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**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.**

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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, August 14, 2023, at 8:00 p.m. at which were present:

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

Councillor Lior Azerad

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

Me Pascalie Tanguay, Director of Legal Services and City Clerk

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;

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", under section 3.4 entitled "Special provisions", the following paragraphs are added to article 3.4.5 entitled "Heating and Air Conditioning":

"All new and replacement residential solid-fuel-burning equipment must adhere to the 2.5g/hr limit set by EPA "New Source Performance Standards, Title 40, Part 60, Subpart AAA", or CSA "Performance Testing of Solid-Fuel-Burning Heating Appliances" CAN/CSA-B415.1.

It is prohibited to use a non-certified system after 2025, except an EPA or CAN/CSA-B415.1 certified pellet device installed prior to the present by-law coming into effect.

It is prohibited to burn any fuel other than those for which a device is certified, and to burn certain noxious fuels such as treated or painted wood, plastics, Styrofoam, etc. Furthermore, it is prohibited to use any solid-fuel-burning devices during a smog warning issued by Environment Canada that affects any part of the Region of Montréal.

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", under section 3.4 entitled "Special provisions", the following article is added after article 3.4.5:

##### **"3.4.6 Mechanical equipment installed outside of a building**

Any mechanical equipment installed outside or on the roof of a building, including generators, heat pumps, pool pumps, air conditioning or ventilation units, must not produce noise levels that exceed 60 dBA during the daytime and 55 dBA at night.

Noise levels must be measured at 1 m from the noise source, at a height of at least 1 m above the ground."

#### 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 renovation 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

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MITCHELL BROWNSTEIN  
MAYOR

(s) Florine Agbognihoue

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FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK

**CERTIFIED TRUE COPY**



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**FLORINE AGBOGNIHOUE  
ASSISTANT CITY CLERK**

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

**DRAFT BY-LAW No. 2593-1**

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ADOPTED ON: AUGUST 14, 2023

IN FORCE ON: \_\_\_\_\_

**TRUE COPY**