

SCHEDULE "A"

CLASSIFICATION	MAXIMUM SITE COVERAGE	MINIMUM SITE AREA	MINIMUM SITE WIDTH	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM HEIGHT (ABOVE GRADE)	FLOOR SPACE INDEX	
							MAXIMUM	MINIMUM
<u>RESIDENTIAL ZONES</u>								
<u>R-1a and R-1c</u>								
Detached single family dwellings	40%	501 sq. metres (5400 sq. ft.)	18.2 m (60')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
Semi-detached dwellings	40%	418 sq. metres (4500 sq. ft.)	13.7 m (45')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
<u>R-1b</u>								
Detached single family dwellings (*) (**)	33%	501 sq. metres (5400 sq. ft.)	18.2 m (60')	3.05 m (10')	7.62 m (25')	3 storeys	0.8	0.35
(*) These requirements shall not apply to subdivision plans approved by Council prior to September 8, 1987.								
(**) Any 3rd storey must be contained within the "Habitable attic space".								
Semi-detached dwellings	40%	418 sq. metres (4500 sq. ft.)	13.7 m (45')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
<u>R-1d</u>								
Detached single family dwellings (*) (**) (***) (****)	33%	501 sq. metres (5400 sq. ft.)	17.67 m (58')	2.43 m (8')	7.62 m (25')	3 storeys	0.8	0.35
(*) These regulations shall not apply to dwellings built prior to the passing of By-law 89-704-45, adopted November 14, 1989.								
(*) The maximum lot size is 1393.5 sq. metres (15,000 sq. ft.).								
(**) Any 3rd storey must be contained within the "Habitable attic space".								
(***) Min. F.S.I. for lot sites between 929 sq. metres (10,000 sq. ft.) and 1858 sq. metres (20,000 sq. ft.) shall be 0.3.								
(****) Min. F.S.I. for lot sites exceeding 1858 sq. metres (20,000 sq. ft.) shall be 0.25.								
<u>R-1e</u>								
Detached single family dwellings	33%	427 sq. metres (4600 sq. ft.)	14 m (46')	0 or 2.13 m (*) (0 or 7')	7.62 m (25')	2 storeys	0.8	0.25
(*) In the case of one side setback being "0", the other side setback shall have a minimum width of 4.27 m (14').								

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<u>RESIDENTIAL ZONES (cont'd)</u>								
<u>R-2a, R-2b, R-2c, R-2d and R-2e</u>								
Detached single family dwellings	40%	418 sq. metres (4500 sq. ft.)	15.24 m (50')	2.43 m (*) (8')	7.62 m (25')	2 storeys	0.8	0.25
(*) Section 12-44 (B/L R-2013-704-303 adopted on October 1, 2013)								
Semi-detached dwellings	40%	371 sq. metres (4000 sq. ft.)	13.7 m (45')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
Terraced dwellings	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8
<u>R-2f</u>								
Detached single family dwellings (**)	40%	418 sq. metres (4500 sq. ft.)	15.24 m (50')	2.43 m (8')	7.62 m (25')	3 storeys	0.8	0.25
Semi-detached dwellings	40%	371 sq. metres (4000 sq. ft.)	13.7 m (45')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
(**) The maximum height (above grade) is 3 Storeys. The 3rd storey shall be within the "Habitable attic space".								
<u>R-3a, R-3b and R-3c</u>								
Terraced dwellings	40%	Chap. 8	Chap. 8	Chap. 8	Chap. 8	-----	0.8	0.25
Multiplex residential buildings	50%	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	2	0.5
<u>R-3b and R-3c</u>								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	-----	-----	-----

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<u>RESIDENTIAL ZONES (cont'd)</u>								
<u>R-3a</u>								
Semi-detached dwellings	40%	279 sq. metres (3000 sq. ft.)	9.14 m (30')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	4 storeys 12.2 m (40')	Chap. 7	Chap. 7
Detached single family dwellings	40%	279 sq. metres (3000 sq. ft.)	9.14 m (30')	2.43 m (*) (8') with garage 3 m (10') without garage	7.62 m (25')	2 storeys	0.8	0.25
(*) Notwithstanding the above minimum side setbacks on Autumn Street, one side setback may be "0" provided the other side has the required minimum side setback.								
<u>R-3b</u>								
Detached single family dwellings	40%	500 sq. metres (5400 sq. ft.)	17 m (56')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
Sixplex residential buildings (***)	25%	1394 sq. metres (15,000 sq. ft.)	30.48 m (100')	6.7 m (22')	10.67 m (25')	3 storeys 14 m (46')	0.8	0.35
(***) The 4th storey shall be contained within the "Habitable attic space".								
<u>R-3d</u>								
Terraced dwellings	40%	145 sq. metres (1561 sq. ft.)	5.48 m (18')	2.43 m (8') end units	7.62 m (25')	2 storeys	0.8	0.25
Semi-detached dwellings	40%	213.7 sq. metres (2300 sq. ft.)	7.4 m (23')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
Apartment buildings (B/L R-2012-704-294 adopted February 12, 2013)	Chap. 7	Chap. 7	Chap. 7	7.62 m (25')	Chap. 7	6 storeys	Chap. 7	Chap. 7

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<u>RESIDENTIAL ZONES (cont'd)</u>								
<u>R-3e</u>								
Terraced dwellings	40%	232.25 sq. metres (2500 sq. ft.)	7.62 m (25')	3.07 m (10')	10.66 m (35')	2 storeys	0.8	0.4
Semi-detached dwellings	40%	371.6 sq. metres (4000 sq. ft.)	12.19 m (40')	3.07 m (10')	7.62 m (25')	2 storeys	0.8	0.4
Detached single family dwellings	40%	408.8 sq. metres (*) (4400 sq. ft.)	13.41 m (44')	0 or 4.27 m (**) (0 or 14')	7.62 m (25')	2 storeys	0.8	0.4
(**) In the case of one side setback being "0", the other side setback shall have a minimum width of 4.27 m (14').								
<u>R-3f</u>								
Multiplex residential buildings	50%	1800 sq. metres (19,376 sq. ft.)	-----	7.62 m (25')	7.62 m (25')	2 storeys	2	0.5
<u>R-3g</u>								
Multiplex residential buildings	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	3 storeys	Chap. 7A	Chap. 7A
Sixplex residential buildings	25%	1393.5 sq. metres (15,000 sq. ft.)	30.48 m (100')	6.71 m (22')	10.67 m (35')	3 storeys	0.8	0.35
Terraced dwellings	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	Chap. 8	Chap. 8
Apartment buildings for seniors assisted care facilities	50%	3716 sq. metres (40,000 sq. ft.)	45 m (150')	7.62 m (25')	12.19 m (40')	5 storeys (***)	1.7	1
(***) The 5th storey shall be contained within the attic space and intended for common areas purposes. No dwelling shall be permitted on that storey.								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	5 storeys (*****)	Chap. 7	Chap. 7
(*****) A 5th storey can be authorized on 60% of the footprint of the building.								

SCHEDULE "A"

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<u>RESIDENTIAL ZONES (cont'd)</u>								
<u>R-3h</u>								
Multiplex residential buildings	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	3 storeys	Chap. 7A	Chap. 7A
Sixplex residential buildings	25%	1393.5 sq. metres (15,000 sq. ft.)	30.48 m (100')	6.71 m (22')	10.67 m (35')	3 storeys	0.8	0.35
Terraced dwellings	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	Chap. 8	Chap. 8
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	4 storeys	Chap. 7	Chap. 7
<u>R-3i</u>								
Multiplex residential buildings	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	3 storeys	Chap. 7A	Chap. 7A
Sixplex residential buildings	25%	1393.5 sq. metres (15,000 sq. ft.)	30.48 m (100')	6.71 m (22')	10.67 m (35')	3 storeys	0.8	0.35
Terraced dwellings	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	Chap. 8	Chap. 8
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	4 storeys (****)	Chap. 7	Chap. 7
(****) A 5th storey can be authorized on 65% of the footprint of the building.								
<u>R-3j</u>								
Multiplex residential buildings	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	4 storeys (*****)	Chap. 7A	Chap. 7A
(*****) The 4th floor must not exceed 45% of the footprint of the building.								
Sixplex residential buildings	25%	1393.5 sq. metres (15,000 sq. ft.)	30.48 m (100')	6.71 m (22')	10.67 m (35')	3 storeys	0.8	0.35
Terraced dwellings	Chap. 8	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	Chap. 8	Chap. 8
Apartment buildings (*)	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	5 storeys	Chap. 7	Chap. 7

(*) Apartment buildings are permitted with a minimum lot area of 1532.9 sq. metres (16,500 sq. ft.) and a maximum height of 5 storeys. Within the area fronting onto St-Jean Boulevard and measuring 60 m (200') in depth towards the East, a maximum of 60% of the footprint of the building may be occupied as a 6th storey.

SCHEDULE "A"

Consolidation of **ZONING BY-LAW 82-704**

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<u>RESIDENTIAL ZONES (cont'd)</u>								
<u>R-3k</u>								
Multiplex residential buildings	Chap. 14	Chap. 14	Chap. 14	Chap. 14	Chap. 14	3 storeys	Chap. 14	Chap. 14
Sixplex residential buildings	25%	1393.5 sq. metres (15,000 sq. ft.)	30.48 m (100')	6.71 m (22')	10.67 m (35')	3 storeys	0.8	0.35
Terraced dwellings	Chap. 14	Chap. 14	Chap. 14	Chap. 14	Chap. 14	2 storeys	Chap. 14	Chap. 14
<u>R-3l</u>								
Terraced dwellings	Chap. 15	Chap. 15	Chap. 15	Chap. 15	Chap. 15	3 storeys (**)	Chap. 15	Chap. 15
(**) The 3rd storey must be contained within the "Habitable attic space".								
<u>R-3m</u>								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	5 storeys (*) 4 storeys	Chap. 7	Chap. 7
(*) The maximum height on the front side of an apartment building.								
<u>R-3n</u>								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	5 storeys	Chap. 7	Chap. 7
Multiplex residential buildings	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	3 storeys	Chap. 7A	Chap. 7A
Sixplex residential buildings	25%	1393.5 sq. metres (15,000 sq. ft.)	30.48 m (100')	6.71 m (22')	10.67 m (35')	3 storeys	0.8	0.35
<u>R-3p</u>								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	4 storeys	Chap. 7	1 (B/L R-2016-109 adopted on June 14, 2016)
<u>R-3q</u>								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	3 to 5 storeys	Chap. 7	Chap. 7

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<u>RESIDENTIAL ZONES (cont'd)</u>								
<u>R-3r</u>								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	3 storeys	Chap. 7	Chap. 7
<u>R-3s</u>								
Semi-detached dwellings	40%	232 sq. metres (2500 sq. ft.)	9.14 m (30')	3.04 m (10')	7.62 m (25')	2 storeys	0.8	0.25
Terraced dwellings	40%	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	Chap. 8	Chap. 8
<u>R-3t (*)</u>								
Terraced dwellings	40%	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	Chap. 8	Chap. 8
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	3 storeys	Chap. 7	Chap. 7
Multiplex residential buildings	50%	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	Chap. 7A	2	0.5
(*) The provisions of Section 12-43 from Chapter 12 apply. (B/L R-2013-704-301 adopted on September 10, 2013)								
<u>R4</u>								
Detached single family dwellings	40%	501 sq. metres (5400 sq. ft.)	18.2 m (60')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
Quadruplex	30%	650.35 sq. metres (7000 sq. ft.)	22.86 m (75')	3.35 m (11')	7.62 m (25')	2 storeys	0.8	0.25
Terraced dwellings	40%	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	Chap. 8	Chap. 8
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	-----	-----	-----
Semi-detached dwellings	40%	279 sq. metres (3000 sq. ft.)	9.14 m (30')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
<u>R-4a</u>								
Apartment buildings	Chap. 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	5 storeys (*)	Chap. 7	Chap. 7

(*) A 6th storey can be authorized on 50% of the footprint of the building.

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<u>COMMERCIAL ZONES</u>								
<u>C-1a, C-1b, C-1c, C-1d, C-1e and C-1f</u>								
Commercial buildings	80%	2787 sq. metres (30,000 sq. ft.)	-----	0 or 7.62 m ** (0 or 25')	7.62 m (25')	up to 3 storeys	2	0.25 (***) (****)
					15.24 m (50')	4 storeys or more	2	0.25
Motels	15%	929 sq. metres (10,000 sq. ft.)	30.48 m (100')	7.62 m (25')	7.62 m (25')	2 storeys	-----	-----
Service-stations	-----	929 sq. metres (10,000 sq. ft.)	30.48 m (100')	7.62 m (25')	7.62 m (25')	1 storey	-----	-----
Gas stations	-----	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A
Office buildings	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A
All buildings on St-Jean and des Sources Boulevards	-----	-----	-----	-----	-----	-----	-----	0.25

(**) In the Zone C-1a, the minimum side setback for commercial buildings of 1 storey is 5.79 m (19'). (B/L R-2012-704-296 adopted on Novembre 13, 2012)

(***) In the Zone C-1a, the minimum floor space index for commercial buildings of 1 storey is 0.12. (B/L R-2012-704-296 adopted on Novembre 13, 2012)

(****) In the Zone C-1b, the minimum floor space index for commercial buildings of 1 storey located at the intersection of major roads is 0.09. (B/L R-2013-704-299 adopted June 11, 2013)

C-1c

Commercial restaurant building	50%	-----	-----	7.62 m (25')	7.62 m (25')	2 storeys (*)	1	0.15
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(*) A maximum of 15% of the total site coverage of the building as a 2nd storey.

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<u>COMMERCIAL ZONES (cont'd)</u>								
<u>C-1d and C-1e</u>								
Car dealerships (B/L R-2014-704-315 adopted November 11, 2014)	35%	3716 sq. metres (40,000 sq. ft.)	61 m (200')	7.62 m (25')	7.62 m (25')	2 storeys	1	0.15
<u>C-2a, C-2b et C-2c</u>								
Commercial buildings	50%	2787 sq. metres (30,000 sq. ft.)	-----	7.62 m (25')	7.62 m (25')	up to 3 storeys	2	0.25
					15.24 m (50')	4 storeys or more	2	0.25
Service-stations	-----	Chap. 10	Chap. 10	Chap. 10	Chap. 10	Chap. 10	Chap. 10	Chap. 10
Gas stations provided it is part of a Neighborhood Shopping Centre	-----	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A
<u>C-2b</u>								
Commercial buildings with only a single occupant	50 %	2787 sq. metres (30,000 sq. ft.)	-----	7.62 m (25')	7.62 m (25')	1 storey (*)	2	0,20
(*) The minimum height of the building shall be 5.48 m (18').								
<u>C-3a</u>								
Mixed occupancy buildings	50%	4645 sq. metres (50,000 sq. ft.)	61 m (200')	7.62 m (25')	7.62 m (25')	3 storeys	1.5	0.5
The minimum height of Mixed occupancy buildings shall be 2 storeys.								
Retail store (single occupant)	50%	9290 sq. metres (100,000 sq. ft.)	122 m (400')	7.62 m (25')	7.62 m (25')	1 storey	1	0.15
The minimum height of Retail stores (single-occupant) shall be 5.48 metres (18').								

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<u>COMMERCIAL ZONES (cont'd)</u>								
<u>C-3b</u>								
Mixed occupancy buildings	50%	9290 sq. metres (100,000 sq. ft.)	61 m (200')	15.24 m (50')	15.24 m (50')	-----	1.5	0.5
Office buildings	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A
<u>C-3c</u>								
Mixed occupancy buildings	50%	9290 sq. metres (100,000 sq. ft.)	61 m (200')	15.24 m (50')	15.24 m (50')	3 storeys	1	0.3
Office buildings	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A
<u>C-3d</u>								
New car dealerships (B/L R-2013-704-297 adopted on March 12, 2013)	35%	3716 sq. metres (40,000 sq. ft.)	61 m (200')	7.62 m (25')	7.62 m (25')	2 storeys	1	0.15
Commercial buildings and "PAD" (isolated building)	Chap. 15A	Chap. 15A	Chap. 15A	Chap. 15A	Chap. 15A	Chap. 15A	Chap. 15A	Chap. 15A
<u>C-3e</u>								
New car dealerships	35%	3716 sq. metres (40,000 sq. ft.)	61 m (200')	7.62 m (25')	7.62 m (25')	2 storeys	1	0.15
Personal services Establishments (**)	33%	3716 sq. metres (40,000 sq. ft.)	40 m (130')	7.62 m (25')	13.71 m (45')	2 storeys	1	0.25
(**) <u>Restricted commercial occupancy:</u> see Section 4-4								
Office buildings	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A
<u>C-3f</u>								
Office buildings	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A
Mixed occupancy buildings	33%	1 394 m ² (15 000 ft ²)	30.48 m (100 ft)	7.62 m (25 ft)	15.24 m (50 ft)	4 storeys	1	0.25

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<u>COMMERCIAL ZONES (cont'd)</u>								
<u>C-3g</u>								
Mixed occupancy buildings and establishments of professional services	50%	9290 sq. metres (100,000 sq. ft.)	61 m (200')	15.24 m (50')	15.24 m (50')	3 storeys	1	0.3
Office buildings	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A
Commercial restaurant building (***)	50%	-----	-----	7.62 m (25')	7.62 m (25')	1 storey	1	0.15
(***) Only one (1) commercial restaurant building of a maximum capacity of 80 seatings indoor and of 60 seatings outdoor during the summer season.								
<u>C-3i</u>								
Commercial buildings and office buildings (B/L R-2014-704-314 adopted November 11, 2014)	50%	3716 sq. metres (40,000 sq. ft.)	61 m (200')	7.62 m (25')	7.62 m (25')	2 storeys	1	0.25
<u>RESTRICTED ZONES</u>								
<u>K-1a, K-1b and K-1d</u>								
Apartment buildings	Chapitre 7	Chap. 7	Chap. 7	Chap. 7	Chap. 7	-----	-----	-----
<u>K-1a, K-1b, K-1c and K-1d</u>								
Commercial buildings (same as in C-1a, C-1b et C-1c)	80%	2787 sq. metres (30,000 sq. ft.)	-----	0 or 7.62 m (0 or 25')	7.62 m (25')	up to 3 storeys	2	0.25
					15.24 m (50')	4 storeys or more	2	0.25

However, where Buildings back onto residential zones, the rear Setback requirement for commercial and industrial occupancies shall be increased by 3.04 m (10') in zones K-1a and K-1b, and by 7.62 m (25') in zones K-1c and K-1d.

Notwithstanding the foregoing:

the rear Setback of all Buildings fronting on St-Regis Boulevard and located in zone K-1c shall be 15.24 m (50');
in the area East of lot 2 262 700 (309-14), all 15.24 m (50') of the rear Setback shall be landscaped; and
in the area West of lot 2 262 700 (309-14), the first 7.62 m (25') of the rear Setback from the rear Lot line shall be landscaped.

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Consolidation of **ZONING BY-LAW 82-704**

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<u>RESTRICTED ZONES (cont'd)</u>								
<u>K-1a, K-1b, K-1c and K-1d (cont'd)</u>								
All buildings on St-Jean and des Sources Boulevards	-----	-----	-----	-----	-----	-----	-----	0.25
Office buildings	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A	Chap. 9A
<u>K-1a and K-1b</u>								
Gas stations	-----	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A	Chap. 10A
<u>K-1b</u>								
Semi-detached dwellings	40%	325.15 sq. metres (3500 sq. ft.)	10.67 m (35')	3.05 m (10')	7.62 m (25')	2 storeys	0.8	0.25
Terraced dwellings	30%	Chap. 8	Chap. 8	Chap. 8	Chap. 8	2 storeys	0.8	0.25
Detached single family dwellings	40%	501 sq. metres (5400 sq. ft.)	18.2 m (45')	2.43 m (8')	7.62 m (25')	2 storeys	0.8	0.25
<u>K-1c</u>								
The maximum height of the Buildings fronting on St-Regis Boulevard shall be 7.9 m (26').								
Research and Development Buildings, Light Industrial Buildings with restrictions, Industrial Administrative Buildings, Light Industrial Leasehold Buildings with restrictions, Self Storage Facilities	50%	3716 sq. metres (40,000 sq. ft.)	45 m (150')	7.5 m (24'7")	15.24 m (50')	8 m (26')	1	0.25
(B/L R-2014-704-312 adopted July 8, 2014)								

SCHEDULE "A"

CLASSIFICATION	MAXIMUM SITE COVERAGE	MINIMUM SITE AREA	MINIMUM SITE WIDTH	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM HEIGHT (ABOVE GRADE)	FLOOR SPACE INDEX MAXIMUM	MINIMUM
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RESTRICTED ZONES (cont'd)

K-1d

Industrial Buildings
(same as Industrial zone I-1a)

50%, plus 1% for each 464.5 sq. metres (5000 sq. ft.) above 3716 sq. metres (40,000 sq. ft.) up to 70% coverage	3716 sq. metres (40,000 sq. ft.)	60.96 m (200')	0 or 7.62 m (0 or 25')	0 or 7.62 m (0 or 25')	-----	2.4	0.25
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Residential buildings for senior citizens	50%	3716 sq. metres (40,000 sq. ft.)	45 m (150')	7.62 m (25')	12.19 m (40')	5 storeys (*)	1.7	1
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(*) The 5th storey shall be contained within the "Habitable attic space" and intended for common areas purposes. No dwelling shall be permitted on that storey.

K-1e

Office buildings,
Personal Services Establishments,
Assembly buildings and Group Occupancy buildings

50%	3600 sq. metres (38,751 sq. ft.)	45.72 m (150')	7.62 m (25')	12.19 m (40')	2 storeys 7.92 m (26')	1	0.25
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K-1f

Refer to Section 4-3-2

SCHEDULE "A"

CLASSIFICATION	MAXIMUM SITE COVERAGE	MINIMUM SITE AREA	MINIMUM SITE WIDTH	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM HEIGHT (ABOVE GRADE)	FLOOR SPACE INDEX MAXIMUM	MINIMUM
<u>INDUSTRIAL ZONES</u>								
<u>I-1a</u>	50%, plus 1% for each 464.5 sq. metres (5000 sq. ft.) above 3716 sq. metres (40,000 sq. ft.) up to 70% coverage	3716 sq. metres (40,000 sq. ft.)	60.96 m (200')	0 or 7.62 m (0 or 25')	0 or 7.62 m (0 or 25')	-----	2.4	0.25
<u>I-1b</u>	-----	3325 sq. metres (35,791 sq. ft.)	53.34 m (175')	0 or 7.62 m (*) (0 or 25')	7.62 m (25')	-----	1	0.4
(*) In the case of unbuilt Sites adjacent to Sites with Buildings, the new Building shall have a party wall.								
<u>I-1c</u>	50%, plus 1% for each 464.5 sq. metres (5000 sq. ft.) above 3716 sq. metres (40,000 sq. ft.) up to 70% coverage	3716 sq. metres (40,000 sq. ft.)	60.96 m (200')	0 or 7.62 m (0 or 25')	0 or 7.62 m (0 or 25')	-----	2.4	0.25
In the area bound by Lake Road on the West, Kesmark Street on the North, the rear of the lots fronting on du Marché on the East and Brunswick Boulevard on the South	-----	10,000 sq. metres (107,642 sq. ft.)	-----	-----	-----	-----	-----	0.25
<u>I-1d</u>	50%, plus 1% for each 464.5 sq. metres (5000 sq. ft.) above 3716 sq. metres (40,000 sq. ft.) up to 70% coverage	3716 sq. metres (40,000 sq. ft.)	60.96 m (200')	0 or 7.62 m (0 or 25')	0 or 7.62 m (0 or 25')	-----	2.4	0.25

SCHEDULE "A"

CLASSIFICATION	MAXIMUM SITE COVERAGE	MINIMUM SITE AREA	MINIMUM SITE WIDTH	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM HEIGHT (ABOVE GRADE)	FLOOR SPACE INDEX	
							MAXIMUM	MINIMUM
<u>CEMETERY ZONE</u>								
M (*) (**)	33%	2787 sq. metres (30,000 sq. ft.)	45.72 m (150')	15.24 m (50')	15.24 m (50')	2 storeys 9.1 m (29.85')		
(*) Within the area of the zone M fronting des Sources Boulevard and measuring 152.4 m (500') towards the East, the setbacks are established as follows: Minimum front setback: 15.24 m (50'); Minimum side setback: 7.62 m (25'); and Minimum rear setback: 7.62 m (25')								
(**) Within the most eastern limit of the zone M, the maximum height of the building is 3 storeys or 13.82 m (45.34').								
<u>COMMUNITY ZONES</u>								
<u>E-1a, E-1c, E-1d, E-1e, E-1f, E-1g, E-1i, E-1j, E-1k, E-1l, E-1m, E-1o and E-1p</u>	40%	3716 sq. metres (40,000 sq. ft.)	30.48 m (100')	7.62 m (25')	15.24 m (50')	2 storeys 9.1 m (29.85')	1	0.25
<u>E-1b</u>	40%	10,000 sq. metres (107,642 sq. ft.)	30.48 m (100')	7.62 m (25')	15.24 m (50')	2 storeys 9.1 m (29.85')	1	0.15
<u>E-1h</u>	40%	3716 sq. metres (40,000 sq. ft.)	30.48 m (100')	7.62 m (25')	15.24 m (50')	2 storeys 9.1 m (29.85')	1	0.15
<u>E-1q</u>	20% (*)	3716 sq. metres (40,000 sq. ft.)	30.48 m (100')	7.62 m (25')	15.24 m (50')	2 storeys 9.1 m (29.85')	0.4	0.15

(*) The surface area of the building cannot be greater than 929 sq. metres (10,000 sq. ft.).

SCHEDULE "A"

Consolidation of **ZONING BY-LAW 82-704**

CLASSIFICATION	MAXIMUM SITE COVERAGE	MINIMUM SITE AREA	MINIMUM SITE WIDTH	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM HEIGHT (ABOVE GRADE)	FLOOR SPACE INDEX MAXIMUM MINIMUM
<u>COMMUNITY ZONES (cont'd)</u>							
<u>E-1r</u> (R-2012-704-284 adopted on February 14, 2012)	40%	3716 sq. metres (40,000 sq. ft.)	30.48 m (100')	7.62 m (25')	15.24 m (50')	2 storeys 9.1 m (29.85')	1 0.15
<u>E-2a</u>	40%	90,000 sq. metres (968,783.63 sq. ft.)	100 m (328.08')	15.24 m (50')	15.24 m (50')	2 storeys	1 0.25
<u>E-3a</u>	40%	3716 sq. metres (40,000 sq. ft.)	30.48 m (100')	7.62 m (25')	15.24 m (50')	2 storeys 9.1 m (29.85')	1 0.15

SCHEDULE "A"

Consolidation of **ZONING BY-LAW 82-704**

CLASSIFICATION	MAXIMUM SITE COVERAGE	MINIMUM SITE AREA	MINIMUM SITE WIDTH	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM HEIGHT (ABOVE GRADE)	FLOOR SPACE INDEX MAXIMUM	MINIMUM
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PUBLIC ZONES

Pb-1

Public building	40%	3716 sq. metres (40,000 sq. ft.)	30.48 m (100')	7.62 m (25')	15.24 m (50')	2 storeys 9.1 m (29.85')	1	0.15
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Pb-2

Public building (*)						2 storeys		
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(*) Notwithstanding any provision to the contrary, the front setback is established at 1 m (3' 3").

Pb-3

Assembly building (***)	40%	8361 sq. metres (90,000 sq. ft.)	76.2 m (250')	4.57 m (15')	15.24 m (50')	2 storeys	1	0.15
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(***) Notwithstanding any provision to the contrary, the front setback is established at 15.24 m (50').