor space used for commercial premises to which the public has access from the outside is 92.9 square metres (1000 square feet).
- (44) In zone **317M**, the minimum requirements for floor space used for commercial premises to which the public has access from the inside is 46.45 square metres (500 square feet).
- (45) In zone **326M**, notwithstanding the provisions of article 12.3 c), it is possible for an existing establishment whose main activities are of a medical or pharmaceutical nature to integrate, as an accessory, sub-activities of a medical or pharmaceutical nature focused on the study, diagnosis, and treatment of diseases, involving the use of radioelements, within a maximum area of 2600 m² within a main building.
- (46) In zone 327M, a maximum of five (5) loading and unloading docks shall be permitted within the secondary front setback facing Daniel Street. These docks must respect a minimum distance of 115 metres, measured between the first loading dock and the lot line adjacent to the service road. Additionally, the loading and unloading docks are prohibited in the rear setback.
- (47) In zone 328M : the authorized commercial uses for each building are :
- Class B-3 commercial uses, but limited to the following uses :
- automobile parts and accessories stores (excluding gas bars, service stations and establishments for automobile maintenance and repair or for the installation of automobile parts or equipment).
- (48) In zone 328M, the floor area of any Class B-3 establishment may not exceed 972.2 m² (10 464.67 pi²).
- (49) Loading and unloading docks are prohibited in the rear setback.