

Appendix 4
CLASSIFICATION OF USES

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A-4.1 Classification of residential uses

For the purposes of this by-law, the various types of housing which may be permitted in any one or more zones are classified as follows:

- a) **Class "A"** includes:
- Single-family homes, namely residential buildings containing a single dwelling unit and which are designed to house a single household.
 - Residential single-family buildings in which a principal dwelling and an ancillary dwelling (in law suite) are built or occupied in accordance with the provisions of article 2.8.

Any operation aimed at creating or occupying a second dwelling that does not respect article 2.8 shall be considered equivalent to the transformation of a Class "A" building into a Class "B" building.

- b) **Class "B"** includes two- or three-family homes and quadruplexes, namely residential buildings containing two (2) to four (4) dwellings arranged vertically or horizontally on a single property; Class "B" dwellings also include single-family (Class "A") dwellings to which a second lodging unit, bachelor type or other, was added by subdivision, redivision, addition or otherwise.
- c) **Class "C"** includes multi-family homes, namely residential buildings containing more than four (4) dwellings, arranged vertically or horizontally on a single property. Where multi-family buildings are permitted in a given zone, the maximum number of dwellings permitted in such multi-family building may be stipulated in the particular provisions.
- i) **Class "C-1"** includes rental buildings, cooperative housing, condominiums or undivided co-ownerships, affordable rental buildings and residences for autonomous seniors.

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- ii) Class "C-2" includes centres, homes and residences aimed principally for non-autonomous persons requiring special services and daily assistance, treatment or medical or paramedical care; public or private establishments known as "Centres d'hébergement et de soins de longue durée (CHSLD)" fall under this classification.

A-4.2 Classification of commercial uses

The various commercial uses which may be permitted in any one or more given zones are classified as follows:

a) **Class "A"** - office uses

Include:

- uses whose principal activities are the administration of business, accounting, correspondence, document filing, data processing, brokerage (securities and real estate),
- professional offices, medical and dental clinics (excluding pharmacies or other uses belonging to another use class), Amendment PC-2775-1, September 14, 2011
- psychiatric clinics,
- veterinary clinics for small animals,
- governmental or para-governmental services which are restricted to office activities.

b) **Class "B"** - commercial retail or service facilities

- i) Class "B-1" includes commercial retail and service uses which do not involve any outside storage or any outdoor commercial activity (except during certain infrequently held events specifically authorised by Council), such as, but not limited to:

1. Antique shops, 34
2. Art galleries, 29
3. Arts or crafts shops or studios, 3
4. Arts or crafts stores, 6
5. Automobile parts and accessories stores (excluding gas stations, service stations and establishments for automobile maintenance and repair or for the installation of automobile parts or equipment), 38
6. Banks and savings and loans, 4
7. Bookstores, 32
8. Cable distribution companies, 28
9. Car rental counters, 24
10. Convenience stores, 39
11. Costume rentals, 48
12. Customs offices, unemployment insurance offices or offices of government or para-government departments or services, 19
13. Driving schools, 25
14. Educational childcare services and nursery schools, 47
15. Electronic and computer stores 40
16. Employment agencies, 50
17. Fabric stores, 11
18. Finance companies, 23

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19. Food stores such as: ³³
 - Bakeries,
 - Butchers,
 - Food markets,
 - Fruit stores,
 - Ice cream counters,
 - Indoor fruit and vegetable markets,
 - Natural food stores,
 - Pastry shops,
 - Sandwich shops,
 - Stores selling dairy products,
 - Sushi bars,
20. Funeral homes, ⁴⁶
21. Furniture and appliance stores, ³⁷
22. Haberdasheries, ⁴¹
23. Hairdressers, barber shops, tanning salons and beauty parlours, ⁴⁵
24. Hardware stores, ⁴⁴
25. Health studios, fitness centres, ⁵⁴
26. Interior decorating stores, ⁸
27. Jewellers, ⁵
28. Laundromats, ¹⁵
29. Massotherapy clinics, ²¹
30. Medical and dental clinics with or without a pharmacy, ²²
31. Music and dance schools, ²⁶
32. Music stores, ⁹
33. Musicians' studios, ⁵¹
34. Office supply stores, ³⁵
35. Offices of telephone, electricity, gas or other public utilities, ¹⁸
36. Offices of unions or political parties, ¹⁷
37. Pet shops, ¹⁰
38. Photographic studios, ⁵²
39. Post offices, ¹⁶
40. Printing shops with a maximum floor space of 120 square metres (1,292 square feet), ³¹
41. Private schools, ²⁷
42. Radio and television studios, ⁵³
43. Recording studios, ⁵⁵
44. Seamstress shops, ²
45. Shoe stores, ⁷
46. Shops and workshops with a maximum of 200 square metres (2,153 square feet) of floor space and occupied by any of the following specialized services: cleaners-dyers, tailors, shoemakers, upholsterers, milliners, caterers, repair services for radios, television sets and other household or electronic appliances, ¹³
47. Société des alcools du Québec outlets, ³⁶
48. Sports equipment and supplies stores, ¹²
49. Sports, martial arts and gymnastics training centres, ²⁰
50. Stationers, ⁴²
51. Taxi stands, ⁴³
52. Tobacconists, ⁵⁶
53. Tool rentals, ⁴⁹
54. Transportation stations and terminals, ³⁰
55. Travel agencies, ¹
56. Video stores. ¹⁴

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57. Any use similar to the ones included in the present list that is operated by or for a public, community or non-profit organisation. ⁵⁷

58. Multi-player games centres, board or skill games centres, arcades ⁵⁸

The number indicated at the end of each use corresponds to the numeric order of the same use in the French version of the By-Law.

Amendment PC-2775-1, September 14, 2011)

Amendment PC-2775-3, September 14, 2011)

Amendment PC-2775-10 (August 14, 2013)

Amendment PC-2775-39 (February 2, 2018)

- ii) Class "B-2" includes outdoor flower, plant, fruit and vegetable markets.
- c) **Class "C"** - innkeeping establishments
 - Class "C-1" includes hotel facilities in which the principal activity consists of lodging transient and short-term clients, such as hotels, motels and inns;
 - Class "C-2" includes tourist rooms, tourist houses and bed & breakfasts.
Amendment PC-2775-43 (August 3, 2018)
- d) **Class "D"** - restaurants and reception halls
 - Class "D-1" includes establishments in which the principal activity consists of serving meals or snacks to be consumed on the premises, such as restaurants, cafés¹, dining rooms, and cafeterias;
 - Class "D-2" includes restaurants in which the principal activity consists of serving food at a counter that is meant to be eaten quickly at the counter or that is meant for take-out;
 - Class "D-3" includes reception halls and family entertainment centres. Amendment PC-2775-34 (April 26, 2017)
- e) **Class "E"** - commercial recreation uses
 - Class "E-1" includes establishments in which the principal activity consists of performances of a cultural nature such as cinemas, concert halls and theatres and where the serving of beverages is entirely accessory;
 - Class "E-2" includes establishments in which the principal activity is the serving of beverages, with or without alcohol, such as dance halls, nightclubs, bars, lounges, taverns, brasseries and discotheques;
 - Class "E-3" includes large indoor recreation facilities such as gymnasiums, arenas, swimming pools, tennis, squash and racquetball courts, curling clubs, indoor golf and bowling alleys, and including, as complementary uses, restaurants, dining rooms, bars and shops selling specialized clothing and equipment;
 - Class "E-4" includes major outdoor recreation facilities such as marinas, golf courses and clubs, golf driving ranges and archery clubs, and including, as complementary uses, restaurants, dining rooms, bars, reception halls and shops selling specialized equipment and clothing;
 - Class "E-5" includes after-hours establishments, erotic massage parlours;
 - Class "E-6" includes circuses, camp grounds, amusement parks, zoos, and outdoor miniature golf courses and putting courses. Amendment PC-2775-39 (February 2, 2018)
- f) **Class "F"** - commercial retail or service facilities for motor vehicles
 - Class "F-1" includes gas stations, service stations and manual or automatic car washes;

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- Class "F-2" includes motor vehicle maintenance shops (mechanical, electrical, body work, painting, rustproofing etc.);
- Class "F-3" includes motor vehicle parts and accessories sales and installation facilities (mufflers, shock absorbers, tires, trailer attachments, etc.);
- Class "F-4" includes facilities for the sale of new motor vehicles (automobiles, motorcycles, snowmobiles and boats), in which vehicle rental and maintenance, and resale in the case of used vehicles, are carried on only as activities ancillary to the sale of new vehicles;
- Class "F-5" includes motor vehicle and trailer rental establishments and limousine rental services which keep a fleet of vehicles on site; Amendment PC-2775-39 (February 2, 2018)
- Class "F-6" includes facilities for the sale of used motor vehicles, facilities for the sale, rental or storage of heavy vehicles (new or used) such as trucks, tractor trucks, trailers, semi-trailers or containers and facilities for the sale, rental or storage of trailers, caravans, motorized homes or other recreational vehicles of the same type, either new or used;
- Class "F-7" includes public or private parking lots, recharging infrastructure for electric vehicles, car sharing installations and parking structures. Amendment PC-2775-39 (February 2, 2018)

g) **Class "G"** - establishments of an "extensive" commercial nature

These include establishments not included in other classes and which, because of their character or activities, either require large land areas or are capable of creating a nuisance in the neighbourhood:

Class "G-1" includes:

- Mega home renovation centres and establishments that sell new construction material and tools and equipment used in electrical, plumbing, heating, air conditioning and other mechanical systems and swimming pools,
- sales outlets for mobile homes, prefabricated homes and trailers.

Class "G-2" includes nurseries and commercial greenhouses.

Class "G-3" includes:

- veterinary clinics for large and small animals,
- fish farms,
- kennels and training facilities.

Class "G-4" includes:

- carpentry, machining, welding, mechanical and electrical shops,
- facilities selling, leasing or maintaining construction equipment and material (formwork, scaffolding, etc.),
- workshops and warehouses of construction contractors (general contractors, electricians, plumbers and other specialties) as well as of excavation, grading, landscaping or snow removal contractors.

Class "G-5" includes indoor or outdoor flea markets, facilities for the storage or sale by auction or otherwise of second-hand items other than antiques, as well as pawnbrokers.

A-4.3 Mixed-use buildings

Mixed-use buildings are those that are occupied partly by one or more commercial uses (which are permitted or which enjoy acquired rights as non-conforming uses) and partly by one or more dwellings.

The maximum number of dwelling units permitted in a mixed-use building may be stipulated by a number between brackets in the Particular Provisions Table.

No commercial uses shall be located above dwellings.

A-4.4 Classification of industrial uses

The various types of industrial uses which may be permitted in any one or more zones are classified as follows:

a) Class "A" - administrative and research facilities

These include establishments where the main activities are conducted in offices (and laboratories in the case of research centres) and operate at all times on and inside the premises, which do not generate commercial traffic and do not receive clients on the premises, and which meet the following conditions:

- the activities do not generate heavy vehicle traffic nor significant in and out traffic other than that of the employees and, occasionally, of people who visit for training sessions;
- no showroom or other sales or promotional facilities are operated on the premises.

Notwithstanding the fact that some of them may also be included in the list of commercial Class "A" uses, the following shall be considered, among others, as Class "A" industrial uses, provided that they meet the conditions set here above:

- technical and professional education facilities and technological research and development facilities, Amendment PC-2775-39 (February 2, 2018)
- corporate headquarters of commercial or manufacturing companies,
- software development facilities,
- data processing facilities,
- call centres,
- consulting firms in data processing, planning, land surveying, geomatics, architecture, engineering and other related disciplines,
- planning and management facilities of developers and building contractors,
- portfolio, retirement and insurance plan management firms,
- stock and bond brokerage firms,
- freight forwarding and custom brokerage firms,
- governmental services and administrative offices of public or semi-public companies and public utility companies.

b) Class "B" - manufacturing facilities

These include facilities manufacturing new materials or new products by processing or reshaping new material, by assembling other new products or by the treatment, conditioning and recycling of used goods, as well as facilities doing interior or greenhouse crop production of plants, herbs, fruits and

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vegetables; and may, as ancillary activities, include showrooms, repair or maintenance activities, and the distribution or wholesale sale of products normally manufactured by the facility and their transport to points of sale or of processing. Amendment PC-2775-34 (April 26, 2017)

c) **Class "C"** - wholesale and distribution facilities

Class "C-1" includes facilities providing distribution and logistics services and wholesale of products, where operations take place inside the building; which are not open to the general public and entail activities of receiving, handling, packaging, indoor storage, shipping and administration. These facilities may also include showrooms, exhibition halls and repair and spare parts sales outlets. Due to the nature of their activities, these facilities cause little inconvenience to the vicinity.

Amendment PC-2775-39 (February 2, 2018)

Class "C-2" includes retail warehouse facilities that are complementary to a Class A, B or C-1 industrial use described above that operate in the same building; the floor area of such retail activity never exceeding 30% of the total floor area of the facility.

d) **Class "D"** - transport businesses and warehouses

These include establishments primarily engaged in transporting passengers and goods, warehousing and/or storing goods, where not many operations take place inside the building, other than storage and warehousing of goods, and which require no or very limited logistics, handling, packaging and administration. They include, but are not limited to, warehouses of transport or customs brokerage firms, facilities of transport vehicle rental companies, moving companies and bus storage areas; these uses may include the indoor or outdoor storage of their own trucks, tractor-trucks, trailers and semi-trailers.

Amendment PC-2775-4 (March 7, 2012);

Amendment PC-2775-39 (February 2, 2018)

e) **Class "E"** - commercial warehousing

These include personal, public or commercial storage facilities; in containers or in mini-warehouses, namely any immovable divided into two or several units in order to be used for warehousing by different owners, co-owners, tenants or clients. Amendment PC-2775-4 (March 7, 2012)

A-4.5 Classification of public uses

The various types of public uses which may be permitted in any one or more zones are classified as follows:

- a) **Class "A"** includes parks, playgrounds or other green spaces under the responsibility of a public body, including sports, recreational and cultural functions, buildings and facilities, as well as tourist information booths, bicycle path networks and green strips serving as buffer zones;
- b) **Class "B"** includes uses under the responsibility of a public body or a religious, government or non-profit organization and designed for worship, education, social services and health, cultural pursuits, or public administration, including churches, schools, communal residences for religious orders, police stations, fire stations, transportation stations and terminals, private and public day-care facilities, local facilities for community services, and social clubs;
- c) **Class "C"** includes cemeteries.

A-4.6 Classification of public utilities

The various public utilities which may be permitted in one or more given zones, whether they are the property of a government, state corporation, private company or an individual, are classified as follows:

- a) **Class "A"** includes "light" uses such as wells and springs, water reservoirs and pumping stations; pumping, metering or distribution facilities within water, sewer, gas, electricity or telephone networks; pressure relief stations within gas distribution networks;
 - b) **Class "B"** includes installations for residual waste management, warehouses and maintenance facilities for road works and for electricity, telephone, gas or other public utility companies, including municipal garages and shops, water filtration plants, wastewater treatment or purification plants, transformer stations, electric power lines, and snow deposit areas; Amendment PC-2775-27 (Dec. 17, 2015)
 - c) **Class "C"** includes throughways, rail and air transport, water transport, and the facilities related to these activities, such as transportation stations and terminals;
 - d) **Class "D"** includes public utilities under the responsibility of a public body, state corporation or public utility and involving the use of one or more antennas or towers for receiving or transmitting signals, such as a telecommunications, telephone, radio broadcasting, or cable distribution company, and meteorological stations.
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