

**SECOND DRAFT BY-LAW N° 2217-63**

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**BY-LAW TO AMEND THE ZONING BY-LAW N° 2217  
TO AUTHORIZE ADDITIONAL USES IN ZONE CD-9**

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At a Regular Council Sitting of the Côte Saint-Luc City Council, held at the City Hall, 5801 Cavendish Boulevard, on Monday, February 12, 2024, at 8:00 p.m. at which were present:

Mayor Mitchell Brownstein, B. Comm., B.C.L., L.L.B, presiding

Councillor Lior Azerad

Councillor Sidney Benizri

Councillor Dida Berku, B.C.L.

Councillor Mike Cohen, B.A.

Councillor Steven Erdelyi, B.Sc., B.Ed.

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 January 15, 2024;

WHEREAS a first draft by-law was adopted at a Regular Sitting of the City Council held on January 15, 2024;

WHEREAS following the adoption by resolution of the first draft by-law no 2217-63, the City of Côte Saint Luc held a public consultation meeting on February 12, 2024 in the Council Chamber at the City Hall;

IT IS ENACTED AND ORDAINED by By-law no 2217-63 entitled: "By-law to amend the Zoning by-law no. 2217 to authorize additional uses in zone CD-9."

By-Law no. 2217 entitled "Zoning By-Law of the City of Côte Saint-Luc", as amended from time to time is hereby further amended as follows:

**ARTICLE 1**

Annex "B" of the Zoning By-Law No. 2217, entitled "Table of Uses and Norms", is amended by replacing the current table of uses and norms for the zone CD-9 with a new table of uses and norms. The whole as set out on the table attached to the present By-law as annex "A."

**ARTICLE 2**

The present By-Law shall come into force in accordance with the Law.


(s) Mitchell Brownstein

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MITCHELL BROWNSTEIN  
MAYOR

(s) Florine Agbognihoue

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FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

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FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

**ANNEX "A": NEW TABLE OF USES AND NORMS FOR ZONE CD-9**

TABLE OF USES AND NORMS		
	IDENTIFICATION OF THE ZONE	CD-9
P E R M I T T E D U S E S	<b>COMMERCIAL AND SERVICES</b>	
	<b>RETAIL COMMERCE</b>	
	- Retail commerce - 1	•
	- Retail commerce - 2	
	- Retail commerce - 3	• (152)
	- Retail commerce - 4	• (153)
	- Retail commerce - 5	
	- Retail commerce - 6	
	<b>SERVICE COMMERCE</b>	
	- Neighbourhood professional services	•
	- Financial services	•
	- Personal services	•
	- Services intended for the public	•
	<b>LODGING AND CATERING COMMERCE</b>	
	- Hotel services	
	- Restaurant - 1	•
	- Restaurant - 2	•
	- Restaurant - 3	
	- Restaurant - 4	
	- Car or curb service	
	<b>RECREATIONAL COMMERCE</b>	
	- Recreational without incidence - 1	
	- Recreational without incidence - 2	•
	- Recreational without incidence - 3	
	- Exterior recreational - 1	
	- Exterior recreational - 2	
	- Exterior recreational - 3	
	<b>AUTOMOBILE COMMERCE</b>	
	- Motor vehicles - 1	
	- Motor vehicles - 2	
	- Motor vehicles - 3	
	- Motor vehicles - 4	
	- Motor vehicles - 5	
	- Motor vehicles - 6	
	- Motor vehicles - 7	
	- Motor vehicles - 8	
	• <b>EXTENSIVE COMMERCE</b>	
	- Extensive commerce - 1	
	- Extensive commerce - 2	
	<b>COMMERCIAL CENTRE</b>	
	<b>INSTITUTIONAL</b>	
	<b>CULTURE, RELIGION, EDUCATION, HEALTH</b>	
	- Category 1 - Culture	
	- Category 2 - Religion	
	- Category 3 - Education	
- Category 4 - Health		
<b>INDUSTRIAL</b>		
<b>INDUSTRY</b>		
- Category - 1		
- Category - 2		
<b>ESTABLISHMENT OF BUILDINGS IN m</b>	(54)	
<b>MINIMUM FRONT SETBACK</b>	(55)	
<b>MINIMUM REAR SETBACK</b>	(55)	
<b>MINIMUM LATERAL SETBACKS</b>	(55)	
<b>RATIOS</b>		
<b>LAND COVERAGE (Maximum)</b>	(55)	
<b>FLOOR SPACE INDEX (MIN / MAX)</b>	(55)	
<b>SPECIAL NORMS</b>		
<b>SPECIAL NORMS</b>	(154)	
<b>N</b>	(54) The building shall have a minimum height of five (5) storeys and a maximum height of eight (8) storeys.	
<b>O</b>	(55) For the establishment norms and ratios see annex "C" of the zoning by-law.	
<b>T</b>	(152) The use "Butcher shop" is prohibited in this zone.	
<b>E</b>	(153) Only the following uses from this group of uses are permitted: recording studios, musicians' studios, sewing workshops, private schools such as music or dance schools.	
<b>S</b>	(154) Notwithstanding the minimum number of parking spaces required as per art. 7-3-1, at least 150 spaces (interior + exterior) must be provided. Up to 26 of these spaces may be in tandem.	

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ADOPTED ON: 2024-02-12

IN FORCE ON:

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