

BY-LAW No. 2593-1

**BY-LAW TO AMEND THE CONSTRUCTION
BY-LAW NO. 2593 OF THE CITY OF CÔTE
SAINT-LUC IN ORDER TO ADD
PROVISIONS PERTAINING TO SOLID FUEL
BURNING, RENOVITIONS, AND NOISE
RELATED TO MECHANICAL EQUIPMENT.**

At a Regular Council Sitting of the Côte Saint-Luc City Council, held at the City Hall,
5801 Cavendish Boulevard, on Monday, October 16, 2023, at 8:00 p.m. at which
were present:

Councillor Lior Azerad
Councillor Sidney Benizri
Councillor Dida Berku, B.C.L.
Councillor Mike Cohen, B.A.
Councillor Mitch Kujavsky, B. Comm.
Councillor Oren Sebag, B.Sc. RN MBA
Councillor Andee Shuster

ALSO PRESENT:

Me Jonathan Shecter, City Manager
Florine Agbognihoue, Assistant City Clerk, acting as secretary of the
meeting.

WHEREAS a notice of motion for the present By-law was given at a Regular Sitting of the City Council held on August 14, 2023;

WHEREAS a first draft by-law 2593-1 was adopted at a Regular Sitting of the City Council held on August 14, 2023;

WHEREAS following the adoption by resolution of the first draft by-law 2593-1, the City of Côte Saint Luc held a public consultation meeting on September 11, 2023 in the Council Chamber at the City Hall;

IT IS ENACTED AND ORDAINED by By-Law 2593-1 entitled: "By-Law to amend the Construction By-Law No. 2593 of the City of Côte Saint-Luc in order to add provisions pertaining to solid fuel burning, renovations, and noise related to mechanical equipment."

By-Law No. 2593 entitled "Construction By-Law of the City of Côte Saint-Luc", as amended from time to time is hereby further amended as follows.

ARTICLE 1

In Chapter 3 entitled "Provisions related to buildings", the following article is inserted after article 3.4.5 entitled "Heating and Air Conditioning":

"3.4.6 Solid fuel-burning

No solid fuel-burning or woodburning devices shall be installed inside new buildings or added to replace fuel burning or woodburning devices inside existing buildings.

As of January 1, 2025, no solid fuel-burning device or fireplace in existing buildings may be used or left to be used, unless it is recognized by the Canadian CSA standard or by the US EPA standard as part of a certification process, establishing that it has an emission rate equal to or less than 2.5 g/hr of fine particles into the atmosphere.

The following acts are prohibited:

- 1° The use of a non-certified system as of January 1, 2025, except for an EPA or CAN/CSA-B415.1 certified pellet device installed prior to the present by-law coming into effect.
- 2° The burning of any fuel other than those for which a device is certified, and the burning of certain noxious fuels such as treated or painted wood, plastics, Styrofoam, etc.
- 3° The use of a solid-fuel-burning device or fireplace when a smog warning issued by Environment Canada is in effect for the Montreal Region.

However, in the event of a power outage that lasts over three (3) hours, it is permitted only in the duration of the power outage to temporarily use both certified and non-certified solid fuel burning devices."

ARTICLE 2

In Chapter 3 entitled "Provisions related to buildings", the following article is inserted after the previously added article 3.4.6:

“3.4.7 Mechanical equipment installed outside of a building

Generators must not produce noise levels that exceed 65 dBA, at any given time, measured from inside any room of a neighbouring building.

Any other mechanical equipment installed outside or on the roof of a building, such as heat pumps, pool pumps, air conditioning or ventilation units, must not produce noise levels that exceed those applicable in the table below:

Location of measurement	Max. daytime noise limit (7 AM to 11 PM)	Max. nighttime noise limit (11 PM to 7 AM)
Inside a bedroom in residential or healthcare buildings	45 dBA	38 dBA
Inside other rooms in residential buildings	48 dBA	43 dBA
On a balcony or a patio	50 dBA	45 dBA
Inside an office building	48 dBA	48 dBA

ARTICLE 3

In Chapter 5 entitled “Provisions relating to the permit applications”, under article 5.1.9 entitled “Delivery conditions of building permits”, the following item is added after item 6°:

“7° Prior to the issuance of a permit for major works that require evacuation, written documentation must be provided demonstrating that affected tenants have agreed, in writing, to either temporarily relocate or voluntarily vacate their dwellings during the work. Tenants who have agreed to temporarily relocate must have been presented with a clear expected timeline for their return. The contact information of each affected tenant must be provided.”

ARTICLE 4

In Chapter 5 entitled “Provisions relating to the permit applications”, under article 5.1.11 entitled “Building permit cancellation and nullity”, the following item is added after item 8°:

“9° The building permit shall become null and void if any documentation or information provided during the permit application process is found to be misleading, untruthful, or inaccurate.”

ARTICLE 5

The present by-law comes into force in accordance with the law.

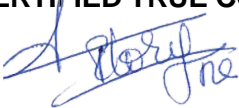
(s) Mitchell Brownstein

MITCHELL BROWNSTEIN
MAYOR

(s) Florine Agbognihoue

FLORINE AGBOGNIHOUE
ASSISTANT CITY CLERK

CERTIFIED TRUE COPY



FLORINE AGBOGNIHOUE
ASSISTANT CITY CLERK

**PROVINCE OF QUEBEC
CITY OF CÔTE SAINT-LUC**

BY-LAW No. 2593-1

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ADOPTED ON: OCTOBER 16, 2023

IN FORCE ON: NOVEMBER 15, 2023

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