

GROUPS	CATEGORIES	
RESIDENTIAL	•1 dwelling unit	H.1
	•2 dwelling units	H.2
	•3 dwelling units	H.3
	•4 to 8 dwelling units	H.4
	•8 to 12 dwelling units	H.5
	•12 to 36 dwelling units	H.6
	•36 dwelling units or more	H.7
COMMERCIAL	•Dépanneurs and businesses	C.1(1), C.1(2)
	•Businesses and services in light commercial activity sectors	C.2
	•Businesses and services in designated sectors	C.3(8), C.3(9)
	•Businesses and services in medium commercial activity sectors	C.4
	•Businesses and services in high commercial activity sectors	C.5
	•Heavy businesses	C.6(1), C.6(2)
	•Wholesale businesses and warehousing	C.7
INDUSTRIAL	•Light industries compatible with other urban activities	I.1
	•Light industries	I.2
	•Industries	I.4
	•Heavy industries	I.5
	•Industries not easily integrated	I.6
	•Separation and recovery industries	I.7(1), I.7(2)
COMMUNITY AND INSTITUTIONAL FACILITIES	•Public spaces and places	E.1(1), E.1(2), E.1(3), E.1(4)
	•Sports and recreation facilities	E.2(1), E.2(2)
	•Educational and cultural facilities	E.4(1), E.4(2), E.4(3), E.4(4)
	•Religious, housing and health facilities	E.5(1), E.5(2), E.5(3)
	•Civic and administrative facilities	E.6(1), E.6(2), E.6(3)
	•Transport and communications facilities and infrastructures	E.7(1), E.7(2), E.7(3)

142. For the purposes of this by-law:

- (1) "category C.1" groups categories C.1(1) and C.1(2);

- (2) "category C.3" groups categories C.3(8) and C.3(9);
- (3) "category C.6" groups categories C.6(1) and C.6(2);
- (4) "category I.7" groups categories I.7(1) and I.7(2);
- (5) "category E.1" groups categories E.1(1), E.1(2), E.1(3) and E.1(4);
- (6) "category E.2" groups categories E.2(1) and E.2(2);
- (7) "category E.4" groups categories E.4(1), E.4(2), E.4(3) and E.4(4);
- (8) "category E.5" groups categories E.5(1), E.5(2) and E.5(3);
- (9) "category E.6" groups categories E.6(1), E.6(2) and E.6(3);
- (10) "category E.7" groups categories E.7(1), E.7(2) and E.7(3).

CHAPTER III

RESIDENTIAL GROUP

SECTION I

GENERAL PROVISIONS

143. A building exclusively occupied by a use in the residential group must be at least 5.5 m wide.

144. Despite article 143, a building exclusively occupied by a use in the residential group may have a width of 4.25 m to 5.5 m if it is attached and if it is laid out on a lot less than 5.5 m wide on August 17, 1994.

145. The conversion, for residential purposes, of a building level intended for other uses and located in a sector where a residential group use is authorized may be carried out by departing from the requirements relating to the authorized number of dwelling units in a building and to the minimum number of parking units required for the new use.

146. The number of dwelling units in a building containing 2 or 3 dwelling units existing on March 16, 1995, may be reduced despite the minimum prescribed number of dwelling units.

SECTION II

CATEGORY H.1

SUBSECTION 1

USES AUTHORIZED IN CATEGORY H.1

147. Category H.1 consists of buildings containing only one dwelling unit

SECTION III

CATEGORY H.2

business does not render that business non-conforming or prevent the development of uses in the same category.

183. Despite articles 172 to 174, 180 and 182, hotels authorized by the city may occupy any level of a building.

SECTION III

DÉPANNEURS AND BUSINESSES – CATEGORIES C.1(1) AND C.1(2)

SUBSECTION 1

USES AUTHORIZED IN CATEGORY C.1(1)

184. Category C.1(1) groups retail and service establishments catering to consumer needs in residential sectors.

185. Category C.1(1) consists of:

- (1) the following specific uses:
 - 1@ grocery store
 - 2@ florist
 - 3@ bookstore (newspapers)
 - 4@ handicrafts, second-hand goods
 - 5@ pharmacy
 - 6@ personal and domestic services;
- (2) the following additional uses:
 - 7@ artist and artisan studio
 - 8@ office
 - 9@ art gallery
 - 10@ personal and domestic services, except laundry and coin laundry
 - 11@ personal care.

186. In a sector where category C.1(1) is authorized, the following uses are also authorized:

- (1) of the network of community and institutional facilities:
 - (a) day care centre
 - (b) library.

SUBSECTION 2

REQUIREMENTS FOR CATEGORY C.1(1)

187. In a sector where category C.1(1) is authorized, the floor area occupied by uses in that category may not be more than 100 m² per establishment.

188. Despite article 135, the area of an establishment occupied by a use referred to in the

second paragraph and set up in a building whose construction was authorized by the city before August 17, 1994, may not exceed the maximum floor area prescribed in article 187 by more than 50%.

The uses are the following:

- (1) handicrafts, second-hand goods;
- (2) artist and artisan studio;
- (3) personal and domestic services.

SUBSECTION 3

USES AUTHORIZED IN CATEGORY C.1(2)

189. Category C.1(2) groups retail sale and service establishments catering to the needs of businesses.

190. Category C.1(2) consists of:

- (1) the following specific uses:
 - 1@ fuel
 - 2@ grocery store
 - 3@ stationery, office supplies
 - 4@ restaurant, caterer;
- (2) the following additional uses:
 - 5@ artist and artisan studio
 - 6@ office
 - 7@ medical clinic
 - 8@ physical fitness centre
 - 9@ specialized teaching institution
 - 10@ financial institution
 - 11@ laboratory (except if hazardous or harmful)
 - 12@ personal and domestic services
 - 13@ personal care
 - 14@ production studio.

191. In a sector where category C.1(2) is authorized, the following uses are also authorized:

- (1) of the network of community and institutional facilities:
 - (a) day care centre
 - (b) library.

SUBSECTION 4

REQUIREMENTS FOR CATEGORY C.1(2)

192. In a sector where category C.1(2) is authorized, the floor area occupied by specific uses in that category may not be more than 200 m² per establishment.

SECTION IV

BUSINESSES AND SERVICES IN LIGHT COMMERCIAL ACTIVITY SECTORS – CATEGORY C.2

SUBSECTION 1

USES AUTHORIZED IN CATEGORY C.2

193. Category C.2 groups retail sale and general service establishments authorized in light commercial activity sectors.

194. Category C.2 consists of:

- (1) the specific uses in category C.1(1);
- (1.1) the additional uses in category C.1(1);
- (2) the following specific uses:
 - 13@electronic and computer accessories and equipment
 - 14@personal accessories
 - 15@domestic animals, except care and training
 - 16@antiques
 - 17@sporting and recreation goods
 - 18@office supplies
 - 19@fuel
 - 20@drinking establishment
 - 21@bookstore, stationery
 - 22@department store
 - 23@scientific and professional material
 - 24@home furniture, accessories and appliances
 - 25@motor vehicle parts and accessories (sale)
 - 26@fish market
 - 27@hardware store
 - 28@restaurant, caterer
 - 29@clothing, shoes
 - 30@wines, spirits;
- (3) the following additional uses:
 - 31@artist and artisan studio
 - 32@office
 - 33@physical fitness centre
 - 34@medical clinic
 - 35@specialized teaching institution
 - 36@art gallery
 - 37@hotel
 - 38@financial institution

- 39@ laboratory (except if hazardous or harmful)
- 40@ billiard or pool room
- 41@ personal and domestic services, except laundry and coin laundry
- 42@ production studio
- 43@ funeral home.

195. In a sector where category C.2 is authorized, the following uses are also authorized:

- (1) of the network of community and institutional facilities:
 - (a) community or sociocultural activities
 - (b) library
 - (c) kindergarten and elementary school
 - (d) high school
 - (e) day care centre
 - (f) maison de la culture
 - (g) museum.

SUBSECTION 2

REQUIREMENTS FOR CATEGORY C.2

196. In a sector where category C.2 is authorized, the floor area occupied by a specific use in that category may not be more than 200 m² per establishment.

197. Despite article 196, in sectors where category C.2 is authorized, the floor area occupied by grocery store or pharmacy uses may not be more than 1000 m² per establishment.

198. In a sector where category C.2 is authorized, additional uses in that category may be set up with no floor area limit, except the following uses whose floor area may not be more than 200 m² per establishment:

- (1) artist and artisan studio;
- (2) laboratory;
- (3) billiard or pool room;
- (4) personal and domestic services;
- (5) personal care.

SECTION V

BUSINESSES AND SERVICES IN DESIGNATED SECTORS – CATEGORIES C.3(8) AND C.3(9)

199. Category C.3 groups retail and service establishments meeting specific needs in designated sectors.