



**MUNICIPALITY OF THE TOWNSHIP OF  
WENTWORTH**

**ZONING BY-LAW NUMBER 2018-007**

The English version is a translation and has no legal value as the French version always takes precedence.

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## TABLE OF CONTENTS

<b>CHAPTER 1 GENERAL PROVISIONS</b> .....	<b>1</b>
<b>SECTION 1.1 –LEGAL PROVISIONS</b> .....	<b>1</b>
1. Title and By-Law Number .....	1
2. Superseded By-Laws.....	1
3. Territory Covered.....	1
4. Persons Concerned.....	1
5. Partial Nullity of the By-Law .....	1
6. The By-Law and Laws .....	1
7. Precedence .....	2
<b>SECTION 1.2 –ADMINISTRATIVE PROVISIONS</b> .....	<b>2</b>
8. Administration and Application of the By-Law .....	2
9. Duties of the Designated Officer .....	2
<b>SECTION 1.3 – INTERPRETIVE PROVISIONS</b> .....	<b>2</b>
10. General Rule .....	2
11. Specific Rule in Case of Contradiction .....	<b>Error! Bookmark not defined.</b>
12. Unit of Measure .....	3
13. Terminology.....	3
<b>SECTION 1.4 – ZONING PLAN AND SPECIFICATION GRIDS</b> .....	<b>255</b>
14. Division of the Territory into Zones .....	25
15. Uses and Standards Specification Grid.....	26
<b>CHAPTER 2 MAIN USES</b> .....	<b>27</b>
<b>SECTION 2.1 –AUTHORIZED AND PROHIBITED MAIN USES</b> .....	<b>27</b>
16. Authorized Uses .....	27
17. Number of Main Uses per Lot .....	27
18. Mixed Uses.....	27
19. Number of Dwellings per Main Building.....	28
20. Showroom Area.....	28
21. Prohibited Uses Throughout the Territory .....	28
<b>SECTION 2.2 – NOMENCLATURE OF USES</b> .....	<b>28</b>
22. Definition of Categories of Use.....	28
23. Housing .....	29
24. Commerce.....	29
25. Industry.....	32
26. Community .....	32
27. Public Utility .....	33
28. Production .....	33
<b>SECTION 2.3 – CONDITIONS TO EXERCISE CERTAIN MAIN USES</b> .....	<b>34</b>
29. Serviced and Semi-Serviced Campground .....	34
30. Rustic Campground.....	35
31. Golf Course .....	36
32. Hobby Farm.....	37

33. Equestrian Centre.....	38
34. Kennel.....	39
35. Public Access to a Lake or Watercourse .....	39
36. Industrial Uses.....	40
<b>CHAPTER 3 ADDITIONAL, ACCESSORY, TEMPORARY USES.....</b>	<b>41</b>
<b>SECTION 3.1 – ACCESSORY USES FOR DWELLINGS .....</b>	<b>41</b>
37. Authorized Accessory Uses for Dwellings .....	41
38. Authorized Additional Uses for Dwellings Throughout the Territory .....	41
39. Accessory Service Uses (AD1) .....	41
40. Additional Accessory Light Artisanal Uses (AD2).....	42
41. Accessory Dwelling (AD3) .....	43
42. Tourist Home (AD4).....	44
43. Bed and Breakfast (AD5).....	45
44. Room Rental (AD6) .....	45
45. Animal Husbandry (AD7) .....	46
46. Keeping Horses (AD8).....	48
47. Boarding and Breeding of Cats and Dogs (AD9).....	50
<b>SECTION 3.2 –COMMERCIAL AND INDUSTRIAL ACCESSORY USES .....</b>	<b>50</b>
48. Accessory Commercial Uses .....	50
49. Accessory Industrial Uses .....	50
<b>SECTION 3.3 – ACCESSORY COMMUNITY USES .....</b>	<b>51</b>
50. Accessory Community Uses.....	52
<b>SECTION 3.4 – ACCESSORY PRODUCTION USES .....</b>	<b>52</b>
51. Accessory Residential Use (AD11) .....	52
52. Accessory Use for Country-style Dining (AD12).....	52
53. Accessory Agricultural Use.....	52
<b>SECTION 3.5 – ACCESSORY USES FOR ALL USES .....</b>	<b>53</b>
54. Accessory Shelter Uses (AD10) .....	53
<b>SECTION 3.6 – ACCESSORY USES FOR ALL MAIN USES .....</b>	<b>53</b>
55. Accessory Uses for All Main Uses.....	53
<b>SECTION 3.7 – TEMPORARY USES.....</b>	<b>53</b>
56. General Provisions .....	53
57. Installation Conditions for Authorized Temporary Uses .....	54
<b>CHAPTER 4 MAIN BUILDING LAYOUT .....</b>	<b>55</b>
<b>SECTION 4.1 – GENERAL STANDARDS APPLICABLE TO MAIN BUILDINGS .....</b>	<b>55</b>
58. Number of Main Buildings per Lot .....	55
59. Area and Dimenions of a Main Building .....	55
60. Main Building Height.....	55
61. Land Occupation Coefficient .....	56
62. Occupation Density (dwellings per hectare) .....	56
63. Layout and Setbacks .....	56
64. Main Facade Orientation .....	56

<b>SECTION 4.2 – SPECIFIC STANDARDS APPLICABLE TO MAIN BUILDINGS .....</b>	<b>57</b>
65. Rear Setbacks for Waterfront Lots on a Lake or Watercourse .....	57
66. Distances for Certain Constructions on Lots Adjacent to Certain Zones or Constrained Uses	57
67. Setback from a Snowmobile Trail.....	57
68. Small Public Utility Buildings.....	57
<b>CHAPTER 5 CONSTRUCTIONS, BUILDINGS, ACCESSORY EQUIPMENT .....</b>	<b>58</b>
<b>SECTION 5.1 –MARGIN AND YARD OCCUPATION AND LANDSCAPING OF OPEN SPACES</b>	<b>58</b>
69. Constructions, Buildings and Accessory Equipment Authorized in Yards and Margins .....	58
70. Visibility Triangle.....	62
71. Exterior Storage.....	62
72. Open Spaces in Yards and Margins.....	62
73. Landscaping of Open Spaces .....	62
74. Rear Setback for Waterfront Lots on a Lake or Watercourse.....	62
<b>SECTION 5.2 – ACCESSORY CONSTRUCTIONS, BUILDINGS AND EQUIPMENT FOR RESIDENTIAL USES .....</b>	<b>63</b>
75. General Provisions .....	63
76. Accessory Construction, Building and Equipment on Another Lot .....	63
77. Area and Height.....	63
78. Layout Standards.....	63
79. Garage.....	64
80. Shed .....	64
81. Permanent Carport.....	64
82. Temporary Winter Carport.....	64
83. Boat Shelter .....	64
84. Pool and Spa .....	65
85. Solar Collectors .....	65
86. Mobile Home Accessory Building .....	65
87. Domestic Wind Turbine .....	66
88. Sidewalks and Walkways .....	66
89. Exterior Lighting.....	67
90. Trailers, Tent Trailers, Motorized Caravans and Tents .....	67
<b>SECTION 5.3 – ACCESSORY CONSTRUCTIONS, BUILDINGS AND EQUIPMENT FOR USES OTHER THAN RESIDENTIAL .....</b>	<b>67</b>
91. General Provisions .....	67
92. Accessory Construction, Buildings and Equipment on Another Lot .....	67
93. Area and Height.....	68
94. Layout Standards.....	68
95. Domestic Wind Turbine.....	68
96. Exterior Furnace .....	68
97. Sidewalks and Walkways .....	69
98. Trailers, Tent Trailers, Motorized Caravans .....	69
<b>SECTION 5.4 – FENCE, WALL, HEDGE AND RETAINING WALL .....</b>	<b>70</b>
99. Fence, Low Wall and Hedge .....	70
100. Retaining Wall .....	70
101. Materials .....	70
102. Snow Fence.....	70
103. Obligation to Fence .....	70
104. Sediment Barrier.....	70

<b>CHAPTER 6 ARCHITECTURE AND EXTERIOR APPEARANCE .....</b>	<b>73</b>
<b>SECTION 6.1 – ARCHITECTURE AND EXTERIOR APPEARANCE.....</b>	<b>73</b>
105. Scope.....	73
106. Shape and Type of Prohibited Constructions .....	73
107. Exterior Appearance .....	73
108. Exterior Surface Treatment .....	73
109. Exterior Cladding.....	73
110. Exterior Roof Covering .....	74
<b>CHAPTER 7 PARKING LOTS.....</b>	<b>77</b>
<b>SECTION 7.1 – PARKING STANDARDS .....</b>	<b>77</b>
111. General Rules.....	77
112. Permanence of Parking Spaces.....	77
113. Number of Required Spaces .....	77
114. Location of Parking Lots .....	78
115. Dimensions of Parking Lots and Driveways .....	78
116. Parking Lot Development.....	79
117. Parking Spaces for Handicapped Persons.....	79
118. Driveway Entrance and Driveway .....	80
119. Equipment and Machinery Parking.....	80
<b>CHAPTER 8 SIGNS AND DISPLAYS .....</b>	<b>81</b>
<b>SECTION 8.1 – GENERAL PROVISIONS .....</b>	<b>81</b>
120. General Rules.....	81
121. Prohibited Signs .....	81
122. Authorized Signs Not Requiring an Authorization Certificate .....	81
123. Locations Where Signs are Prohibited .....	82
124. Sign Structure and Construction.....	83
125. Sign Removal .....	83
126. Sign Lighting .....	83
127. Placement.....	84
128. Number.....	84
129. Area .....	84
130. Height .....	84
131. Materials .....	84
132. Billboard.....	85
<b>CHAPTER 9 PROVISIONS PERTAINING TO TREES AND THE PROTECTION OF THE ENVIRONMENT .....</b>	<b>87</b>
<b>SECTION 9.1 – PRESERVATION OF NATURAL SPACES AND TREES .....</b>	<b>87</b>
133. Preservation of Natural Spaces.....	87
134. Tree Felling.....	87
135. Planting Restrictions .....	88
136. Tree Protection during Works.....	88
<b>SECTION 9.2 –LITTORAL OF LAKES AND WATERCOURSES.....</b>	<b>88</b>
137. Constructions, Projects or Works in the Littoral of a Lake or Watercourse .....	88
138. Provisions for Wharves, Boat Shelters and Landing Stages.....	89

139. Maintenance, Repair and Demolition of Certain Existing Constructions and Works.....	89
<b>SECTION 9.3 –LAKE AND WATERCOURSE SHORELINES.....</b>	<b>90</b>
140. Constructions, Projects or Works on Lake and Watercourse Shorelines .....	90
141. Projects and Works Relating to Vegetation on the Shoreline.....	90
142. Constructions Authorized on the Shoreline .....	90
143. Other Projects, Constructions and Works Authorized on the Shoreline.....	91
144. Maintenance, Repair and Demolition of Certain Existing Constructions and Works.....	92
145. Beach .....	92
146. Artificial Lakes .....	92
<b>SECTION 9.4 – WETLANDS.....</b>	<b>92</b>
147. Provisions to Protect Wetlands .....	92
148. Constructions, Projects and Works Prohibited in a Wetland.....	93
149. Constructions, Projects and Works Authorized in a Wetland.....	93
150. Protection Band .....	93
151. Special Provisions Applicable to Wetlands Situated in the NV Zones (Village Core).....	93
<b>SECTION 9.5 – STEEP EMBANKMENT ZONES.....</b>	<b>94</b>
152. Steep Embankment Zones.....	94
153. Constructions, Buildings and Works Regulated in Steep Embankment Zones .....	94
<b>SECTION 9.6 – OTHER MEASURES RELATIVE TO THE ENVIRONMENT .....</b>	<b>95</b>
154. Heronry.....	95
155. Other Sensitive or Fragile Environments.....	95
156. Land Levelling and Modification of the Natural Topography.....	95
157. Backfill and Excavation Operations .....	95
<b>CHAPTER 10 SPECIAL PROVISIONS SPECIFIC TO CERTAIN USES AND ZONES .....</b>	<b>97</b>
<b>SECTION 10.1 – INTEGRATED RESIDENTIAL PROJECT.....</b>	<b>97</b>
158. General Provisions .....	97
159. Zones Where Integrated Projects are Authorized .....	97
160. Applicable Provisions.....	97
161. Area of Property.....	98
162. Maximum Density .....	98
163. Infrastructure Service .....	98
164. Conservation of Natural Spaces.....	98
165. Standards Applicable to Private Driveways .....	98
166. Development Standards .....	98
167. Architecture .....	99
168. Protection of Water Environments.....	99
<b>SECTION 10.2 – PROTECTION OF GROUNDWATER CATCHMENT INSTALLATIONS.....</b>	<b>99</b>
169. Immediate Protection Zone .....	99
170. Special Protective Measures in Agricultural and Forestry Areas.....	99
171. Supplementary Protective Measures for Certain Water Collection Installations .....	99
172. Pesticide Storage Provisions .....	100
173. Other Applicable Measures .....	100
<b>SECTION 10.3 – EXTRACTION SITES .....</b>	<b>100</b>
174. Exploitation or Enlargement of an Extraction Site .....	100
175. Location Standards.....	100

176. Location and Layout of Access Roads .....	101
177. Buffer Zone.....	101
178. Exploitation by Phase .....	102
179. Restoration of Exploited Areas .....	102
180. Landfill Sites .....	102
181. Old Landfills.....	102
<b>SECTION 10.4 – RESTERVED DEVELOPMENT ZONES .....</b>	<b>102</b>
182. Scope.....	102
183. Applicable Standards.....	103
<b>SECTION 10.5 – TINY HOME .....</b>	<b>103</b>
184. Scope.....	103
185. Applicable Standards.....	103
<b>CHAPTER 11 ACQUIRED RIGHTS.....</b>	<b>104</b>
<b>SECTION 11.1 – GENERAL PROVISIONS .....</b>	<b>104</b>
186. Scope.....	104
187. Conforming Use and Construction on a Derogatory Lot.....	104
<b>SECTION 11.2 – PROVISIONS RELATIVE TO DEROGATORY USES AND PROTECTED BY ACQUIRED RIGHTS.....</b>	<b>104</b>
188. Replacement of a Derogatory Use Protected by Aquired Rights .....	104
189. Modification of a Derogatory Use Protected by Aquired Rights.....	104
190. Extension of a Derogatory Use Protected by Aquired Rights .....	104
191. Abandonment, Cessation or Interruption of a Derogatory Use Protected by Acquired Rights	105
<b>SECTION 11.3 – PROVISIONS RELATIVE TO DEROGATORY CONSTRUCTIONS PROTECTED BY ACQUIRED RIGHTS.....</b>	<b>105</b>
192. Repair and Maintenance.....	105
193. Enlargement of a Derogatory Construction Protected by Acquired Rights .....	105
194. Enlargement of a Derogatory Main Dwelling Protected by Acquired Rights, Situated on the Shoreline .....	106
195. Reconstruction or Restoration of a Destroyed or Unsafe Building or a Building having Lost more than Half (50%) its Value.....	106
196. Reconstruction or Restoration of a Destroyed or Unsafe Building or a Building having Lost more than Half (50%) its Value, Situated on the Shoreline .....	106
197. Relocation of a Derogatory Construction Protected by Acquired Rights Situated on the Shoreline.....	107
198. Applicable Provisions for a Derogatory Main Building Protected by Acquired Rights Relative to the Rear Setback for Waterfront Properties .....	107
<b>SECTION 11.4 – PROVISIONS RELATIVE TO A DEROGATORY SIGN PROTECTED BY ACQUIRED RIGHTS.....</b>	<b>108</b>
199. Maintenance and Repair of a Derogatory Sign Protected by Acquired rights .....	108
200. Enlargement of a Derogatory Sign Protected by Acquired Rights.....	108
201. Replacement of a Derogatory Sign Protected by Acquired Rights.....	108
<b>CHAPTER 12 FINAL PROVISIONS.....</b>	<b>108</b>
<b>SECTION 12.1 – SANCTIONS AND PENALTIES .....</b>	<b>108</b>
202. Sanctions.....	108

203. Specific Sanctions for Tree Felling .....	109
204. Civil Law Recourse .....	109
205. Penal Actions.....	109
<b>SECTION 12.2 – EFFECTIVE DATE.....</b>	<b>110</b>
206. Effective Date .....	112



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## **CHAPTER 1    GENERAL PROVISIONS**

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### **SECTION 1.1 – LEGAL PROVISIONS**

#### **1.        Title and By-Law Number**

The title of the present By-Law is the Zoning By-Law whose number is 2018-013.

#### **2.        Superseded By-Laws**

The present By-Law supersedes and repeals, for all legal purposes, Zoning By-Law Number 102 of the Municipality of the Township of Wentworth, and its amendments.

Such replacements and repeals do not modify the penal procedures instituted under the authority of the superseded or repealed By-Laws, which will continue under the authority of said superseded or repealed By-Laws until final judgement and execution.

#### **3.        Territory Covered**

The present By-Law governs the entire territory under the jurisdiction of the Municipality of the Township of Wentworth.

#### **4.        Persons Concerned**

The present By-Law concerns any physical person or corporate person.

#### **5.        Partial Nullity of the By-Law**

In the event that one section, clause or provision would be declared null and void by a recognized tribunal, the validity of all other sections, clauses or provisions would not be questioned.

The Council has adopted this By-Law, article by article, and would have decreed the remainder of the By-Law, even if one section or all of one or numerous articles were null and void.

#### **6.        The By-Law and Laws**

No article of this By-Law can exclude a person from the application of a Canada or Quebec Law.

## **7. Precedence**

When a provision of this By-Law is inconsistent with any other municipal By-Law, the most restrictive or prohibitive provision must be applied. When provisions of this By-Law are incompatible, the specific provision applies, in relation to the general provision.

### **SECTION 1.2 – ADMINISTRATIVE PROVISIONS**

## **8. Administration and Application of the By-Law**

The administration and application of the present By-Law, is entrusted to any person hereafter named “designated officer”, by resolution of the Municipal Council.

## **9. Duties of the Designated Officer**

The duties of the designated officer are set out in the Planning Administration By-Law.

### **SECTION 1.3 – INTERPRETIVE PROVISIONS**

## **10. General Rule**

The general rules of interpretation of the By-Law are:

- 1) the present tense of a verb includes the future tense;
- 2) the singular includes the plural and vice-versa unless the meaning clearly shows that it is not logical;
- 3) with the use of the word “must”, the obligation is absolute; the word “can” has an elective meaning;
- 4) the word “whoever” includes any natural person or corporate person;
- 5) the masculine gender includes the two (2) sexes unless the context shows otherwise.

## **11. Specific Rule in the event of Contradiction**

Unless otherwise indicated, the following specific rules apply in the event of contradiction:

- 1) between two standards or provisions within this By-Law or a Planning By-Law, the most specific or restrictive provision applies;
- 2) between the text and a title, the text has precedence;
- 3) between the text and any other form of expression, the text has precedence;
- 4) between a chart and a graph or sketch, the chart has precedence;

- 5) between the text and a specification grid, the grid has precedence;
- 6) between the specification grid and the Zoning Plan, the grid has precedence.

#### **14. Unit of Measure**

All dimensions given in this By-Law are indicated in metric measure.

#### **15. Terminology**

With the exception of the words defined hereinafter, all words used in this By-Law keep their usual signification:

##### **Woodshed (Abri à bois)**

Independent or annexed construction to an accessory building with a roof, open-work walls, or open on the sides, resting on posts and used to store firewood.

##### **Carport (Abri d'auto)**

Construction annexed to a main building with a roof resting on posts, open on 3 sides, 2 in a proportion of at least 50% of the total area of the 2 sides, the third being the access.

##### **Temporary Carport (Abri d'auto temporaire)**

A structure, able to be dismantled, covered with canvas or other non-rigid material, used for the parking of one (1) or more private vehicles, erected only during the winter months in compliance with this By-Law.

##### **Boat Shelter (Abri pour bateau)**

Accessory building, with or without a roof, resting on posts with open sides, to shelter a watercraft and protect it from bad weather (e.g. boat-lift type).

##### **Public Access (Accès public)**

Any type of access, bordering lakes and watercourses of private or public domain, accessible to the population or a section of the population, with or without entrance fees, and built to allow use of a lake or watercourse for recreation or leisure.

##### **Public Access to a lake or watercourse (Accès public à un lac ou à un cours d'eau)**

Corresponds to a public access on a lake or watercourse, a road, trail, passage or lot, or part of lot, intended to give access to a lake or watercourse to owners or occupants of more than 4 non-waterfront lots at that lake or watercourse, or for more than 25 people.

##### **Agricultural Activity (Activité Agricole)**

Defined as activities related to the practice of agriculture, including fallow land, storage and use, on the farm, of chemical, organic or mineral products, agricultural implements and machinery for agricultural activities. Where agricultural activities are carried out on the farm of an agricultural producer, in respect to agricultural products that come from its operation or, alternately, from those of other producers, the activities of storage, packaging, processing and sales of agricultural products are treated as agricultural activities.

##### **Artisanal and Semi-artisanal Activity (Activité artisanale et semi-artisanale)**

Accessory use, designated "light artisanal", whose activities are aimed at manufacturing, processing, assembly, fabrication, making, cleaning of finished or semi-finished products whose

treatment is carried out in a traditional way, i.e. with a minimum of machines and without complex organization. Authorized activities are described in Chapter 3.

**Commercial Activity (Activité commerciale)**

Activities engaged in the sale, rental, repair and/or storage of goods and/or services.

**Industrial Activity (Activité industrielle) (Activité d'entreposage extérieur)**

Uses, activities and businesses that assemble, transform, prepare and/or distribute products or raw materials which have or could have impacts on the neighbourhood.

**Exterior Warehousing (Storage) Activity (Activité d'entreposage extérieur)**

Uses, activities and businesses for exterior storage of goods, materials, machinery or heavy machinery to be used at a later time, or for distribution or for sale on the premises.

**Recreo-touristic Activity (Activité récréotouristique)**

Uses, activities and businesses that meet the recreational and lodging needs of tourists (e.g. vacation camps, inns, hotels, tourist homes, etc.)

**Incompatible Activity (Activité incompatible)**

Any activity likely to cause noise pollution or land use conflicts.

**Display (Affiche)**

See the definition of "sign".

**Expansion/enlargement (Agrandissement)**

Works to increase the area of the layout on the ground, floor area or volume of a building or dimensions of any construction.

**Agriculture (Agriculture)**

Cultivation of the soil or vegetation, leaving the ground under vegetal cover, forestry, animal husbandry and, for these purposes, fabrication, construction or use of works, projects or buildings with the exception of dwellings.

**Agrotourism (Agrotourisme)**

Tourist activities, complementary to agriculture, taking place on the farm where the production is carried out. The purpose of these activities is to connect farmers, citizens and tourists, allowing them to discover the farm environment, agriculture and its products (discovery and information activities).

**Exploitation Area of a Quarry or a Sandpit (Aire d'exploitation d'une carrière ou d'une sablière)**

Includes the soil surface from which aggregates are extracted, including the location of the crushing and screening processes, and where the aggregates are loaded or stored.

**Parking Area (Aire de stationnement)**

Area reserved for parking according to dimensions and layout requirements.

**Driveway (Allée de circulation)**

Drivable surface for vehicles serving one or more buildings allowing access to a road or a street. The driveway is not intended to become public property.

**Traffic Lane (Allée véhiculaire)**

Driveable lane for vehicles serving one or more buildings in an integrated project that provides access to a road or street. The driveway is not intended to become public property.

**Construction Alignment or Front Setback Line (Alignement de construction ou ligne de recul avant)**

Imaginary line taken on the lot to be built on or already built, located at a certain distance from the road allowance and, behind which, any construction, except any specifically allowed by the By-Law, must be erected.

**Improvement (Amélioration)**

Any work executed on a construction, immovable or property to improve its utility, appearance or value.

**Tree (Arbre)**

Tall ligneous plant with a trunk of at least 0.75 centimeters in diameter at a height of 1.4 meters and at least 3.5 meters in height, measured from the average level of the ground up to its highest point.

**Workshop (Atelier)**

Accessory building used as a work space for workers, artists or craftsmen.

**Awning (Auvent)**

Shelter supported by an overhanging frame on a building, used to protect persons and objects from weather hazards or the sun. The area of the canopy is measured by counting the total area of each of the oblique and lower faces of the canopy.

**Eave (Avant toit)**

Lower section of a roof overhanging the face of the wall.

**Balcony (Balcon)**

Overhanging platform from one or more walls of a building, suspended or resting on posts or brackets, usually fitted with a balustrade or railing, it can be protected by a roof and does not provide access to the ground.

**Building (Bâtiment)**

Construction with a roof resting on walls, posts or columns used to shelter persons, animals or objects.

**Building (Accessory (Bâtiment accessoire))**

Building used for accessory use to the main use.

**Building (Main) (Bâtiment principal)**

Building which determines the main use(s).

**Building (Temporary) (Bâtiment temporaire)**

Building of a temporary nature, intended for special purposes and authorized for a limited period of time.

**Treated Wood (Bois traité)**

Wood, painted, stained, varnished or impregnated with a fungicidal or phytosanitary agent that eliminates and limits the growth of mold or parasitic fungus.

**Shed or Hangar (Cabanon ou remise)**

Accessory building used for storing everyday or occasional utility items related to the main use.

**Camp (Vacation) (Camp de vacances)**

Building or group of buildings including areas for sleeping, such as dormitories, one or more dining rooms and recreational areas, used for determined amounts of time by persons or groups participating in planned indoor and outdoor activities during the same stay. A vacation camp is not usually operated in the winter, except on weekends. It is operated as a non-profit organization with a social or educational mission. A hotel establishment is not a vacation camp.

**Camping (Serviced or Semi-serviced) (Camping aménagé ou semi-aménagé)**

Semi-serviced or serviced site with campsites, accessible by road suitable for motorized vehicles, and offering electricity or running water per site, as well as service areas, such as community shelters, washrooms and parking lots

**Camping (Rustic) (Camping rustique)**

Site designed for tent camping with no running water or electricity services.

**Ecological Characterization (Characterisation écologique)**

Consists of taking inventory, identifying and locating the natural elements present in a given territory. This characterization of the ecosystems present on a given territory makes it possible to evaluate the general state of the area, as well as its natural attributes, to give them an ecological value. The objective of a characterization is to highlight the ecological potential of a territory and to guide decision-making regarding the choice of sectors of interest to be conserved, and sectors to be developed, with a view to sustainable development and highlighting the identifying attributes of the territory.

**Quarry (Carrière)**

Any location from which aboveground, consolidated mineral substances are extracted to make aggregate for commercial or industrial purposes, or for the purpose of fulfilling contractual obligations, or for the construction of roads, dikes or dams, with the exception of asbestos and metal mines and excavations and other work carried out to establish the allowance or foundations of any construction, or to enlarge a playground or parking lot. It also includes all manufacturing or handling operations that can be related to these extractions, be it the sizing, crushing or screening of the stone, or the manufacture of asphalt, cement or concrete.

**Parking Space (Case de stationnement)**

Space reserved for parking according to dimensions and layout requirements.

**Cellar (Cave)**

Volume of a building located below the ground floor or below the basement, where more than half of the measured height from the floor to the ceiling, is below the level ground adjacent to it.

**Vacation Centre (Centre de vacances)**

Groups of establishments that offer to the public, for a fixed price, accommodation, restaurant or cafeteria services and recreational activities or entertainment services, as well as leisure facilities and equipment.

**Logging Road (Chemin forestier)**

Road constructed and used solely to carry out forestry activities.

**Kennel (Chenil)**

Place where 6 dogs or more are kept for breeding.

**Scrap Yard (Cimetière pour la mise au rebut des véhicules)**

Space used to permanently or temporarily store or warehouse one or more pieces of motor vehicles, or at least 2 used vehicles that are no longer in working order.

**Fence (Clôture)**

A construction, common or not, made of posts, wire mesh or boards and built to limit or enclose an area.

**Land Coefficient (Coefficient d'emprise au sol)**

Corresponds to the maximum proportion of the floor area that can be constructed, in relation to the total property area. The main and accessory buildings determined in this By-Law, must be considered when calculating the coefficient. The total area of a building on the ground, is considered for the calculation, as well as the projection onto the ground of the cantilevered walls.

**Para-Industrial Commerce (Commerce para-industriel)**

Corresponds to activities that are strongly related to the industrial field, whose activities, needs and the nuisances they cause in the neighbourhood and those close to the industrial sector, not from the economic point of view, but rather from that of the occupation of space or the impact on the environment.

**Conservation Subdivision Concept (Concept de lotissement de conservation)**

Type of development, based on an ecological approach, that combines the preservation and protection of natural environments (watercourses, natural areas of wildlife and flora, natural stress zones, etc.) and with high ecological value, with the principal concept of residential projects, whose impact on the environment is mitigated. The design of a conservation subdivision project is based on the following steps:

- 1) Identification and definition of the potential site;
- 2) Identification and characterization of the natural environments to be conserved;
- 3) Spatialization of potential development sectors;
- 4) Concept of the layout sites of the projected buildings;
- 5) Conception of a subdivision plan, with particular emphasis on cluster development, in order to concentrate residential activities
- 6) Determination of the design of circulation lanes necessary to adequately serve the site, by limiting the fragmentation of natural environments, giving priority to the shortest route between two points and taking constraints into consideration.

**Council (Council)**

The council of the Municipality of the Township of Wentworth

**Construction**

Any structured assembly of materials attached to the ground or fixed to an object necessitating a footprint on the ground.

**Construction Built on a Roof (Construction hors-toit)**

Construction built on or above the roof of a building, containing a reservoir, machinery, elevator, stairs, ventilation shaft or skylight.

**Cord of Wood (Corde de bois)**

Volume of wood containing 1.21 meters in height, by 1.21 meters in width, by 2.42 meters in length (4 ft X 4 ft X 8 ft) (3.625 cubic meters).

**Logging (Coupe forestière)**

Tree felling on a property, with a volume of more than 10 cords per year.



- 1) Used for drainage and irrigation purposes only;
- 2) Which exists only due to human intervention;
- 3) Whose catchment area is less than 100 hectares.

**Watercourse (Intermittent) (Cours d'eau à débit intermittent)**

Any watercourse or parts of a watercourse, whose flow depends directly on precipitation and whose bed is completely dry for certain periods of the year.

**Dead end (Cul-de-sac)**

Dead-end road ending with a turnaround.

**Landing Stage or Dock (Débarcadère ou quai)**

Works located on the littoral of a lake or watercourse used to dock a boat or to have access to a lake or watercourse.

**Deforestation (Déboisement)**

Felling or harvesting trees that removes more than 40% of the volume of commercial timber in a 15-year period, including the volume of wood removed from logging trails, on a single piece of property, equal to or greater than 0.4 hectares. All sites on which deforestation has occurred, separated by less than 200 meters, are considered one single unit.

**Excavation (Déblai)**

Works to remove earth, either to level or dig, or to obtain earth for backfilling.

**Half Storey (Demi-étage)**

Part of a storey of a building, where the floor area is measured where the ceiling height is at least 2.25 meters, is not less than 40% and not more than 75% of the ground floor area.

**Gross Residential Occupation Density (Densité résidentielle brute)**

Relationship between the number of dwelling units that can be built per hectare of land, including, in the calculation, areas allocated to roads, parks or community or public facilities, not used on a property or in a sector for housing. For the same area, a density per gross hectare is generally expressed by a smaller number than that representing a net density.

**Net Residential Occupation Density (Densité résidentielle nette)**

Ratio of the number of dwelling units that can be built per hectare of land, excluding in the calculation, areas allocated to roads, parks and other unused spaces for housing.

**Dependant Building (Dépendance)**

See "Accessory Building".

**Diameter of a Tree (Diamètre d'un arbre)**

Diameter of any tree species measured at a height of 1.4 meters from the ground.

**Eco-Centre (Éco-centre)**

Primarily a recovery-oriented depository, which accepts not only salvageable materials, as in selective collection, but also all domestic residue not collected during curbside collection, including household hazardous waste, tires, bulky objects and dry materials.

**Ecotourism (Écotourisme)**

Form of tourism where participants discover a natural environment while preserving its integrity. This includes an interpretive activity of natural or cultural components of the area which fosters an

attitude of respect for the environment by calling upon notions of sustainable development that generate socio-economic benefits for local and regional communities.

**Pruning (or limbing) (Élagage (ou émondage))**

Partial removal of tree branches to strengthen, shape or lighten its canopy, without affecting its health.

**Allowance (Emprise)**

Land occupied or intended to receive projects, construction or a road. In the case of linear networks, the allowance includes not only land occupied or intended to receive equipment or infrastructure, but also clearance areas, whether used or not.

**Sign (Enseigne)**

Any writing (letters, words, numbers), any pictorial representation (drawing, engraving, photo, illustration or image), any emblem (slogan, symbol or trademark), any flag (banner, pennant, streamer or band) or any other similar means that meets the following conditions:

- 1) a construction or part of a construction, or is attached to, painted or otherwise depicted, on a building or structure or on a lot;
- 2) is used to warn, inform, advertise, announce or for other similar intention;
- 3) is visible from the exterior.

**Sign (Height of) Enseigne (hauteur d'une)**

Height measured vertically between the average level of the ground, adjacent to the mount and the upper edge of the sign surface, including the entire sign structure and its mount.

**Sign (Area of) Enseigne (superficie d'une)**

Total surface area of a sign measured by a continuous, real or imaginary line, enclosing the extreme limits of the sign, excluding the posts or mounts used to support it.

**Sign (Autonomous) (Enseigne autonome)**

A sign on a post, base, low wall or pylon, not affixed to a building.

**Sign (Community) (Enseigne communautaire)**

A sign erected and maintained by a municipality, an RCM, an organization or a company mandated by one or more municipalities and/or an RCM.

**Sign (Identification) (Enseigne d'identification)**

A sign indicating the name and/or address of the building occupant, or the name and address of the building itself, including its use, but without mention of a product.

**Sign (Directional) (Enseigne directionnelle)**

A sign that indicates a change of direction to reach an identified destination. These signs can come from the public authority or private enterprise.

**Sign (Reflective Illuminated) (Enseigne éclairée par réflexion)**

A sign whose illumination comes entirely from a fixed source of artificial light located outside the sign.

**Sign (Illuminated) (Enseigne lumineuse)**

An artificially-lit sign, either directly (luminescent) or by transparency, translucency or reflection.

**Sign (Translucent Illuminated) (Enseigne lumineuse translucid)**

A sign designed to emit artificial light through translucency with a light source, placed inside the sign and at one or more translucent sides.

**Modular Signboards (Sign Modules) (Enseigne modulaire (module d'enseigne))**

A sign with a message or group of messages, common to more than one establishment located in a shopping centre, a business centre or a main building.

**Sign (Portable) (Enseigne portative)**

A sign that is not constructed to remain permanently in the same location, nor is it attached to an establishment or structure, and that can be moved from one location to another.

**Sign (Projecting) (Enseigne projetante)**

Sign attached perpendicularly to the wall of a building.

**Sign (Revolving) (Enseigne rotative)**

A sign that turns on a 360-degree angle.

**Sign (Temporary) (Enseigne temporaire)**

A non-permanent sign, posted on a site promoting events and activities of a mainly temporary nature such as: special activities, community, sports, civic and commemorative activities, festivals and others.

**Storage (Entreposage)**

Depot for supplies, objects or different types of materials.

**Storage (or Outdoor Storage) (Entreposage (ou entreposage extérieur))**

Action to permanently or temporarily deposit supplies, goods, products or vehicles outside a building or construction, in a dedicated space, or not.

**Warehouse (Entrepôt)**

Commercial or industrial building where the merchandise is stored.

**Maintenance (Entretien)**

Care or, work required to keep a building, or part of a building, in good condition.

**Wind Turbine (Commercial) (Éolienne commerciale)**

Works for the production of electrical energy from "wind" power for commercial purposes.

**Wind Turbine (Domestic) (Éolienne domestique)**

Works for the production of electrical energy from "wind" power for personal use or for use on the same property.

**Natural space (Espace naturel)**

Includes the percentage of the area of a lot that must be preserved in its natural state by maintaining the 3 layers of natural vegetation (herbaceous, shrub and tree).

**Sugarbush (Érablière)**

Tree stand suitable for maple syrup production, with a minimum area of 4 hectares.

**Establishment Featuring Erotic Shows (Établissement présentant des spectacles à caractère érotique)**

Establishment (indoor recreation, food service, accommodation business or other establishment) that features performances by nude or partially nude dancers, or other live shows or screenings of an erotic nature.

**Storey (Étage)**

Part of a building between the upper face of a floor and the floor immediately above or, in its absence, by the ceiling above. Cellars, basements, attics and half-storeys are not calculated in the number of storeys.

**Exhibit (Étalage)**

Display, on private property, of consumer products outside a building during the opening hours of the commerce.

**Extraction (Extraction)**

Activities, developments and constructions related to open-pit extraction of inert materials, such as rock, granite, gravel and sand, including their primary processing (crushing, sizing and screening).

**Main Facade (Façade principale)**

Exterior wall of a main building facing a road; in the case of a corner lot, the exterior wall having the significant architectural features including the main door, larger windows, more traditional materials or elements of architectural detail, mix of materials and composition or embossing and relief.

**Pennant (Fanion)**

Small flag, often triangular, serving as an emblem or insignia.

**Hobby Farm (Fermette)**

A combination of a detached single-family dwelling and at least one accessory building used for the storage of machinery and agricultural products, or the non-commercial breeding of animals, except swine (pigs, wild boars, etc.) and fur-bearing animals such as mink and fox.

**Filigree Work (Filigrane)**

Object made of metal wire or glass wire, twisted and soldered

**Agricultural Purposes (Fins Agricole)**

Cultivation of soil and vegetation, animal husbandry, forestry, agriculture and vegetation-covered soil.

**Public Access Purposes (Fins d'accès public)**

Includes roadwork, constructions, works or projects that provide access to water bodies for public use or for the use of a group of individuals. Without limitation, access to the water plain includes boat launch ramps, access routes to these ramps, amenities giving access to a beach, and roads and streets allowing access to a lake or watercourse, to all those who hold a right-of-way on said road. This work can be carried out by a public or private entity, by an association or an individual who allows its use for any form of remuneration.

**Foundation (Fondation)**

All components used to transfer building loads onto the ground, which includes footings, foundation walls or raft foundations.

**Forestry (Foresterie)**

All forest management and exploitation activities, including silvicultural works, maple syrup production and tree planting.

**Ditch (Fossé)**

A small depression in the ground, used for the drainage of surface water from neighboring lots, namely road ditches and line ditches that drain only adjacent lots, and ditches that are used to drain only one lot.

**Lot Frontage Frontage d'un terrain)**

The part of a lot that borders a public or private road.

**Gallery (Galerie)**

Platform not closed from the outside, extending from one or more walls of a building, cantilevered or resting on posts or brackets, usually surrounded by a balustrade or guardrail, which can be protected by a roof with an exit leading to the ground.

**Garage (Garage)**

Any accessory construction, closed on four (4) sides, not commercially exploited, with or without storage, without running water and intended for the storage of motor vehicles belonging to the occupants of the main building.

**Bed and Breakfast (Gîte touristique)**

Establishment operated by a person, in his home or in its dependencies, which offers the public accommodation, with or without breakfast service.

**Gazebo (Gloriette (gazebo))**

Small pavilion consisting of a terrace or platform and a roof, used as an accessory building to a residential use and not contiguous to the main building.

**Ford (Crossing) (Gué)**

Space created for the occasional and infrequent crossing of a watercourse, without the development of permanent structures such as a bridge or a culvert.

**Fish Habitat (Habitat du poisson)**

A lake, marsh, swamp, floodplain or watercourse, which is frequented by fish at any time of the year.

**Wildlife Habitat (Habitat faunique)**

Environment conducive to a wildlife species, where the conditions are favorable to its survival (heronry, etc.).

**Dwelling (Habitation)**

Any construction intended to house humans and equipped with a water supply system and an inground wastewater evacuation system.

**Building Height (in Storeys) (Hauteur d'un bâtiment (en étage))**

Corresponds to the number of storeys permitted for a building, comprising the ground floor and storeys situated above. Unless otherwise indicated, the height calculation does not apply to places of worship, chimneys, elevated storage tanks, silos, observation towers, electrical power towers, broadcast and telecast towers and antennae, and to rooftop structures occupying less than 10% of the roof area.

**Building Height (in Meters) (Hauteur d'un bâtiment (en meters))**

Corresponds to the height of a building in meters calculated from the average ground level to the roof ridge. Unless otherwise indicated, the height calculation does not apply to places of worship, chimneys, elevated storage tanks, silos, observation towers, electrical power towers, broadcast and telecast towers and antennae, and rooftop structures occupying less than 10% of the roof area.

**Heronry (Heron Nesting Site) (Héronnière)**

A site where at least five (5) nests are found, all used by the Great Blue Heron, Black-crowned Night Heron or Great Egret, during at least one of the past 5 breeding seasons.

**Protected Immovable (Immeuble protégé)**

Are designated as protected immovables:

- a) municipal park;
- b) a community recreation, sport or cultural centre;
- c) a summer theatre;
- d) a community service of local categories (p2) and municipal (p3); including a place of worship, educational institution or an establishment within the definition of the *Loi sur la santé et les services sociaux* (L.R.Q., c.S-4.2);
- e) intensive (c6) or extensive (c7) recreation use (involving a vast area of land, developed for uses such as an alpine ski centre, golf course, zoo, race course, open-air centre or nature interpretation centre;
- f) a public beach or marina;
- g) a campground;
- h) a roadside commercial use (c4) or touristic use (c9) that includes lodging. Vacation centre or youth hostel as defined in the *Règlement sur les établissements touristiques*, except a bed and breakfast, a tourist home or rudimentary accommodation, food service establishment or summer theatre
- i) a restaurant (c8) of twenty (20) places or more, with an annual operation permit, country-style dining, or other similar business, when it does not belong to the owner or operator of the livestock facilities in question;
- j) a building used for wine tasting in a vineyard.

**Industry with Light Constraints on the Neighbourhood (Industrie à contrainte légère sur le voisinage)**

Establishment whose business is the processing, assembly, manufacture, treatment, fabrication, making, cleaning of finished or semi-finished products done in a traditional way, that is to say, with a minimum of machines and without complex organization. Possible sources of negative nuisances generated by these industries on the neighbourhood and landscape must be limited.

**Water Collection Installation (Installation de prélèvement d'eau)**

Surface and underground water withdrawal system governed by the *Règlement sur les installations de prélèvement d'eau et leur protection*.

**Lake (Lac)**

Any inland body of water.

**Artificial Lake (Lac artificiel)**

Any body of water fed by one or more watercourses or springs.

**Lot Width (Largeur d'un terrain)**

Distance on a lot calculated along a road line between the lateral lines of that lot.

**Rear Line (Ligne arrière)**

Demarcation line between two lots which is neither a front nor a lateral line. This line cannot be straight.

**Front Line (Ligne avant)**

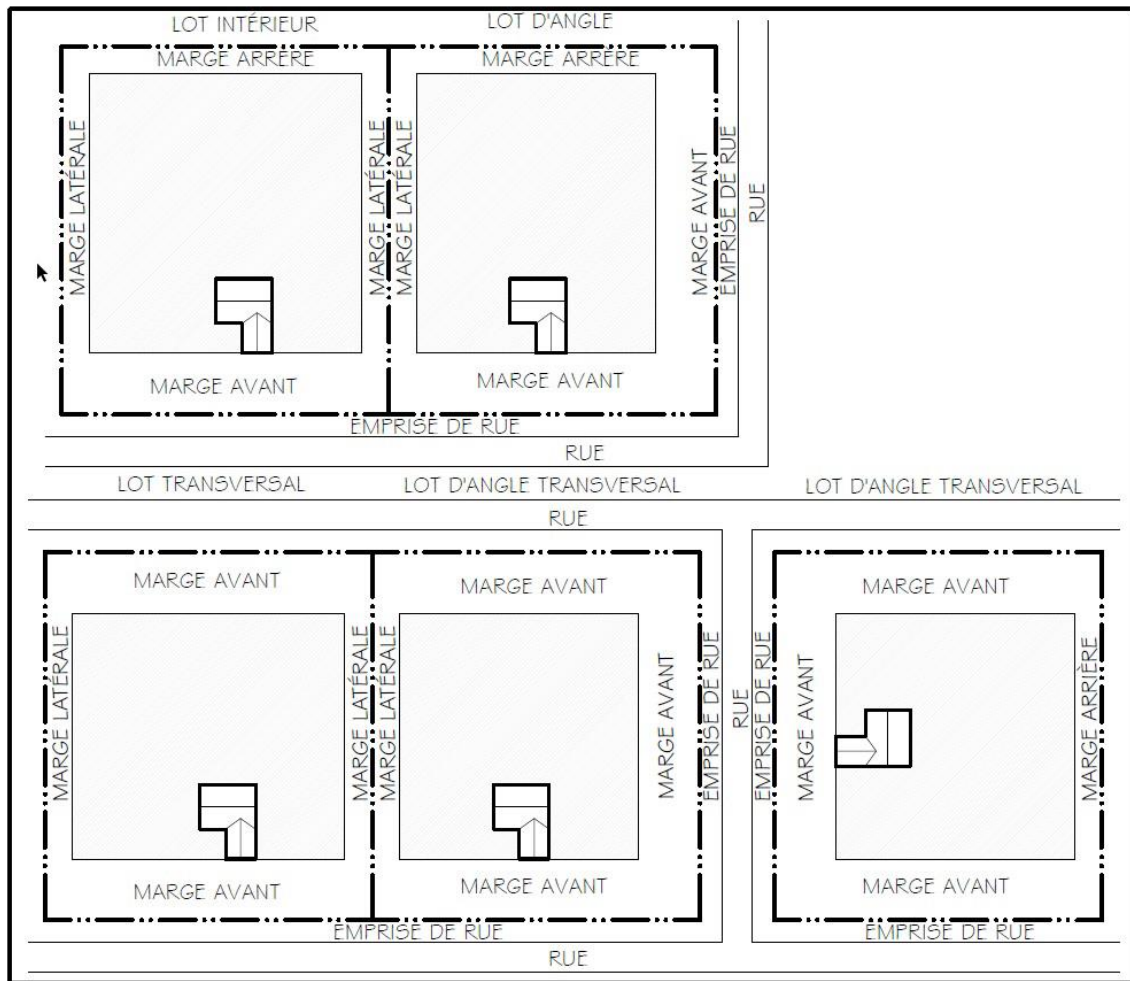
Demarcation line between a lot and the road allowance. This line cannot be straight.

**Lot or Property Line (Ligne de lot ou d'un terrain)**

Demarcation line between adjacent lots or between one or more lots and a public or private road allowance.

**Lateral Line (Ligne latérale)**

Demarcation line of a lot which is perpendicular or nearly perpendicular to the front line. This line cannot be straight.



**High Water Mark (Ligne des hautes eaux)**

Line used to delimit the littoral and the shoreline of lakes and watercourses. The high-water mark is as follows:

- 1) the natural high-water mark, that is, from the place where a predominance of aquatic plants is replaced by a predominance of terrestrial plants, or where there are no aquatic

plants, where the terrestrial plants stop in the direction of the body of water. Plants considered aquatic are all hydrophytic plants including submerged plants, floating-leaved plants, emergent plants, and emerged herbaceous and ligneous plants that are characteristic of swamps and wetlands open to bodies of water;

- 2) if it is not possible to determine the high-water mark from paragraph 1, it can be located, if the information is available, at the limit of the 2-year flood recurrence, which is considered equivalent to the line established according to the botanical criteria defined in paragraph 1;
- 3) in the case of a water containment structure, the high-water mark corresponds to the maximum operating level of the hydraulic structure for that part of the upstream body of water.
- 4) where there is a legally erected retaining wall, the high-water mark corresponds to the top of the structure;
- 5) where a wetland is adjacent to a watercourse or lake, the high-water mark is determined from the wetland, as it is an integral part of the watercourse or lake.

**Bed (Lit)**

Part of a lake or watercourse that is usually covered with water.

**Littoral (Littoral)**

Part of the bed of a lake or watercourse extending from the high-water line to the centre of the body of water.

**Dwelling Unit (Logement)**

A room or set of rooms in a building, equipped with heating, sanitary and cooking facilities and intended to serve as housing for one or more persons. This excludes motels, hotels, cabins, trailers, motorized caravans.

**Lot (Lot)**

Land registered on a cadastral plan, in accordance with Articles 3026 and on of the Code civil du Québec, which is assigned a separate number.

**Lot (Corner, Transversal Corner Lot, Interior Lot or Transversal Lot) (Lot d'angle, lot d'angle transversal, lot intérieur ou lot transversal)**

See the definition of corner, transversal angle, interior or transversal lots.

**Lot (Serviced or Partially-Serviced) (Lot desservi ou partiellement desservi)**

See the definition of serviced or partially-serviced lot.

**Lot (Irregular) Lot irrégulier)**

Lot whose outline on a plan is not a quadrilateral or it is not close to being a quadrilateral.

**Lot (Original) (Lot originaire)**

Lot as shown on the original cadastral plan of the townships of the territory of the Municipality.

**Lot (Waterfront) (Lot riverain)**

Lot adjacent to a lake or watercourse.

**Subdivision (Lotissement)**

Any division of a land made using a cadastral plan.

**Department Store (Big Box Store) (Magasin à grande surface)**

A department store that is often self-service and easy to access for motorized customers, where prices are competitive and where the services and products offered by the establishment are regional in scope.

**Mobile home (Maison mobile)**

A manufactured building attached to a chassis, designed to be moved by a motorized vehicle to the lot where it is to be permanently installed on wheels, bolts, posts or pillars; this building is designed to be occupied as a dwelling on a permanent basis and served by public, community or individual services.

**Flea market (Marché aux puces)**

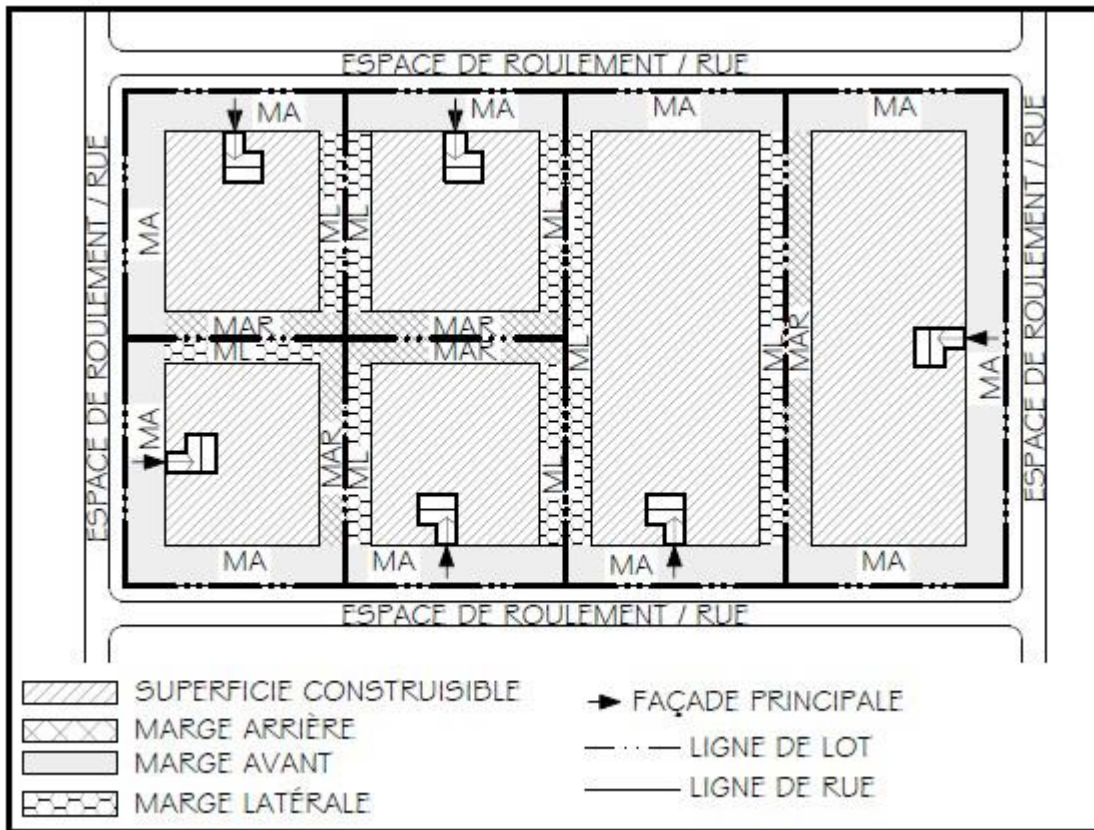
Public place of sale, with spaces for rent, serving to unite merchants of food and every-day products, on a periodic basis.

**Public market (Marché public)**

Public place of sale, with spaces for rent, used to bring together on a regular or periodic basis, merchants of local products, including maple, honey, horticulture, vegetables and fruits, meat products and other derivatives, in addition to the products of the agricultural site and the artisanal processing thereof.

**Margin (Rear Setback) (Marge de recul arrière)**

Minimum depth of the backyard of a lot.



**Margin (Front Setback) (Marge de recul avant)**

Minimum depth of the front yard of a lot corresponding to the distance between the building setback and the front lot line.

**Margin (Lateral Setback) (Marge de recul latérale)**

Minimum width of the side yard of a lot.

**Marquis (Marquise)**

Construction consisting of a roof, supported by columns or cantilevered and open on at least two (2) sides, and can be connected to the main building. For uses such as gas stations, gas pumps, gas pumps/convenience store, open shelter covering the service area, which can or cannot be attached to the building.

**Mezzanine (Mezzanine)**

Floor area located within a storey and between two (2) floors of a building, or between a floor and a roof whose area does not exceed 40% of the floor area immediately below it; between 40% and 75% of the floor area immediately below, it constitutes a half storey and more than 75%, one (1) storey.

**Wetland (Milieu humide)**

A flooded or waterlogged area for a sufficient period to influence the nature of the soil and the vegetation composition. Ponds, marshes, swamps and peat bogs, without being limited to them, represent the main wetlands; they are distinguished from each other mainly by the type of vegetation found there.

1) pond: body of water resting in a basin whose depth does not exceed two (2) meters in the middle of summer. Vegetation cover, if any, consists mainly of submerged and floating aquatic plants.

2) marsh: a closed wetland or part of a closed wetland sitting over mineralized soil and characterized by emergent herbaceous vegetation.

3) swamp: a wetland or part of a wetland sitting on mineral or organic soil, subject to seasonal flooding and characterized by ligneous, tree or shrub vegetation;

4) peat bog: wetland characterized by poor decomposition of plant debris, the accumulation of which leads to the formation of a deposit of at least 0.40 to 0.60 meters thick; this organic deposit is called peat.

**Modification (Transformation) (Modification (transformation))**

Any change or expansion of a building or construction or any change in its occupation.

**Wall (Mur)**

A structure for delimiting or separating one or more spaces within a building, or between buildings, that serves to support or hold up the structure of a building.

**Wall (Retaining) (Mur de soutènement)**

A project designed to retain or support fill, soil in place or another part of the lot.

**Wall (Party) (Mur mitoyen)**

Wall used jointly by two (2) buildings and serving as a separation between them. It can be erected on the property line separating two (2) parcels of land, each of which is or could be considered as an independent cadastral lot.

**Average Ground Level (Niveau moyen du sol)**

In all cases, it is the lowest of the definitive average levels on the ground, over a distance of three (3) meters. In the case of a building or construction, it is the lower of the definitive average ground levels, when these levels are measured along each exterior wall of a building within a distance of three (3) meters from the wall, according to readings that take into account any other difference in level, except those giving access to the entrance doors of the building for vehicles and pedestrians.

**Occupation (Occupation)**

To inhabit, use or make use of a building or lot.

**Cadastral Operation (Opération cadastrale)**

Registration of a lot or an immovable on a cadastral plan, subdivision, lot numbering, cancellation, addition or replacement of lot numbers, done in accordance with the provisions of the *Code civil du Québec*.

**Work (Ouvrage)**

Any building, construction, land use, excavation or land transformation, including deforestation as well as excavation and backfilling.

**Billboard (Panneau-réclame)**

A sign that draws attention to a business, profession, product, service or entertainment, operated, practiced, sold or offered on a site, other than the one on which it is placed, whether the sign is permanent or temporary.

A community sign is not considered to be a billboard within the meaning of this By-Law.

**Cultivated Plot (Parcelle en culture)**

Portion of a single piece of land, consisting of the same crop and requiring the same fertilization, which belongs to the same owner and which constitutes a lot or part of a lot. A sugar bush and a pasture field are not considered as cultivated plots.

**Porch (Perron)**

See the definition of the term "gallery".

**Pool (Piscine)**

Permanent or temporary outdoor artificial pool intended for swimming, the depth of which is 0.60 meters or more, and which is not covered by the *Règlement sur la sécurité dans les bains publics*, excluding a whirlpool bath or hot tub (spa) when their capacity does not exceed 1,400 litres.

**Pool (Inground or Semi-inground) (Piscine creusée ou semi-creusée)**

A swimming pool buried, in whole or in part, under the surface of the ground.

**Pool (Removeable) (Piscine démontable)**

A pool with a flexible wall, inflatable or not, intended to be installed temporarily.

**Pool (Above-ground) (Piscine hors-terre)**

A pool with a rigid wall permanently installed on the surface of the ground.

**Pool Installation (Piscine (installation))**

A swimming pool including any equipment, construction, system and accessory designed to ensure proper operation, to ensure the safety of persons or to give or prevent access to the pool.

**Site or Layout Plan (Plan d'implantation)**

Plan indicating the intended layout of one or more building (s) in relation to the boundaries of the lot (s) and adjacent roads.

**Culvert (Ponceau)**

A small engineered structure, usually under an embankment, including approaches along the shoreline to cross a watercourse. In the case of a parallel-pipe culvert, the total opening is equal to the sum of the openings in each pipe. A culvert can be arquate, arched, square, circular, elliptical, rectangular or vaulted.

**Temporary Bridging Bypass (Pontage)**

Rigid structure temporarily installed over a watercourse. This structure must allow the water to flow freely and prevent the machinery from coming into contact with the water or the bed of the watercourse.

**Stoop (Entry) (Porche)**

Small roof or exterior vestibule attached to a building to access the front door of a building and which does not have a heating system.

**Depth of a Lot or a Property (Profondeur d'un terrain)**

Average distance between the front line and the rear line of a lot or property, measured within a strip equivalent to the minimum width required by the By-Laws.

**Major Real Estate Project (Projet immobilier d'envergure)**

A project for the construction of a set of main buildings to be erected on one or more lots, contiguous to existing roads or not, that comply with the Planning Program By-Laws. It can be achieved by phase, served by a water supply and/or a sewer system, and planning, promotion and management are unique initiatives. A major real estate development project meets this definition when it comes to the following projects:

- 1) extensive recreational and recreational equipment with supra local radiancy (e.g. golf, ski resort);
- 2) residential development that requires the opening of new roads and the construction of a minimum of 50 lots;
- 3) integrated residential or country-style living projects with a minimum of 50 housing units.

Beyond this definition, to be accepted, the intended use(s) must be authorized in the zone referred to in the Zoning Plan. These types of projects are subject to special conditions (objectives and criteria).

**Integrated Project (Projet intégré)**

Project of construction of a set of main buildings whose planning, promotion and management are of unique initiative. The integrated project must be erected on a lot contiguous to a road that complies with the Subdivision By-Law, must be serviced by private water and sanitary sewer systems and can be carried out by phase. The integrated project has some common outdoor spaces (traffic arteries, parking, green spaces), services or equipment.

**Well (Puits)**

Any groundwater catchment installation.

**Dock (Quai)**

See definition of "landing stage".

**Connection (connect) (Raccordement (raccorder))**

Connect a new public or private road to an existing public or private road.

**Shelter (Refuge)**

Rustic accessory building constructed for the benefit of hikers (hiking trails) allowing them to rest or eat (the shelter cannot be used for lodging or housing).

**By-Law, Regulation (Planning Program) Réglementation (Règlement, réglementation d'urbanisme)**

Any By-Law adopted by the Municipality under Chapter IV of the *Loi sur l'aménagement et l'urbanisme* (L.R.Q., c.A-19.1).

**Backfill (Remblai)**

The work of retrieving earth or other surface materials to make a raised area or fill a cavity.

**Hangar (Remise)**

See the definition of the term "shed".

**Repair (Réparation)**

Retrofitting or consolidation of any existing part of a building or structure, excluding normal maintenance.

**Tourist Home (Résidence de tourisme)**

Establishment as defined in the *Loi sur les établissements de hébergement touristique* (R.L.R.Q., ch E-14.2) and its regulations.

**Recuperation Centre (Ressourcerie)**

Establishment managed by an environmental and community organization that promotes the reintegration of secondary materials into local consumption and production circuits, through education, processing and resale activities within the global 3R strategy (reduction, re-use and recycling). In other words, recuperation centres are community centres that recycle, repair, upgrade and resell residual materials from domestic, industrial, commercial and institutional sources. In addition, recuperation establishments are active in social reintegration, manpower adaptation and training aimed at the creation self-sustaining jobs.

**Ground Floor (Rez-de-chaussée)**

Floor of a building located above the basement, cellar or ground when the building has no basement or cellar.

**Shoreline (Rive)**

A strip of land that borders lakes and watercourses and extends inland from the high-water mark. The width of the shoreline to be protected is measured horizontally:

(1) the shoreline measures a minimum of 10 meters when the slope is less than 30% or when the slope is greater than 30% and has an embankment less than 5 meters high;

(2) the shoreline measures a minimum of 15 meters when the slope is continuous and greater than 30% or when the slope is greater than 30% and has an embankment of more than 5 meters high.

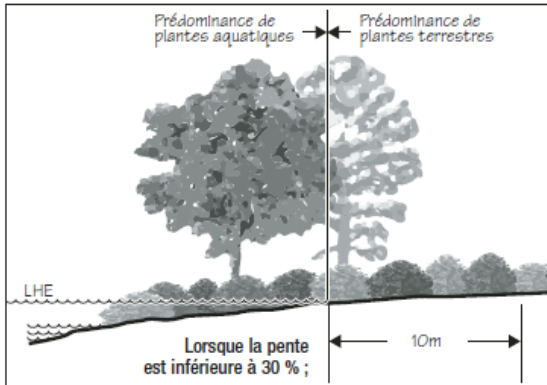


Figure 7 :  
Rive : Minimum de 10 mètres

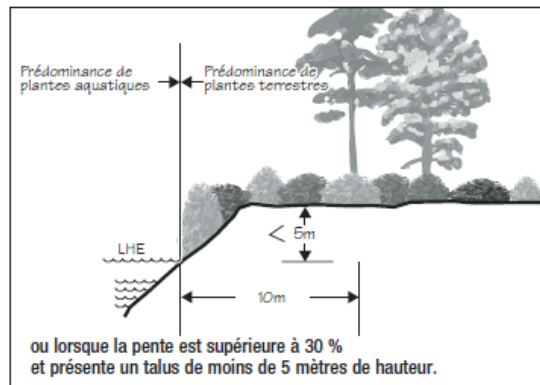
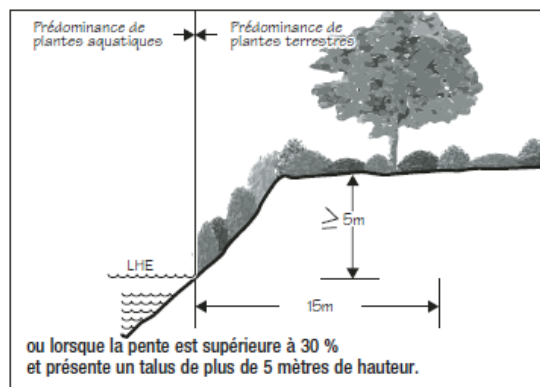
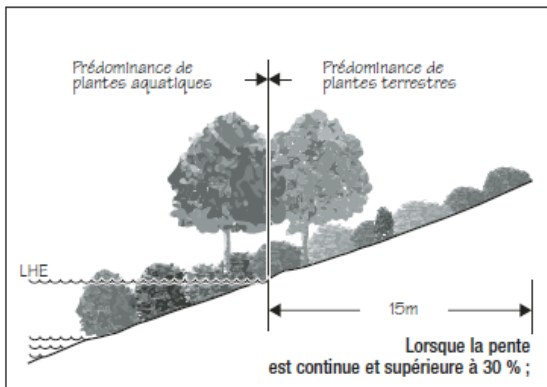


Figure 8 :  
Rive : Minimum de 10 mètres



### Trailer (Roulotte)

Construction attached to a chassis with a maximum width of 2.70 meters, manufactured in a factory or workshop, and transportable. A trailer is designed to self-locate or be moved on its own wheels by a motor vehicle or recreational vehicle, and is intended to accommodate persons during a short stay in a recreation or leisure area, such as camping and caravanning, or serving as a temporary shelter at a construction site.

### Road (Rue)

Public or private automobile travel lane, driveable and serving as a means of access to properties which border it, used by vehicles.

### Road, Collector (Rue collectrice)

Road intended to ensure the major exchanges or transit coming from the local roads.

### Road, Local (Street, local) (Rue locale (chemin privé))

Road intended for serving only its adjacent lots.

### Road (Private) (Rue privée)

Private road whose base has not been transferred to a municipality or a government.

### Road (Public) (Rue public)

A public road owned by a municipality, the provincial government or the federal government.

**Stream (Ruisseau)**

Small natural watercourse flowing year-round.

**Sandpit (Sablière)**

Any place from which unconsolidated mineral substances, including sand or gravel, are extracted from an open pit, in a natural deposit, for commercial or industrial purposes or to fulfill contractual obligations or to build roads, dykes or dams, with the exception of excavations and other works carried out to establish road allowances or foundations of any construction or to enlarge a playground or parking lot.

**Sauna (Sauna)**

Accessory building used to provide a steam bath.

**Waterfront Area (Secteur riverain)**

Area bordering lakes and watercourses and extending inland from the high-water mark. The waterfront area has a depth of 300 meters when it borders a lake and 100 meters when bordering a watercourse.

**Greenhouse (Private) (Serre privée)**

Lightweight and largely glassed-in building used only for growing plants for non-commercial domestic purposes.

**Public Services (Services publics)**

Utility networks such as electricity, gas, telephone, aqueduct, sewer and their accessory facilities.

**Basement (Sous-sol)**

Part of a building located under the ground floor. A basement is considered a floor if the height of one of its walls, between the finished ceiling and the exterior ground level, is 2 meters or more.

**Floor Area (Superficie de plancher)**

Total area of all floors of a building measured from the exterior face of the exterior walls or from the centreline of the party walls. notwithstanding the foregoing, the floor area excludes gallery surfaces and exterior chimneys, but includes basement and porch surfaces, ventilation shafts and skylights.

**Building area (or Minimum Layout on the Ground) (Superficie d'un bâtiment (ou superficie minimale au sol))**

Maximum external area of the horizontal projection of the building layout on the ground, including porches, covered verandas, air and skylights, but not including terraces, steps, balconies, fire escapes, exterior stairs, outdoor ramps, open loading platforms, inner and outer courtyards.

**Country-style Dining (Table champêtre)**

An establishment where meals are served, consisting mainly of produce from the farm, or, in an accessory manor, from surrounding farms. Meals are prepared and served on site.

**Embankment (Talus)**

A steep and generally short terrain, bordering a relatively flat surface.

**Property (Terrain)**

Land consisting of one (1) or more lots or parts of contiguous lots owned by the same owner.

**Property, Corner (Lot, Corner) (Terrain d'angle (lot d'angle))**

Land located at the intersection of two (2) roads or road segments.

**Property, Transversal Corner (or Transversal Corner Lot) (Terrain d'angle transversal (ou lot d'angle transversal))**

Land located at a double road intersection.

**Campground (Serviced or Semi-serviced) Terrain de camping (aménagé ou semi-aménagé)**

Land arranged to receive tents, tent trailers, trailers or caravans and where, for payment, one is permitted to camp for one night, for a short stay or for the season.

**Property, Interior (Terrain intérieur)**

Land other than a corner lot.

**Property, Transversal (Terrain transversal)**

Land adjacent to two (2) road segments that do not form an intersection at the lot boundaries.

**Terrace/Patio (Terrasse)**

Outdoor platform made of stones, slabs, pavers, wood or any other material.

**Terrace, Commercial (Terrasse commerciale)**

Platform or outdoor area used in addition to a restaurant, bar, inn or other establishment where tables and chairs are arranged.

**Cultivated Land (Terre en culture)**

Land used or maintained for agricultural purposes.

**P-loop (Tête de pipe)**

Road generally without exit, ending in a rectangular loop, creating a central islet with one or building lots. It has a "P" shape.

**Adventure Tourism (Tourisme d'aventure)**

Outdoor physical activity or combination of activities taking place in a specific natural environment (unused, exotic, isolated, uninhabited or wilderness), involving unconventional means of transportation, whether motorized (snowmobile, ATV, etc.) or non-motorized (walking, canoeing, kayaking, etc.) and which necessarily implies a level of risk, which can vary according to the environment (isolation, geographical features, etc.) or the nature of the activities and the means of transport involved.

**Green Roof (Toit vert)**

Flat or low-sloped roof covered with vegetal substrate and a protective membrane.

**Transformation (Transformation)**

See the definition of the term "modification".

**Use (Usage)**

End to which an immovable, building, structure, establishment, premises, lot, or part thereof, is used, occupied or intended to be used or occupied. Wherever necessary, the word 'use' includes a building or a construction where this use can be exercised.

**Use, Additional (Usage additionnel)**

End use for which part of the lot, part of a building or part of a structure is or could be used, in addition to a main use, on or on the same lot, building or structure.

**Use, Accessory (Usage accessoire)**

Usage generally related to the main use and contributing to improve the convenience and the amenity of the latter (tennis court, swimming pool, etc.).

**Use, Main (Usage principal)**

Purpose for which a lot, part of a building or part of a structure is or can be used.

**Use, Temporary (Usage temporaire)**

Use that can be authorized for a period of time as determined in this By-Law.

**Garage Sale (Vente de garage)**

Temporary use including the sale of household goods.

**Veranda (Véranda)**

Covered gallery or balcony, glassed-in or protected by screens on at least 50% of its external walls, and offset from the building, with no heating system, and can never be used as a habitable room.

**Vestibule (Vestibule)**

Entry room to a building, a house, an apartment.

**Circulation Lane (Voie de circulation)**

Any area or structure of roadways used for vehicular and pedestrian traffic, including a road, street or alley, sidewalk, pedestrian pathway, bicycle path, snowmobile trail, hiking trail, public square or a public parking area. For roads giving access to vehicular traffic, the condition of the road surface, the road allowance and the ground covering (gravel, asphalt, etc.) must, at all times, allow the movement of automobiles, trucks and emergency vehicles.

**SECTION 1.4 – ZONING PLAN AND SPECIFICATION GRIDS**

**14. Division of the Territory into Zones**

For regulatory purposes, the Municipality's territory is divided into zones which are illustrated in the Zoning Plan attached to this By-Law as Annex A, to form an integral part thereof.

Each zone is identified by one or more letters that indicate its main vocation and a number that distinguishes it from all other zones. The main vocations are:

CONS:	Conservation
RU:	Rural
V:	Country-style Living
NV:	Village Core

Zone limits generally coincide with the median line of roads and watercourses, as well as with lot lines, property lines and municipal boundaries

Furthermore:

- 1) when a zone limit closely follows the limit of a lot, the former will be deemed to coincide with the latter.
- 2) where a limit of one zone is approximately parallel to the centre line of a road allowance, the first is considered to be actually parallel to the second, at the distance provided for in the Zoning Plan.

3) where a zone limit coincides with the centre line of a proposed road, the zone limit is the median limit of the road surveyed or constructed, when it is actually cadastred or built.

Under no circumstances must the depth of a zone be less than the minimum lot depth specified in the Uses and Standards Specification Grid.

#### **15. Uses and Standards Specification Grid**

The Uses and Standards Specification Grids for each zone, are attached to Annex B of this By-Law to form an integral part thereof. The grids set out the authorized or prohibited uses, the standards relating to main buildings, the layout of constructions, lots and special provisions.

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## CHAPTER 2 MAIN USES

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### SECTION 2.1 –AUTHORIZED AND PROHIBITED MAIN USES

#### 16. Authorized Uses

Unless otherwise specifically authorized by this By-Law, the uses are authorized by zone in the Uses and Standards Specification Grid.

An "■" next to one or more uses, or next to one or more use categories, indicates that these uses, or categories are authorized in this zone, as a main use, subject to specifically permitted uses and specifically excluded uses.

A letter in parentheses next to a category of uses, refers to the box "Specifically Permitted or Excluded Use" of the grid. The note indicates which use of this category is specifically permitted or excluded in the zone. Authorization of a specific use excludes the other uses of the generic category that includes it. The exclusion of a specific use does not exclude other uses of the generic category which includes it.

All uses that are not expressly permitted are prohibited.

Certain uses can be authorized under the Conditional Uses By-Law.

#### 17. Number of Main Uses per Lot

Unless otherwise indicated in this By-Law, only one main use per lot is authorized.

In the case of a building whose main use is commercial, this building can have more than one locale for commercial use, to a maximum of 4 locales. Only authorized commercial uses in the zone can be exercised. Uses in the category "Personal and Professional Services" (c2) are not included in the number of commercial locales.

In the case of hobby farm use (a2), considering that the use must be exercised with a housing use, it is considered as if there are two principal uses on the same property.

#### 18. Mixed Uses

Where the mention of "mixed use" is included in the Specification Grid, the development of dwellings inside a building where commercial or production use is exercised, is authorized with the following conditions:

- 1) the two uses referred to (housing and commerce) must be in the Specification Grid of the corresponding zone;
- 2) the dwelling must have a separate entrance, but access from a dwelling to a commerce is permitted;

3) the dwelling cannot be built below the commercial or production activity, for example, in the basement of the building;

4) no additional driveway entrance can be built.

Notwithstanding the foregoing, the development of a dwelling inside a building where road vehicle sales or service is exercised, is prohibited.

### **19. Number of Dwellings per Main Building**

The Uses and Standards Specification Grid prescribes, where applicable, the number of dwellings authorized per main building.

### **20. Showroom Area**

The Uses and Standards Specification Grid prescribes, where applicable, a maximum showroom floor area. This area corresponds to the maximum floor area that can be occupied by indoor display and sale activities, for the use to which it applies, in a building. In its absence, this means that no maximum applies.

### **21. Prohibited Uses Throughout the Territory**

The following uses are prohibited throughout the territory:

- 1) extraction activities (quarries and sandpits);
- 2) Garbage dumps, depots and dry materials landfills;
- 3) flea markets;
- 4) mobile homes;
- 5) department (big box) stores, including medium and large shopping centres and "strip malls";
- 6) car cemeteries and scrap yards;
- 7) heavy industries;
- 8) the production of wind power from commercial wind turbines;
- 9) public uses of a regional nature (administration, education, health or culture).

## **SECTION 2.2 - NOMENCLATURE OF USES**

### **22. Definition of Categories of Use**

Uses are classified according to the following categories:

<b>Housing</b>	
H1	Housing
<b>Commerce</b>	
C1	Retail
C2	Personal and Professional Services

C3	Roadside
C4	Petroleum
C5	Indoor Recreation and Entertainment
C6	Intensive Outdoor Recreation
C7	Extensive Outdoor Recreation
C8	Food Service
C9	Lodging
<b>Industry</b>	
I1	Industry with Light Constraints on the Neighbourhood
I2	Para-industrial Commerce
<b>Community</b>	
P1	Recreational
P2	Local
P3	Municipal
<b>Public Utility</b>	
U1	Light
U2	Medium
U3	Heavy
U4	Telecommunication
<b>Agriculture</b>	
A1	Cultivation
A2	Hobby Farm, Kennel and Equestrian Centre
A3	Cannabis
F1	Forestry and Silviculture

In the absence of a specifically defined use in a category, the designated officer applies the code of use that most closely resembles the desired use (similar use in terms of its characteristics, nature, activities and impacts).

### 23. Housing

Building or part of a building intended exclusively for residential use for one or more persons. A dwelling is composed of one or more rooms equipped with sanitary, heating and cooking facilities and intended as to house one or more persons. Type:

1) single-family dwelling (h1): building erected on a lot destined for one (1) dwelling, excluding mobile homes.

### 24. Commerce

Commercial and service uses are divided into several categories depending on the intensity of the activity, the nuisances and the specific layout conditions. Establishments not mentioned within these categories will be classified, by similarity, to the listed businesses and services.

1) Retail Commerce (c1): A business establishment that sells or deals directly with the consumer and generally requires no outdoor storage space. This class includes, but is not limited to, the following commercial establishments:

a) food products: groceries, meat, pastry, confectionery, bakery, liquor stores, fruit and vegetables, etc. Unless otherwise indicated, on-site food manufacturing is permitted provided the area of the production space does not exceed twice the area of the sales space.

b) general merchandise: convenience store, tobacco shop, shoe and clothing store, sales counter, pharmacy, variety store, etc.;

c) specialized products: jewellery, flower shop, bookstore, eyewear, sports shop, furniture, antiques, hardware without a materials yard, leather goods store, pet shop;

d) products related to agricultural use or local resources, including the sale of market garden produce and maple products;

e) arts and crafts: sale of objects made on site, including painting, sculpture and sewing workshops. Unless otherwise specified, artisanal production is permitted provided the production space does not exceed twice the area of the sales section.

f) department store;

2) Personal and professional services (c2): a commercial establishment that deals directly with the consumer and does not require any storage space. This class includes, but is not limited to, the following commercial establishments:

a) personal services: dry cleaning, laundromat, shoe repair, daycare, hairdressing and beauty salon, photography studio, funeral home, travel agency, printshop of less than 200 m<sup>2</sup>;

b) professional services: legal offices, notary, surveyor, engineer, architect, urban planner, medical and dental clinics;

c) financial and business services: bank, trust, credit union, brokerage;

d) art and music, dance, driving, trade school, hairdressing and aesthetics schools;

e) office building and administration office: commercial offices, real estate agent, organization, association, political party, etc.;

f) public transport service: taxi.

3) Roadside Business (c3): commercial establishment (sale, rental, service) relating to the construction, development and repair of any object or vehicle, having its own parking lot and which could require outside storage. This category of use includes, but is not limited to, the following commercial establishments:

(a) sale and rental of any new or used domestic, recreational or utility vehicle that is in working order;

(b) sale of mobile homes and prefabricated houses, swimming pools;

(c) tool rental and similar equipment;

d) garden centre, nursery;

e) hardware store, sale of building materials;

f) mini-warehouse;

g) carwash,

h) print shop occupying more than 200 m<sup>2</sup>, and upholstery shop.

4) Petroleum (c4): a commercial gas station and motor vehicle service establishment. This category of use includes service stations and their additional uses, such as convenience store, ATM, bakery, restaurant and car wash.

5) Indoor Recreation and Entertainment (c5): A business establishment specializing in recreation, entertainment and cultural, sports or social activities. This class includes, but is not limited to, the following commercial establishments:

a) entertainment: game room, electronic games arcade, betting lounge;

b) cultural: cinema, theatre, auditorium, entertainment shows, amphitheater, showroom, museum, art gallery, congress centre;

c) sport: workout gym, gymnasium, tennis, squash, pool, roller skating rink, bowling lane, curling rink, interior karting activities;

d) Social: bar, bistro, cabaret, discotheque, micro-brewery, billiard hall, reception hall. Unless otherwise indicated, on-site manufacture of products, such as beer, is authorized providing the area of the production space does not exceed double the area reserved for clients;

e) erotic shows establishment.

6. Intensive Outdoor Recreation Commerce (c6): A business establishment made up of one or more buildings and outdoor spaces, set up to practice recreational sports or outdoor recreation activities. These uses are distinguished from extensive outdoor recreation businesses by their intensity and the larger structures and equipment that are required (or the modification of space). This category of use includes, but is not limited to, the following establishments:

a) mini-golf;

b) tennis court;

c) pool;

d) runways and flying schools, motorized model cars;

e) race tracks for motorized vehicles;

f) amusement parks

g) marina for motor boats, sailboats and float planes;

h) theatres;

i) snow slides

j) serviced or semi-serviced campground;

k) firing range, pheasant hunting centre;

l) Aquaculture.

7) Extensive Outdoor Recreation Business (c7): A commercial establishment comprising one or more small buildings and outdoor areas, requiring little development, to practice outdoor recreation, sport or leisure activities. These uses often require large spaces and distinguish themselves from intensive activities. This category of use includes, but is not limited to, the following establishments:

a) golf course and golf driving range;

b) cross-country ski centre;

c) hiking trails;

- d) beach;
- e) adventure game centre;
- f) wildlife or ecological reserves;
- g) outfitting;
- h) rustic campground.

8) Food Service Business (c8): commercial establishment where food is served on the premises. This category includes the following commercial establishments:

a) fast-food restaurant: includes establishments with a dining area of at least 36 m<sup>2</sup>, its own parking and can include curb service, service counter and space for outdoor consumption;

b) restaurant: includes establishments with or without table service, where meals are served indoors to be consumed on the premises or taken out, with a dining area of at least 36 m<sup>2</sup> and which can include a terrace but not curb service; bistros are part of this category.

9) Lodging (c9): a commercial establishment providing accommodation by day or longer and can include food and entertainment services to visitors. When authorized within NV zones, the number of accommodation units is limited to 20. When authorized within the RU zones, the number of accommodation units is limited to 100. This category includes the following commercial establishments:

- a) inns and hotels;
- b) health centres (specialized clinic, spa, therapy, conditioning, etc.), resorts, holiday centres;
- c) cottages for rent (individual or in groups).

## **25. Industry**

Regarding land occupation, the building and the occupation of the buildings, manufacturing facilities, workshops, factories, building sites, warehouses, are divided into several categories determined hereafter, according to the nature of the operations carried out and the stored materials.

1) Industry with Light Constraints on the Neighbourhood (i1): establishment whose activities include the transformation, assembly, processing, manufacture, confection, cleaning of finished or semi-finished products whose treatment is done in a traditional way, i.e. with a minimum of machines and without complex organization. The possible negative nuisance sources generated by these industries on the neighbourhood and the landscape must be limited.

2) Para-industrial Commerce (i2): commercial and para-industrial establishment whose operations are carried out mainly indoors, which require warehousing space (interior or exterior) and, in many cases, the use of trucks or machinery. Corresponds to activities that are strongly linked to the industrial field, such as transportation, warehousing, multi-purpose industrial enterprises, businesses engaged in production involving advanced technology, etc. Equally considered as para-industrial businesses are non-industrial enterprises whose activities, needs and disadvantages they cause in the neighbourhood are approaching those of the industrial sector, not from an economic point of view, but rather from that of the occupation of space or impact on the environment (e.g. wholesale trade, construction and excavation companies, repair shops, warehouses, etc.)

## **26. Community**

Community uses include both public, para-public and private spaces and buildings for community educational, cultural, health, sportive, recreational or administrative purposes.

1. Community Recreation (p1): this category specifically includes:

- a) parks and greenspaces;
- b) playgrounds, (ball, soccer, skating rinks, etc.);
- c) non-motorized trails (hiking, biking, cross-country skiing, etc.);
- d) motorized trails (snowmobile, ATV, etc.);
- e) public beaches;
- f) public accesses to a lake or a watercourse.

2) Local Community (p2): this category includes community-based institutions serving local services such as daycare and babysitting, places of worship with accessory buildings, reception areas and cemeteries.

3) Municipal Community (p3): this category includes:

community health (including long-term health service residences (CHSLD), education, cultural and administrative institutions, as well as the following municipal service establishments: public service centre, school, community centre, library, city hall, tourist information office.

## **27. Public Utility**

Public utility uses include spaces and buildings of public, para-public and private property, not accessible to the public, offering technical public services.

1) Light Public Utility (u1): this category includes the uses related to telephone, hydro-electric, water and sewer services, including telephone booths, mail boxes and buildings with a maximum building area of 100 square meters.

2) Medium Public Utility (u2): this category includes used snow depots, fire stations, municipal garages and air or land transport infrastructure, etc.

3) Heavy Public Utility (u3): this category includes spaces and buildings of public utility, including the elimination and treatment of waste, and which present certain nuisances, such as an eco-centre, recuperation centre, wastewater treatment plant, potable water plant.

4) Telecommunication (u4): This category includes telecommunication transmission towers, their structure and accessory building. Establishments not mentioned within these categories are classified by similarity to the listed public utility uses.

## **28. Production**

Production uses include both spaces and constructions devoted to economic activities generally taking place in rural areas.

1) Cultivation (a1): use associated with various crops. This category includes field crops, vegetable crops and greenhouses.

2) Hobby Farm, Kennel and Equestrian Centre (a2): this category includes uses related to animal housing:

- a) Hobby Farm;

b) Kennel: includes commercial boarding and sale of household pets, veterinary clinics with outdoor dog boarding;

c) Equestrian Centre.

3) Cannabis (a3): this category includes uses related to the cultivation and production of cannabis, the transformation of cannabis for marketing, including derived products.

4) Forestry and silviculture (f1): this category includes the following uses:

a) logging;

(b) the sale of firewood;

(c) nurseries and plantations;

(d) maple syrup production, including maple improvement cuts, processing of maple products but excluding any reception hall;

e) commercial uses linked to forest resources and complementary to existing forestry enterprises;

f) commercial uses linked to agricultural resources and complementary to existing agricultural enterprises;

(g) processing and conditioning activities linked to forest resources. Forestry products must come from the forest enterprise where they are located;

h) processing and conditioning activities linked to agricultural resources. Agricultural products must come from the farm enterprise where they are located.

## **SECTION 2.3 – CONDITIONS TO EXERCISE CERTAIN MAIN USES**

### **29. Serviced and Semi-serviced Campground**

In areas where this use is permitted, the use of serviced or semi-serviced campground (use category c6) must comply with the following conditions:

1) an overall development plan, the content of which is described in the Planning Administration By-Law, must be filed by the applicant;

(2) only trailers, motorized recreational vehicles, tent trailers and tents, accessory and service structures, are authorized, as well as additional uses of convenience store, restaurant and mini golf;

3) only one main building of no more than two (2) floors per campground is permitted (if the maximum height specified in the Specification Grid is different, the strictest standard applies);

4) no trailer or motorized vehicle can be converted, enlarged or installed on a permanent foundation;

- 5) all campgrounds must be surrounded by a buffer zone of 6 meters, composed of a minimum 60% of conifers, that must completely surround the campground with the exception of entrances. This buffer area should not be used for purposes other than green space;
- 6) every campsite must respect a minimum setback of 25 meters from any property line and 50 meters from any public or private road or road, except for the development of access roads to the campground;
- 7) in the case of an application for the enlargement of an existing campground which existed on January 7, 2005, the latter must respect a minimum setback of 25 meters from any property line and 25 meters from any public or private street or road, except for the development of access roads to the campground.
- 8) all unused spaces for uses permitted by this By-Law and for natural areas must be grassed and planted with trees and shrubs;
- 9) no campsite can have an area less than:
  - a) 750 m<sup>2</sup> for the development of a site housing a tent-trailer, a trailer, a motor-caravan or a recreational vehicle;
  - b) 500 m<sup>2</sup> for the development of a site housing a tent.
- 10) a buffer zone with a minimum depth of 4.5 meters must be left in its natural state between each campsite;
- 11) each campsite must be provided with a fire pit approved by the Municipal Fire Department;
- 12) for every 12 campsites, a sanitary building must be provided with at least one toilet and one shower;
- 13) each campsite must be laid out in such a way as to maintain a forest cover with a minimum density of 50%;
- 14) Notwithstanding the fact that this use is authorized in the Specification Grid, campgrounds are prohibited in areas with high historical and heritage potential and panoramic views, as stipulated in the Planning Program By-Law, if applicable.

### **30. Rustic Campground**

In zones where this use is permitted, the installation of a rustic campground (use category c7) must comply with the following conditions:

- 1) an overall development plan, the content of which is described in the By-Law respecting the Planning Administration By-Law, must be filed by the applicant;
- 2) Only sites for tents, walkways to access them, and the reception area including a service building (administration, sanitary block, water, equipment rental) are permitted;
- 3) only one main building (reception building) of no more than two (2) storeys is permitted (no accessory building is permitted);
- 4) one or more walkways, 3 meters wide, are created on the site. Electric carts for maintenance and removal of equipment are permitted;

- 5) each campsite (tent site) must be accessible by a secondary walkway up to 1.5 meters wide;
- 6) Each campsite (tent site) must be surrounded by a buffer zone of 10 meters, consisting of a minimum of 60% of conifers that must completely surround the campsite except for entrances. This buffer area should not be used for purposes other than green space;
- 7) Each campsite (tent site) must respect a minimum setback of 25 meters from any property line and 50 meters from any public or private street or road, with the exception of the development of access ways to the campsite;
- 8) all unused spaces, for uses permitted by this By-Law, and natural areas must be grassed and planted with trees and shrubs;
- 9) in the case of an application for the extension of a lot which existed on January 7, 2005, the latter must respect a minimum setback of 25 meters from any property line and 25 meters from any public or private street or road, except for the development of access roads to the campground.
- 10) the maximum area of each campsite (tent site) is 140 m<sup>2</sup>, which is the area that can be cleared and used for camping purposes. The tent can be erected directly on the ground or on a wooden platform, with a maximum height of one (1) meter when the terrain has an uneven topography;
- 11) a buffer zone with a minimum depth of 10 meters must be left in its natural state between each campsite (tent site);
- 12) each campsite (tent site) can be provided with a fire pit provided it is approved by the Municipal Fire Department;
- 13) each campsite (tent site) must be laid out in such a way as to maintain a forest cover with a minimum density of 50%;
- 14) Notwithstanding the fact that the use is authorized in the Specification Grid, campgrounds are prohibited in areas with high historical and heritage potential and panoramic views, provided for in the Planning Program By-Law, if applicable.

### **31. Golf Course**

In areas where the use is permitted, a golf course use (use category c7) must comply with the following conditions:

- 1) runoff must be managed in a closed loop to contain runoff from the golf course within the property, by the development of ponds on the golf course; and/or the construction of a golf course drainage system, and/or the construction of runoff basins;
- 2) indigenous plants must be included in the landscape to protect wildlife habitat;
- 3) the petitioner must demonstrate that he or she uses little or no pesticides and increases the use of natural organic fertilizers;
- 4) Improvements must be proposed for the containment of spills at pesticide preparation and loading stations;

### 32. Hobby Farm

In areas where the use is authorized, the hobby farm (use category a2) must comply with the following conditions:

1) the maximum number of animals on the same property is determined by the group of animals and the area of the lot, as shown in the following chart:

Minimum Area of the Property	Maximum Number of Animals:		
	Small Size (gallinaceous, leopridae and anatidae)	Medium Size (ovines, emus and ostrich)	Large Size (cervidae, bovines, equines and llamas)
10 000 m <sup>2</sup> – 20 000 m <sup>2</sup>	20	2	1
20 001 m <sup>2</sup> – 40 000 m <sup>2</sup>	30	4	2
40 001 m <sup>2</sup> – 60 000 m <sup>2</sup>	40	6	4
60 001 m <sup>2</sup> – 100 000 m <sup>2</sup>	50	8	6
More than 100 000 m <sup>2</sup>	60	15	10

2) despite the minimum area of the property in the preceding paragraph and the minimum area specified in the Specification Grid, the minimum area of a property in the rural zones (R&) is fixed at 20,000 m<sup>2</sup>;

3) if they are not inside a building, the animals must be kept in enclosures;

4) prior to issue of a Construction Permit or Authorization Certificate, the applicant must demonstrate to the Municipality that he respects the provisions of the provincial laws and By-Laws applicable to the management of wastes, as though the animal husbandry is in a decreed agricultural zone, as well as the separation distances from a building or a manure storage site.:

Reference Point:	Minimal Separation Distance from a Building or a Manure Storage Site:
1. road line	25 meters
2. lot line other than a road line except a lake or watercourse	30 meters
3. a dwelling located on another lot which does not belong to the owner of the animals	30 meters
4. protected immoveable	30 meters
5. a lake	Building: 100 meters Manure Storage site: 150 meters
6. a watercourse and a wetland	Building: 30 meters Manure Storage site: 150 meters
Minimum distances prescribed in the preceding chart apply between a livestock building or a manure storage site, and the reference points shown in the chart;	

5) prior to the issue of a Construction Permit or an Authorization Certificate, the applicant must demonstrate that he respects required separation distances for an exterior enclosure;

<b>Reference Point:</b>	<b>Minimum Separation Distance from an Exterior Enclosure</b>
1. road line	3 meters
2. lot line other than a road except a lake or watercourse	5 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the hobby farm owner must plant and maintain a hedge of conifers, one (1) meter in height, if there is no natural woodland. If not, the animals must be kept in an enclosure located at least 30 meters from the neighbouring line.
3. dwelling located on another lot which does not belong to the owner of the animals.	5 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. Since there is a dwelling on the adjacent property, the hobby farm owner must plant and maintain a hedge of conifers, one (1) meter in height, if there is no natural woodland. If not, the animals must be kept in an enclosure located at least 30 meters from the neighbouring line.
4. Protected immoveable	5 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the hobby farm owner must plant and maintain a hedge of conifers, one (1) meter in height if there is no natural woodland. If not, the animals must be kept in an enclosure located at least 30 meters from the neighbouring line.
5. a lake	100 meters
6. watercourse and wetland	30 meters

6) Animal husbandry, where animals remain permanently inside a building, is prohibited;

7) Any animal slaughterhouse is also prohibited;

8) land owned by the owner of the hobby farm or rented land can be used for hobby farm use if it is authorized in zones where is the property is located.;

9) the hobby farm must include a shelter for its farm animals

10) hobby farm use includes the keeping of bees (beekeeping) in hives on property with an area of more than 20 000 m<sup>2</sup>. Hives must be located more than 10 meters from the lot line, in the lateral or back yards, and more than 30 meters from a main building. Management of a minimum area of 20 m<sup>2</sup> (garden, flowerbed, vegetable garden, floral landscaping) per block of 5 hives must be present on the property (if not, the producer must demonstrate that the present arrangements are sufficient for the exercise of the use).

### **33. Equestrian Centre**

In zones where authorized, the use of equestrian centre (use category a2) must comply with the following conditions:

- 1) the provisions relating to the area and separation distances of section 34 relating to hobby farms apply (paragraphs 1, 3 and 4);
- 2) an existing wooded area with a minimum width of 15 meters located between a stable and the lateral division line of the nearest property must be kept in its natural state;
- 3) a Construction Permit or an Authorization Certificate can be issued only:
  - a) if the applicant demonstrates to the Municipality that he respects the provisions of the provincial laws and By-Laws applicable to the management of manure.
  - b) if culverts are provided for each watercourse crossed along the used trails. To this end, the applicant must submit the following documents to the Municipality:
    - a plan showing the route of the trails used. Watercourse locations must be shown on this plan;
    - a copy of the agreement between the equestrian centre and the owner of the properties on which the trails pass;
    - a construction plan for a typical culvert.

### **34. Kennel**

In zones where the use is authorized, the operation of a kennel (use category a2) must comply with the following conditions:

The following provisions apply to a kennel:

- 1) a kennel can only be established on property with a minimum area of 10,000 m<sup>2</sup>;
- 2) the kennel must include a closed building, in which dogs are kept between 11 pm and 7 am. In this building, a space of at least 1.5 m<sup>2</sup> is reserved for each dog;
- 3) any building used as a kennel and for dog grooming purposes must be located at a minimum of:
  - a) 30 meters from any dwelling on a neighboring property;
  - b) 15 meters from any dwelling on the same property;
  - c) 10 meters from any property limit;
  - d) 12 meters from any road allowance;
  - e) 30 meters from the high-water mark of a lake or permanent watercourse;
  - f) 15 meters from the high-water mark of a lake or intermittent watercourse.
- 4) The kennel must be equipped with a waste water treatment or management system for animal waste to prevent contamination of groundwater and surface water. Grey water resulting from the cleaning of animals with a shampoo or other cleaning product must be directed into a wastewater treatment system that prevents contamination of groundwater and surface water;
- 5) Every enclosure must be surrounded by a galvanized chain-link fence, or its equivalent, made of tight links to prevent any person from passing his hand through it, at least two (2) meters in height and situated at least 10 meters from any property line;
- 6) All pens or exercise yards must be located at least 30 meters from an individual well or at least 100 meters from a well serving at least 20 people. Any pen or exercise yard must be located at least 30 meters from the high water of a lake or watercourse.

### **35. Public Access to a Lake or Watercourse**

In zones where the use is authorized, a public access to a lake or watercourse (use category p1) must comply with the following conditions:

1) a maximum of two (2) public accesses to each lake are authorized except in the following cases:

- a) Lake Louisa where the number of public accesses is limited to four (4);
- b) Black Lake where the number of public accesses is limited to one (1);
- c) Curran Lake where the number of public accesses is limited to one (1);
- d) Boyd Lake where the number of public accesses is limited to one (1);
- e) Clear Lake where the number of public accesses is limited to one (1).

2) a maximum of two (2) public accesses to a watercourse is authorized within the same zone;

3) there must be a minimum distance of 150 meters between two public accesses located in the same zone or in different zones. Notwithstanding the foregoing, in the case of Lake Louisa the minimum distance between two (2) public accesses must be at least 1,000 meters.

4) public access to a lake or watercourse must be on property that meets the following minimum dimensions:

	For a Public Access Serving a Maximum of 5 to 10 Non-waterfront Lots at a Lake or Watercourse	For a Public Access Serving More than 10 Non-waterfront Lots at a Lake or Watercourse	
		Lake Louisa	All Other Lakes and Watercourses
Area of the lot	10 000 m <sup>2</sup>	20 000 m <sup>2</sup>	10 000 m <sup>2</sup>
Width of the lot	60 meters	60 meters	60 meters
Depth of the lot	75 meters	75 meters	75 meters
Frontage on the lake or watercourse	50 meters	100 meters	50 meters

5) only one building is permitted on a lot used for public access purposes. The maximum height of this building is set at one (1) storey and the maximum floor area at 50 m<sup>2</sup>;

6) no parking space can be provided on property used for public access purposes;

7) only one access to a road or street is authorized on property used for public access purposes and this access must be no more than two (2) meters wide;

8) no launch ramp is permitted on land used for public access purposes.

### **36. Industrial Uses (i1 and i2)**

In the zones where the industrial i1 or i2 use is authorized, these uses must be exercised at a minimum distance of 10 meters from property lines.

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## CHAPTER 3 ADDITIONAL, ACCESSORY AND TEMPORARY USES

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### SECTION 3.1 –ACCESSORY USES FOR DWELLINGS

#### 37. Authorized Accessory Uses for Dwellings

Unless otherwise indicated, the accessory uses for a dwelling are authorized on the Uses and Standards Specification Grid corresponding to the zone.

Unless otherwise indicated, two accessory uses, provided in this section, are authorized per lot for a single-family dwelling.

#### 38. Authorized Additional Uses for Dwellings Throughout the Territory

The following additional uses for dwellings are authorized throughout the territory:

- 1) intermediate and family-type resources, as defined in the *Loi sur les services de santé et des services sociaux*;
- 2) home day care, which is the care of 6 children in accordance with the *Loi sur les services de garde éducatifs à l'enfance*.

#### 39. Accessory Service Uses (AD1)

When authorized on the Uses and Standards Specification Grid, the operation of accessory services uses (AD1) must comply with the following conditions:

- 1) the following activities or businesses are part of the accessory services uses:
  - a) services and business management, administration and insurance offices, including professionals within the meaning of the *Code des professions*;
  - b) self-employment business services and offices, or small services, communication, administrative, telephone sales, computer science, photography, graphic design, etc.;
  - c) contractors' offices and other fields of construction and planning (only the business office);
  - d) private classes (arts and crafts, music, cooking, language, tutoring, personal improvement, yoga and dance type physical activity, etc.) with a maximum of nine (9) students at a time;
  - e) personal services such as hairdressing, manicure, esthetic, sewing, massotherapy, etc.;
  - f) catering and food preparation.

- 2) the use must be operated by the occupant of the main use: a maximum of two (2) employees can work with the occupant;
- 3) a maximum of 40% of the total floor area of the dwelling unit can be used for the operation of accessory use, without exceeding a maximum floor area of 40 m<sup>2</sup> (the most restrictive provision applies). In the case of an authorized use in the NV zones, the total floor area is reduced to 25%;
- 4) the accessory services use can be carried out within an accessory building, without exceeding 60 m<sup>2</sup>. The total floor area of the accessory building must not exceed 40% of the total floor area of the main residential building;
- 5) no product originating from outside the home is offered or sold on site, except for products related to the activity;
- 6) no display is visible from the outside and no exterior display is permitted;
- 7) no modification of the residential character of the architecture of the main or accessory building must be visible from the outside;
- 8) no additional parking space is required for accessory use;
- 9) no additional parking spaces are permitted in the front yard;
- 10) the accessory services use must be carried out inside a building and no exterior storage is permitted;
- 11) the accessory services use does not include the use of a truck exceeding a net weight of 2500 kg;
- 12) all other requirements of this By-Law that apply must be respected.

#### **40. Additional Light Accessory Artisanal Use (AD2)**

When the Uses and Standards Specification Grid allows it, the operation of additional light artisanal use (AD2) (artisanal and semi-artisanal activity) must comply with the following conditions:

- 1) the following activities of additional light artisanal use, are permitted:
  - a) carpentry and cabinetmaking workshops;
  - b) workshops related to the field of construction (plumbing, electrician, tinsmith, etc.);
  - c) workshops of craftsmen practicing a craft, such as a sculptor, painter, ceramist, weaver, etc.;
  - d) electronics and computer repair shops;
  - e) bicycle repair shops;

f) food workshops (bakery, confectionery, various foods, etc.)

2) the use must be exercised by the occupant of the main use, a maximum of two (2) employees can work for the occupant

3) a maximum 40% of the total floor area of a dwelling can be utilized for this use without exceeding a total floor area of 60 m<sup>2</sup> (the most restrictive provision applies);

4) accessory artisanal use can be carried out in only one (1) accessory building. The space occupied in this building must not exceed 60 m<sup>2</sup> of the total floor area. The total floor area of the accessory building must not exceed 40% of the total floor area of the main residential building;

5) a glassed showcase or window display facing outside can be installed, but an exterior display is forbidden;

6) the use must be carried out at a minimum distance of 10 meters from property lines;

7) no dangerous goods or explosives can be stored;

8) no noise can be heard outside the building;

9) no additional parking space is required for accessory light artisanal use;

10) no additional parking space is permitted in the front yard;

11) no product is sold on the premises except for the products resulting from the activity exercised therein;

12) light artisanal accessory use does not include the use of a truck with a net weight exceeding 2500 kg;

13) all other applicable stipulations of this By-Law must be respected;

#### **41. Accessory Dwelling (AD3)**

When permitted by the Uses and Standards Specification Grid, an accessory dwelling (AD3) must comply with the following conditions:

1) Only one (1) accessory dwelling is permitted inside the main building under the following conditions:

a) the maximum surface area of the accessory dwelling is 50 m<sup>2</sup>, calculated from the interior walls of the dwelling;

b) the accessory dwelling must have at least one independent and separate entrance, which must be located on a side or rear wall;

c) the minimum area of the property is fixed at 10,000 m<sup>2</sup>.

2) the dwelling can be located inside an accessory building located on the same lot as the main building under the following conditions:

- a) the minimum lot area is fixed at 10,000 m<sup>2</sup>;
  - b) the maximum area of the accessory building is fixed at 50m<sup>2</sup>;
  - c) no other use can be operated inside the accessory building;
  - d) the accessory building must be supplied with potable water, treated in accordance with the applicable provincial regulations;
  - e) the installation of the accessory building must comply with Planning Program By-Laws;
  - f) the minimum distance between the accessory building and the main building is three (3) meters;
  - g) the accessory building must comply with the Quebec Construction Code.
- 3) no additional parking space is required for a dwelling;
  - 4) no new driveway entrance can be built;
  - 5) all other requirements and standards of this By-Law that apply must be respected.

#### **42. Tourist Home (AD4)**

When permitted by the Uses and Standards Specification Grid, the operation of the accessory use Tourist Home (AD4) must comply with the following conditions:

- 1) the owner must obtain the classification certificate under the *Loi sur les établissements d'hébergement touristique* and keep that certificate valid to exercise the use;
- 2) the property must have a minimum area of 10,000 m<sup>2</sup>;
- 3) no sign or display is authorized for identification, except for the sign identifying the classification certificate under the *Loi sur les établissements d'hébergement touristique*;
- 4) a maximum of three (3) parking spaces can be built in accordance with this By-Law (the maximum number includes the minimum number required);
- 5) no new driveway entrance will be required.
- 6) the outdoor areas (gallery, pool, spa, leisure area, parking area, dock, etc.) are located away from neighboring properties so as not to cause additional nuisances during their use (e.g. noise and visual pollution). A minimum lateral margin of 5 meters must be respected;
- 7) a vegetation screen or a fence, with a height of 1.8 meters to minimize the view of neighboring properties, is present at the lateral limits of the lot;
- 8) During the rental period, the use of a camping vehicle or tent is prohibited;
- 9) the wastewater must be treated and disposed of in accordance with provincial regulations. In addition, the septic tank must be emptied at least once every two (2) years;

10) the use cannot be exercised on property accessible by a servitude of access, unless the owners and beneficiaries of the servitude give their written agreement;

11) the exercise of the use must not lead to changes in the architecture and external appearance of the main building, buildings and lot management, which would intensify a residential use that would take place there without rental.

#### **43. Bed and Breakfast (AD5)**

When permitted by the Uses and Standards Specification Grid, the operation of the accessory use bed and breakfast (AD5) it must comply with the following conditions:

- 1) the owner must obtain the classification certificate under the *Loi sur les établissements d'hébergement touristique* and keep that certificate valid to exercise the use;
- 2) the usage can only be operated in the interior of a detached main building;
- 3) the property must have a minimum area of 10,000 m<sup>2</sup>;
- 4) no sign or display is authorized for identification, except for the sign identifying the classification certificate under the *Loi sur les établissements d'hébergement touristique*;
- 5) in the case of a new building or an enlargement, no room can have access to the outside if it does not have an interior access as well;
- 6) all rental rooms must be armed with a hardwired smoke detector connected in series;
- 7) there must be no cooking facilities inside the rental rooms;
- 8) the number of rental rooms cannot be increased without first obtaining the applicable Construction Permit or Authorization Certificate.

#### **44 Room Rental (AD6)**

When permitted by the Uses and Standards Specification Grid, the operation of the accessory use room rental (AD) must comply with the following conditions:

- 1) a maximum of three (3) rooms, situated inside a main building, can be rented;
- 2) a maximum of 40% of the total area of the floor of a dwelling, can serve this use, without exceeding a total floor area of 60 m<sup>2</sup> (the more restrictive disposition applies). In the case of a use authorized in the NV zones, the total area of the floor is reduced to 25%;
- 3) the minimum area of a rental room cannot be inferior to 9 m<sup>2</sup>;
- 4) there must be no cooking facilities inside the rental rooms;
- 5) one additional parking space is required for three rooms;
- 6) no additional parking space can be situated in the front yard;

7) no new driveway can be built.

#### 45. Animal Husbandry (AD7)

When permitted by the Uses and Standards Specification Grid the accessory operation of raising farm animals (AD7) must comply with the following conditions:

1) farm animals are only authorized for the purpose of utility or residential use, which excludes commercial purposes (including sale, boarding and processing);

2) the maximum number of farm animals for the same lot is determined by the animal group allowed and the area of the lot, as shown in the following table (special provisions apply to the keeping of horses (AD8 in this section):

Minimum Lot Area	Maximum Number of Animals:		
	Small Size (gallinaceous, Leporidae and Anatidae)	Medium Size (ovines, emus and ostrich)	Large Size (certidae, bovines, equines and llamas)
Less than 10,000 m <sup>2</sup> 10,000 m <sup>2</sup> – 20,000 m <sup>2</sup>	Only 2 laying hens Only 5 laying hens	0	0
20,001 m <sup>2</sup> – 40,000 m <sup>2</sup>	30	4	2
More than 40,000 m <sup>2</sup>	40	6	4

3) swine (pigs, wild boars) and furbearing animals such as mink and fox are prohibited.

4) when they are not inside a building, farm animals must be kept in an enclosure;

5) prior to the issue of a Construction Permit or an Authorization Certificate, the applicant must demonstrate to the Municipality that he respects the provisions of the provincial laws and regulations applicable to the management of manure, as if the breeding animals were in a decreed agricultural zone, as well as the separation distances from a building or a manure storage site:

Reference Point:	Minimum Separation Distance to Respect from a Building or a Manure Storage Site:
1. Road line	25 meters
2. Property line other than a road line except a lake or watercourse	30 meters
3. dwelling situated on another lot which does not belong to the owner of the animals	Bovine (beef, cow, etc.): 30 meters Ovine (sheep): 30 meters Caprine (goats): 30 meters Gallinaceous (chicken, rooster, pheasant, turkey, etc.): 30 meters Anatidae (duck): 30 meters Leporidae (rabbit): 30 meters
4. watercourse and wetland	Building: 30 meters Manure Storage Site: 150 meters
5. lake	Building: 100 meters

	Manure Storage Site: 150 meters
6. groundwater catchment installation	30 meters
The minimum prescribed distances between a livestock building, as well as the manure storage site, apply to the reference points indicated.	

6) prior to the issue of a Construction Permit or an Authorization Certificate, the applicant must demonstrate that the separation distances from an outdoor enclosure are respected:

Reference Point:	Minimum Separation Distance from an Exterior Enclosure
1. road line	3 meters
2. property line other than a road line except a lake or watercourse	5 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the animal owner must plant and maintain a hedge of conifers one (1) meter in height if there is no natural woodland. If not, the animals must be kept in a paddock located at least 30 meters from the line.
3. dwelling is located on another lot which does not belong to the owner of the animals	5 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the owner must plant and maintain a hedge of conifers one (1) meter in height if there is no natural woodland. If not, the animals must be kept in a paddock located at least 30 meters from the line.
4. protected immoveable	30 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the owner must plant and maintain a hedge of conifers one (1) meter in height if there is no natural woodland. If not, the animals must be kept in a paddock located at least 30 meters from the line.
5. watercourse or wetland	30 meters
6. lake	100 meters
7. groundwater catchment installation	30 meters

7) the maximum floor area for a building used to house animals, and the storage of animal care materials, is 85 m<sup>2</sup>;

8) an additional building to house laying hens (chicken coop) is authorized. The maximum area of this building is set at 20 m<sup>2</sup> (the area of the chicken coop is included in the area prescribed in the preceding paragraph. The chicken coop must be raised above ground level, well ventilated and insulated;

9) the circulation and access of farm animals, as well as any manure and animal droppings, are prohibited on the shoreline, in lakes, watercourses and wetlands;

10) the livestock facility must have the capacity to accumulate, without overflow, on a waterproof floor covered with a roof, all animal waste produced between each emptying;

11) any spreading of manure on frozen or snow-covered ground is prohibited;

12) animal breeding for commercial purposes is prohibited;

13) the sale of eggs from chickens is prohibited;

14) the additional use includes the keeping of bees (beekeeping) with a maximum of 5 hives on land with an area of more than 10 000 m<sup>2</sup>. Hives must be located more than 15 meters from the lot line, in the lateral or back yards, and more than 30 meters from a main building. Development of a minimum area of 20 m<sup>2</sup> (garden, flowerbed, kitchen garden, floral landscaping) must be present on the property;

15) within zone V-22, this use cannot be carried out within 100 meters of a lake.

#### **46. Keeping Horses (AD8)**

When permitted by the Uses and Standards Specification Grid the accessory use of keeping horses (AD4) must comply with the following conditions:

1) keeping horses is permitted on a property with a minimum area of 20 000m<sup>2</sup>; part of the land can be located on the other side of a road, but not more than 60 meters from the first part;

2) a maximum of two (2) horses can be kept;

3) Only one stable building to house animals and store animal care products is permitted. The maximum floor area of this building is 85 m<sup>2</sup>

4) the commercial use of horses and stables is prohibited;

5) when not inside a building or mounted and being ridden, the horses must be kept inside a pen;

6) prior to the issue of a Construction Permit or an Authorization Certificate, the applicant must demonstrate to the Municipality that he respects the provisions of the provincial laws and regulations applicable to the management of manure, as if the breeding animals would be in a decreed agricultural zone, as well as the separation distances of a building or a place for manure storage:

<b>Reference Point:</b>	<b>Minimum Distance Separating a Building or a Manure Storage Site:</b>
1. road line	25 meters
2. property line other than a road line except a lake or watercourse	30 meters
3. dwelling is located on another lot which does not belong to the owner of the horses	30 meters
4. protected immovable	50 meters
5. watercourse or wetland	Building: 30 meters

	Manure Storage Site: 150 meters
6. lake	Building: 100 meters Manure Storage Site: 150 meters
7. groundwater catchment installation	30 meters
The minimum prescribed distances apply between a livestock building, as well as the manure storage site and the reference points indicated.	

7) prior to the issue of a Construction Permit or an Authorization Certificate, the applicant must demonstrate that he respects the separation distances from an outdoor enclosure are respected:

<b>Reference Point:</b>	<b>Minimum Separation Distance from an Exterior Enclosure</b>
8. road line	3 meters
9. property line other than a road line except a lake or watercourse	5 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the owner must plant and maintain a hedge of conifers one (1) meter in height if there is no natural woodland. If not, the horses must be kept in a paddock located at least 30 meters from the line.
10. dwelling is located on another lot which does not belong to the owner of the horses	5 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the owner must plant and maintain a hedge of conifers one (1) meter in height if there is no natural woodland. If not, the horses must be kept in a paddock located at least 30 meters from the line.
11. protected immovable	30 meters on the condition that the manure is removed daily and stored in an area built in accordance with this By-Law. If there is a dwelling on the adjacent property, the owner must plant and maintain a hedge of conifers one (1) meter in height if there is no natural woodland. If not, the horses must be kept in a paddock located at least 30 meters from the line.
12. watercourse or wetland	30 meters
13. lake	100 meters
14. groundwater catchment installation	30 meters

8) the circulation and access of horses, as well as any manure and animal droppings, are prohibited on the shoreline, in lakes, watercourses and wetlands;

- 9) the livestock facility must have the capacity to accumulate without overflow, on a waterproof floor covered with a roof, all animal waste produced between each emptying;
- 10) any spreading of manure on frozen or snow-covered ground is prohibited;
- 11) the breeding of horses for commercial purposes is prohibited;
- 12) inside zone V-22, the use cannot be carried out within 75 meters from a lake.

#### **47. Boarding and Breeding of Cats and Dogs (AD9)**

When permitted by the Uses and Standards Specification Grid, the accessory use of boarding and breeding cats and dogs AD9), must comply with the following conditions:

- 1) a maximum of 5 cats and dogs can be boarded and raised (beyond this number, the use is considered a kennel within the meaning of this By-Law);
- 2) the use is authorized on a lot which conforms to the minimum area for a subdivision;
- 3) the animals must be boarded or raised, at all times, inside a breeding kennel, in the exercise yard or in an outdoor enclosure;
- 4) the breeding kennel, exercise yard or outdoor enclosure must be located more than 30 meters from any lot line;
- 5) the maximum area of the accessory building (kennel building) is set at 50 m<sup>2</sup>;
- 6) a closed exercise yard is mandatory when the number of dogs exceeds three (3);
- 7) between 11:00 p.m. and 7:00 a.m., the dogs are kept inside a closed building inside which a minimum area of 1.5 m<sup>2</sup> is reserved for each dog;
- 8) dogs can be used for a commercial dog sled activity.

### **SECTION 3.2 – COMMERCIAL AND INDUSTRIAL ACCESSORY USES**

#### **48. Accessory Commercial Use**

An accessory use for a principal commercial use is authorized on the condition that this accessory use is authorized in the Uses and Standards Specification Grid of the corresponding zone as a main use.

#### **49. Accessory Industrial Use**

An accessory use for a principal industrial use is authorized on the condition that this accessory use is authorized in the Uses and Standards Specification Grid of the corresponding zone of the main use.

Despite the absence of authorization on the grid, additional uses of administration, receiving, handling, packaging and shipping are permitted.

### **SECTION 3.3 – ACCESSORY COMMUNITY USES**

## **50. Accessory Community Uses**

An accessory use for a principal community use is authorized provided that this accessory use is authorized in the Uses and Standards Specification Grid of the corresponding zone as a main use.

### **SECTION 3.4 – ACCESSORY PRODUCTION USES**

## **51. Accessory Residential Uses (AD11)**

When permitted in the Uses and Standards Specification Grid, the establishment of the accessory residential use (AD11) must comply with the following conditions:

- 1) the residential use is intended to house the occupant, the operator or the employees associated with an agricultural use (a1), farm, kennel or equestrian centre (a2);
- 2) the use can be operated in a main or accessory building. However, this building cannot be used for keeping animals, animal excrement or storing products necessary for agricultural use (other than equipment);
- 3) the building must comply with the Quebec Construction Code for housing;
- 4) the minimum area of the property must conform to the standard prescribed in the Uses and Standards Specification Grid.

## **52. Accessory Use to Country-style Dining (AD12)**

When permitted in the Uses and Standards Specification Grid, the establishment of the accessory residential use (AD11) must comply with the following conditions:

- 1) the use is carried out on a lot with a minimum area of 5,000 m<sup>2</sup>
- 2) the use can be carried out inside a main building (dwelling) without exceeding 40% of the total area of the floor of the dwelling;
- 3) the use can be carried out in an accessory building;
- 4) no outside storage is permitted;
- 5) use can only be carried out by the building occupants;
- 6) one (1) extra parking area with four (4) spaces can be built, conforming to the present By-Law;
- 7) no additional driveway can be built.

## **53. Accessory Agricultural Uses**

An accessory use for a principal agricultural use is authorized on the condition that this accessory use is authorized in the Uses and Standards Specification Grid of the corresponding zone as a main use.

In addition, the uses linked to agritourism are authorized.

## **SECTION 3.5 – ADDITIONAL USES FOR ALL USES**

### **54. Additional Shelter Uses (AD10)**

When permitted in the Uses and Standards Specification Grid, the establishment of the accessory shelter use (AD10) must comply with the following conditions:

- 1) the refuge and the trails leading to it must be part of a municipal, regional or non-profit network;
- 2) the refuge must be set up on a lot where a hiking trail is laid out;
- 3) the applicant must obtain written authorization from the owner of the property for the exercise of the use and construction of the accessory building;
- 4) the refuge is exclusively intended for hikers of the network and is only accessible by the trail;
- 5) the refuge must be built 15 meters or more from any property line;
- 6) a maximum of two (2) shelters is allowed per property;
- 7) the maximum shelter area is 25 m<sup>2</sup>, including the outer gallery;
- (8) the maximum height of the refuge is one (1) storey;
- 9) the refuge must be located at a minimum distance of 100 meters from a main building located on the same property;
- 10) the shelter cannot be supplied with water or served by an autonomous sewage treatment system: no lavatories, showers, sinks and other similar equipment can be installed in the shelter;
- 11) within zone V-22, use cannot be built within 100 meters of a lake.

## **SECTION 3.6 – ACCESSORY USES FOR ALL USES**

### **55. Accessory Uses for All Uses**

All uses incidental to a main use are permitted.

## **SECTION 3.7 – TEMPORARY USES**

### **56. General Provisions**

A temporary use is only permitted for the period of time specified in this section or, if applicable, for a shorter period of time specified in the Authorization Certificate. After this period or delay, the use is no longer permitted. A new application for authorization must be submitted to the Municipality.

Unless otherwise indicated, an Authorization Certificate for temporary use cannot be issued for a period of time exceeding 3 months for the same use, on the same property, more than twice in the same calendar year, be it continuous or intermittent.

In order to maintain the temporary character, a temporary use must not result in the construction, development or maintenance of permanent installations on the lot or in the building.

The applicant for a temporary use permit must obtain the written permission of the landowner.

Unless otherwise stipulated in this section, temporary buildings and structures cannot be used as a dwelling.

#### **57. Installation Conditions for Authorized Temporary Uses**

Unless otherwise specified, only the following temporary uses are authorized on the territory:

1) construction or forestry worksite trailers used for site and work management, the storage of tools and equipment necessary for the construction or work and as well as for the temporary residence of a site warden under the following conditions:

- a) they must be installed at least three (3) meters from the road line;
- b) they must be installed at least two (2) meters from the lateral lines of the lot;
- c) the trailers must be removed, displaced, demolished or moved within 15 days of the completion of the work;
- d) if the work is interrupted or stopped during or for a period exceeding 6 months, the trailers must be removed, displaced, demolished or moved within 15 days of the interruption or cessation of work.

2) temporary constructions intended for the holding of public meetings or exhibitions whose duration does not exceed 30 days;

3) the use of a dwelling as a model home and rental or sales office within a residential development project; temporary use must cease when 90% of the lots have dwellings built;

4) prefabricated and transportable buildings used for the sale or rental of real estate on the premises of a new construction or real estate development project provided that the following conditions are respected:

- a) the maximum area is 20 m<sup>2</sup>;
- b) the period of authorization cannot exceed 12 months.

5) temporary constructions or buildings for the duration of a logging operation under the following conditions:

- (a) the temporary use must be exercised on the land subject to logging;
- (b) constructions and buildings must be located at least 30 meters from a public road;
- (c) constructions and buildings must be removed, moved or demolished within 15 days after the end of the cut;
- (d) the authorization is valid for the duration of the logging.

6) for residential use, the temporary use of a tent on the lot where the main building is situated, for a maximum duration of 25 days, consecutive or not, during the same year;

7) for residential use, the temporary use of a trailer on the lot where the main building is situated, for a maximum duration of 14 days, consecutive or not, during the same year;

8) for a use other than residential, the temporary use of a trailer on the property where the main building is situated, for a maximum of 14 days, consecutive or not, during the same year;

9) the sale of Christmas trees, market garden produce, flowers and plants, under the following conditions:

- (a) the sale is authorized for a period not exceeding 10 days, except in the case of Christmas trees, where the maximum period is 30 days, beginning on November 25 of each year;
- (b) the sale is authorized on property in the NV and RU zones.

10) circuses, carnivals, festivals, fairs, expositions, non-profit sales and sidewalk sales or other similar events for a period not exceeding 30 days;

11) garage sales for residential use for a maximum of 3 consecutive days, for a maximum of twice per year per property;

12) outdoor shows or sporting events for a maximum of 15 consecutive days

13) temporary constructions, structures or uses for community, recreational or public uses are permitted by the period of the activity, in addition to a period not exceeding 15 days before and after the activity, and only once a year per activity;

14) the holding of a film shoot.

All temporary uses not listed and similar to those previously mentioned are permitted within the prescribed delay for a similar temporary use. It is up to the applicant to prove that the proposed temporary use meets the conditions of eligibility.

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## **CHAPTER 4 MAIN BUILDING LAYOUT**

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### **SECTION 4.1 – GENERAL STANDARDS APPLICABLE TO MAIN BUILDINGS**

#### **58. Number of Main Buildings per Lot**

Unless otherwise specified in this By-Law, only one (1) main building is authorized per lot.

#### **59. Area and Dimensions of a Main Building**

Unless otherwise specified in this By-Law, the minimum layout area of a main building is prescribed in the Uses and Standards Specification Grid.

Unless otherwise indicated in this By-Law, the minimum width of a main building is prescribed in the Uses and Standards Specification Grid.

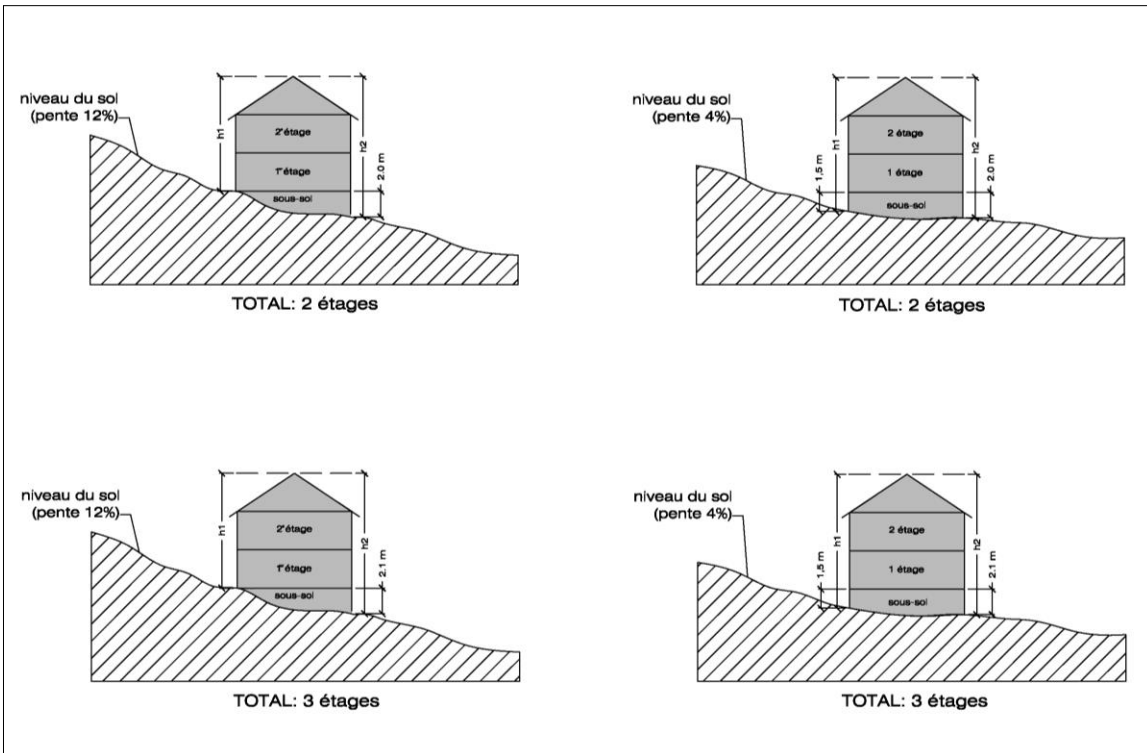
A minimum or maximum layout area for a building can be stipulated in this By-Law.

#### **60. Main Building Height**

Unless otherwise specified in this By-Law, the height of a main building, in storeys, is stipulated in the Uses and Standards Specification Grid.

In all cases, the minimum height of a main building, in meters, is fixed at 3 meters.

When the height of the basement above ground is greater than two (2) meters on one side of the building, the basement is considered in the calculation of the maximum height of the building in storeys. The following sketch illustrates, for example, the calculation for the height of a building in storeys:



### 61. Land Occupation Coefficient

Unless otherwise indicated in this By-Law, the land occupation coefficient of the main and accessory buildings is prescribed in the Uses and Standards Specification Grid

### 62. Occupation Density (Dwellings per Hectare)

Unless otherwise stipulated in this By-Law, the land occupation density, in number of dwellings per hectare, is prescribed in the Uses and Standards Specification Grid (gross density).

### 63. Layout and Setbacks

Every main building must be located within the buildable area of a lot, respecting the specified setbacks.

Unless otherwise indicated in this By-Law, the front, lateral and rear setbacks are prescribed in the Uses and Standards Specification Grid

For corner and transversal lots, the front setback for the main building must be observed on each of the roads.

### 64. Main Facade Orientation

The main facade of a principal building must face the public or private road to which the lot is adjacent, unless the main building is located more than 30 meters from the road access.

If the land is also adjacent to a lake, the lake side facade must also have the characteristics of a main facade.

## **SECTION 4.2 – SPECIFIC STANDARDS APPLICABLE TO MAIN BUILDINGS**

### **65. Rear Setback for Waterfront Lots on a Lake or Watercourse**

For all lots bordering a lake or watercourse, all main buildings must be situated:

- 1) at a minimum distance of 15 meters from the high-water mark when the slope is 30% or less;
- 2) at a minimum distance of 20 meters from the high-water mark when the slope is greater than 30%.

### **66. Distances for Certain Constructions on Lots Adjacent to Certain Zones or Constrained Uses**

Any new layout of a dwelling, a public building of cultural, educational, recreational or religious vocations, of an establishment within the meaning of the *Loi sur les services de santé et services Sociaux* and, of a tourist lodging or commercial establishment, must be located at a minimum distance of 60 meters, relative to the current maximum projected area, from a sand pit, quarry or gravel pit, trench disposal site, treatment facility for the recovery of waste or sludge, an operating mine site, an airport, an electrical energy distribution station, an automobile cemetery, or any other use in the industrial use generating significant constraints to the neighbourhood.

### **67. Setback from a Snowmobile Trail**

The minimum setback from any new main building layout for residential purposes to the centre line of a snowmobile trail, is 30 meters.

### **68. Small Public Utility Buildings**

The standards for the construction of a main building in this chapter do not apply to a building with a floor area less than 38 m<sup>2</sup> intended for "light public utility use" (u1).

The rear setback for these buildings is set at 4.5 meters.



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**CHAPTER 5 CONSTRUCTIONS, BUILDINGS, ACCESSORY EQUIPMENT**

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**SECTION 5.1 –MARGIN AND YARD OCCUPATION AND LANDSCAPING OF OPEN SPACES**

**69. Constructions, Buildings and Accessory Equipment Authorized in Margins and Yards**

Constructions, buildings and accessory equipment authorized in margins and yards are those identified in the chart below.

When the word "Yes" appears opposite the line identifying the construction, building or equipment, it is authorized in the yard or the corresponding margin, within the prescribed installation conditions. When the word "grid" is appears, the minimum distance required is the setback distance specified in the Uses and Standards Specification Grid for the zone concerned.

In the case of a corner and transversal lot, authorized constructions, buildings and accessory equipment in lateral or rear yards, are permitted in the part of the front yard not adjacent to the main facade, beyond the front margin prescribed in the Specification Grid.

The provisions relating to shoreline or littoral constructions, structures or works take precedence over the provisions of this chapter (the most restrictive provision applies).

<b>Accessory Constructions, Buildings and Equipment</b>	<b>Front Yard and Margin</b>	<b>Lateral Yards and Margins</b>	<b>Rear Yard and Margin</b>
1. Gallery, balcony, porch, entryway and their eaves a) Maximum encroachment into the margin	Yes 2 m	Yes 2 m	Yes 2 m
2. Eave, bay window and cornice a) Maximum encroachment into the margin	Yes 1,5 m	Yes 1,5 m	Yes 1,5 m
3. Exterior stairs leading to the ground floor or below a) Maximum encroachment into the margin	Yes 2 m	Yes 2 m	Yes 2 m
4. Awnings	Yes	Yes	Yes
5. Displays and signs	Yes	Yes	Yes
6. Security, lighting and signage installations	Yes	Yes	Yes
7. Invisible underground constructions	Yes	Yes	Yes

<b>Accessory Constructions, Buildings and Equipment</b>	<b>Front Yard and Margin</b>	<b>Lateral Yards and Margins</b>	<b>Rear Yard and Margin</b>
8. Sidewalks, plantings, paths or other landscaping	Yes 4,5 m	Yes 2,5 m	Yes 2,5 m
9. Fences and hedges a) Maximum encroachment into the margin	Yes 3 m	Yes -	Yes -
10. Walls, retaining walls and low walls a) Minimum distance from a property line	Yes 4,5 m	Yes 2,5 m	Yes 2,5 m
11. Recreation structures related to community buildings	Yes Grid	Yes Grid	Yes Grid
12. Mailboxes	Yes	Non	Non
13. Parking areas a) Minimum distance from a property line	Yes 4,5 m	Yes Grid	Yes Grid
14. Private Garage and accessory buildings a) Minimum distance from a property line	Yes / Grid 3 m	Yes / Grid 3 m	Yes/ Grid 3m
15. Carport	Yes / Grid	Yes / Grid	Yes / Grid
16. Temporary carport conforming to provisions of this By-Law a) Minimum distance from a property line	Yes 2 m	Yes 2 m	Yes 2 m
17. Private greenhouse a) Minimum distance from a property line	Yes 4,5 m	Yes 4,5 m	Yes 4,5 m
18. Clothesline	Yes	Yes	Yes
19. Antenna, parabolic or satellite dish	Yes	Yes	Yes
20. In-ground or above-ground pool, spa	Yes / Grid	Yes / Grid	Yes / Grid
21. Warehouse a) Minimum distance from a property line	Yes 10 m	Yes 4,5 m	Yes 4,5 m
22. Building occupied by an accessory use to a main use.	Yes / Grid	Yes / Grid	Yes / Grid

<b>Accessory Constructions, Buildings and Equipment</b>	<b>Front Yard and Margin</b>	<b>Lateral Yards and Margins</b>	<b>Rear Yard and Margin</b>
23. Verandas Maximum encroachment into the margin	Yes 2 m	Yes 2 m	Yes 2 m
24. Tanks, propane tanks, cisterns	Yes, if impossible in a lateral or rear margin	Yes	Yes
25. Storage of agricultural implements and machines	Yes / Grid	Yes / Grid	Yes / Grid
26. Gardens, vegetable gardens and children's playground equipment a) Minimum distance from the property line	Yes 3 m	Yes 2,5 m	Yes 2,5 m
27. Storage of firewood and saws for domestic use	Yes / Grid	Yes / Grid	Yes / Grid
28. Storage of a boat, a trailer or other similar equipment	Yes / Grid	Yes / Grid	Yes / Grid
29. Tennis court and other similar equipment	Yes / Grid	Yes / Grid	Yes / Grid
30. Driveways leading to a parking and loading area	Yes	Yes / Grid	Yes / Grid
31. Loading Area	Yes / Grid	Yes / Grid	Yes / Grid
32. Exterior Storage	Yes / Grid	Yes / Grid	Yes / Grid
33. Doghouse	Yes / Grid	Yes / Grid	Yes / Grid
34. Domestic wind turbine a) Minimum distance of property line	Yes -	Yes -	Yes 20 m
35. Solar Collectors	Yes / Grid	Yes / Grid	Yes / Grid
36. Charging station for electric vehicles	Yes / Grid	Yes / Grid	Yes / Grid

## **70. Visibility Triangle**

On a corner lot, a visibility triangle must be managed, the sides of which are 6 meters measured from the intersection of the road allowances. This triangle must be cleared of obstructions higher than 0.90 meters from the road level, or at the level of the parking area.

## **71. Exterior Storage**

Exterior storage is permitted on a lot with the following stipulations:

- 1) the main use of the land is not a residential use;
- 2) a main building is erected on the property;
- 3) storage must be located at a minimum distance of 5 meters from the property lines;
- 4) storage is permitted only in the side or rear yards;
- 5) the storage must be delimited by a fence or hedge.

## **72. Open Space in Yards and Margins**

A minimum 2.5-meter strip along property lines, must be left open unless authorized by this By-Law to allow lesser distance. In the case of a front yard, this minimum strip is fixed at 3 meters. These strips of open space must be left in their natural state. If these strips are not still in their natural state, they must be landscaped.

## **73. Landscaping of Open Spaces**

Any open space on a built site, i.e. areas not occupied by buildings, driveways, parking, natural areas, service areas, etc. must be landscaped, maintained and covered with grass, hedges, shrubs, trees, flowers and other vegetation.

The development of all open spaces must be completed, in accordance with this By-Law, within 18 months after the expiration of the Construction Permit or Authorization Certificate.

## **74. Rear Setback for Waterfront Lots on a Lake or Watercourse**

For all waterfront lots bordering a lake or a permanent watercourse, any accessory building must be located:

- 1) at a minimum distance of 15 meters from the high-water mark when the slope is 30% or less;
- 2) at a minimum distance of 20 meters from the high-water mark when the slope is greater than 30%.

For all lands bordering an intermittent watercourse, any accessory building must be located:

- 3) at a minimum distance of 10 meters from the high-water mark when the slope is 30% or less;
- 4) at a minimum distance of 15 meters from the high-water mark when the slope is greater than 30%.

## **SECTION 5.2 –ACCESSORY CONSTRUCTIONS, BUILDINGS AND EQUIPMENT FOR RESIDENTIAL USES**

### **75. General Provisions**

Unless otherwise specified in this By-Law, an accessory construction, a building or equipment is authorized on property where a main use is exercised, and a main building is erected.

Unless otherwise specified in this By-Law, an accessory construction, building or equipment cannot be used for housing or residential purposes.

### **76. Accessory Construction, Building and Equipment on Another Property**

Despite the preceding section, an accessory construction, building or equipment can be constructed or located on a property, other than the one in which the main building is located, if the following conditions are met:

- 1) the lot must be located on the other side of the road, within 30 meters of the lot where the main building is built and owned by the same owner;
- 2) the layout of an accessory construction, building or equipment must respect the prescribed margins for the establishment of a main building in the area where it is located.

### **77. Area and Height**

Unless otherwise indicated in this By-Law, the following provisions apply to the size and dimensions of constructions, buildings and accessory equipment (the most restrictive provision applies):

- 1) the area of each construction, building and equipment cannot exceed the area of the main building;
- 2) the total area of accessory buildings is included in the calculation of the occupation coefficient for the zone (Chapter 4);
- 3) the maximum height is one (1) storey, except for garages, barns and accessory dwellings where a maximum of two (2) storeys is permitted;
- 4) Despite the height in storeys, the height of a construction, building and equipment cannot exceed the height of the main building.

### **78. Layout Standards**

Unless otherwise specified in this By-Law, the standards for the layout of an accessory construction, building and equipment are as follows (the most restrictive provision applies):

- 1) more than 3 meters from the main building;
- 2) more than 3 meters from any other accessory building;
- 3) more than 10 meters from the front lot line;
- 3) more than 4.5 meters from the lateral and rear property lines.

## **79. Garage**

The following provisions apply to garages:

- 1) The area of a garage attached to the main building is limited to 50% of the main building area.

## **80. Shed**

The following provisions apply to sheds:

- 1) The maximum height is fixed 4 meters.

## **81. Permanent Carport**

The following provisions apply to permanent car shelters:

- 1) only one carport per property is allowed;
- 2) no door can close the entrance;
- (3) roof drainage must be contained on the property on which it is located.

## **82. Temporary Winter Carport**

The following provisions apply to temporary carports for the winter:

- 1) shelters are permitted between October 1 of year one and May 15 of the following year;
- 2) outside the period in which they are permitted, the shelters must be removed and stored, including the support structure;
- 3) a maximum of two (2) temporary carports is allowed per dwelling;
- 4) the shelter must be located at a minimum distance of 2 meters from any front line of the property;
- 5) the frame elements of the shelter must be of removable tubular metal, wood or PVC tubing;
- 6) the shelter must be uniformly covered with woven fabric or removable painted panels;
- 7) in the case of a corner lot, it must not be located inside the visibility triangle.
- 8) Temporary car shelters are prohibited on vacant lots.

## **83. Boat Shelter**

The following provisions apply to boat shelters:

- 1) only one boat shelter is permitted per property;
- 2) the shelter must be built on posts or floating structures to allow the free circulation of water;

- 3) the shelter must be built only on the shoreline;
- 4) the shelter must be located more than 4.5 meters from the extension of the lateral lines of the property towards the body of water. When the property line adjacent to the body of water is convex, the distance can be reduced to two (2) meters.

#### **84. Pool and Spa**

The following provisions apply to pools and spas:

- 1) an in-ground pool must be located at a minimum distance of 3 meters from a balcony, a gallery or a veranda;
- 2) a swimming pool (in-ground, above ground or inflatable) and a spa must be located at a minimum distance of 3 meters from a septic installation;
- 3) the development of a so-called natural swimming pool, in a man-made basin, is considered as an in-ground pool within the meaning of this By-Law;
- 4) draining water from a pool or spa into a lake, watercourse or wetland, is prohibited;
- 5) a swimming pool or spa must be constructed in accordance with the *Règlement sur la sécurité des piscines résidentielles*.

#### **85. Solar Collectors**

The following provisions apply to solar collectors:

- 1) solar collectors serving a residential dwelling for personal purposes, are permitted;
- 2) solar collectors can be installed on the roof or walls of the main building or accessory building, on supports provided for this purpose;
- 3) when installed on sloped roofs, they must be installed on the roof slope and must not extend above the ridge of the roof, including pipes and ducts. The sensors must not protrude more than 3 meters above the ridge of the roof;
- 4) when installed on a flat roof, they must be installed at least 1.5 meters from the edge of the roof;
- 5) solar collectors can be installed on the ground in accordance with yard and margin provisions;
- 6) the maximum height of the solar collector cannot exceed, by more than 3 meters, the roof ridge of the main building erected on the same property.

#### **86. Mobile Home Accessory Building**

The following provisions apply to mobile home accessory buildings:

- 1) the height of the accessory building must not exceed that of the mobile home to which it relates;

2) the building must be prefabricated or constructed of the same material or material of equivalent appearance to that of the mobile home;

3) the building must be located on the same lot as the mobile home.

### **87. Domestic Wind Turbine**

The following provisions apply to domestic wind turbines:

1) One (1) domestic wind turbine is permitted per lot whose main use is residential. The property must have a minimum area of 20,000 m<sup>2</sup>;

2) the installation of a domestic wind turbine is forbidden within a radius of 500 meters of any dwelling, other than one located on the same property as the wind turbine, and for community uses;

3) the wind turbine must be located so that the end of the blades is always located at a distance greater than 3 meters from a property line;

4) the wind turbine must be located at a distance equivalent to the height of the wind turbine from any building, construction and accessory or principal equipment;

5) the maximum height of any wind turbine cannot exceed 15 meters between the top of the basket and the average ground level. Notwithstanding the foregoing, the maximum height of a domestic wind turbine installed on the roof of a building is 10 meters;

6) all wind turbines must be slender and tubular in shape;

7) no display is allowed on a wind turbine;

8) No lighting is permitted on or towards a wind turbine;

9) any wind turbine must be properly maintained so that rust or other signs of oxidation or wear are not apparent;

10) the installation of the electrical wires connecting the wind turbine must be underground. However, the connection can be overhead if it is demonstrated that the network of wires would have to pass through a physical constraint;

11) After shutdown of the wind turbine, the following provisions must be made by the owner of this equipment or the applicant for the Authorization Certificate:

a) the installations must be dismantled within a maximum of 3 months;

b) the site must be rehabilitated to allow the use of the ground as it was before the wind turbine was installed.

c) When dismantling a wind turbine, the electrical wires must be removed from underground.

### **88. Sidewalks and Walkways**

The maximum width of sidewalks and walkways is fixed at 1.5 meters.

They must be left in a natural state or landscaped with a wooden structure, patio stones or other similar materials.

## **89. Exterior Lighting**

The following dispositions apply to exterior lighting installations for constructions and external structures:

- 1) Lighting is permitted when the light is directed towards a building, and the lighting installation must be attached to this construction. Light shining on constructions or structures must be at least 75 degrees from the vertical and oriented towards the ground;
- 2) Standing or lights or lanterns mounted on posts with a maximum height of 2.1 meters are permitted. The light must shine to the ground and the light source must be covered. Lighting must be contained within the boundaries of the property. For residential use, the number of lights or lanterns located in front yard is limited to two (2) per property. In the other yards, the number is not limited;
- 3) direct or indirect lighting must be contained within the boundaries of the lighted construction or the same property, if applicable;
- 4) Under no circumstances should lights shine upwards or in such a way as to create any glare on a road.

## **90. Trailers, Tent-trailers, Motorized Caravans and Tents**

The use of camping trailers, motorized caravans or other similar equipment is prohibited on property whose use is housing or agriculture. Only temporary use of a tent or trailer is authorized under the conditions set out in Section 3.7 of the present By-Law.

The storage of trailers, camping trailers and motorized caravans or other similar equipment on a built residential lot is authorized under the following conditions:

- 1) this equipment does not exceed 11 meters in length and 3.7 meters in height, excluding mechanical appliances and supports;
- 2) it is stored in a lateral or rear yard;
- 3) there is only one vehicle stored per residential lot.

## **SECTION 5.3 – ACCESSORY CONSTRUCTIONS, BUILDINGS AND EQUIPMENT FOR A USE OTHER THAN RESIDENTIAL**

### **91. General Provisions**

Unless otherwise specified in this By-Law, an accessory construction, building or equipment is authorized on property where a main use is exercised, and a main building is erected, except for agricultural uses.

Unless otherwise specified in this By-Law, an accessory construction, building or equipment cannot be used for housing or residential purposes.

### **92. Accessory Construction, Building and Equipment on Another Lot**

Despite the preceding section, an accessory construction, building or equipment can be constructed or located on a lot other than the one in which the main building is located, if the following conditions are met:

- 1) the property must be located on the other side of the road, within 30 meters of the property where the main building is built and owned by the same owner;
- 2) the layout of a construction, building or accessory equipment must respect the prescribed margins for the establishment of a main building for the area where it is located.

### **93. Area and Height**

Unless otherwise specified in this By-Law, the following provisions apply to the size and dimensions of accessory constructions, buildings and equipment (the most restrictive provision applies):

- 1) the total area of accessory buildings is included in the calculation of the occupation coefficient for the zone (Chapter 4);
- 2) the maximum height is two (2) storeys, not exceeding 12 meters;

### **94. Layout Standards**

Unless otherwise indicated in this By-Law, the standards for the establishment of an accessory construction, building and equipment are those prescribed in the Uses and Standards Specification Grid.

In addition, the following standards apply:

- 1) must be more than 5 meters from the main building;

### **95. Domestic Wind Turbine**

A domestic wind turbine to produce energy is authorized on an agricultural property.

The provisions prescribed for domestic wind turbines in this chapter apply, with the necessary adaptations.

### **96. Exterior Furnace**

The following provisions apply to furnaces:

- 1) only furnaces prefabricated in a factory and intended for outdoor use, the only fuels of which are wood, grain, pellets or straw, are authorized: other furnace types are prohibited;
- 2) the furnace must be used exclusively to heat a residential building or a building that houses an agricultural use;
- 3) Only one (1) outdoor wood furnace is permitted per lot;

- 4) the furnace must be located at a minimum distance of 200 meters from any existing residence, except the one where the furnace will be installed;
- 5) the furnace can be located in the lateral or back yards;
- 6) the furnace must have a chimney with a minimum height of 6 meters above ground level;
- 7) the minimum distance from any lateral and rear lot line is 5 meters;
- 8) the minimum distance from any main building is 5 meters;
- 9) the minimum distance from any other accessory building is 5 meters;
- 10) It is forbidden to burn the following materials in an outdoor wood furnace:
  - a) waste, including but not limited to, food, packaging, animal carcasses, paint, paint containing material, demolition or construction debris, and other residential or commercial waste;
  - b) used oil and other petroleum products;
  - c) asphalt and other products containing asphalt;
  - d) painted or treated wood, but not limited to plywood and other wood by-products;
  - e) plastic, plastic containers and, including but not limited to nylon, PVC, polystyrene, urethane foam and other synthetic materials;
  - f) rubber, including but not limited to, rubber tires and by-products.

#### **97. Sidewalks and Walkways**

The maximum width of sidewalks and walkways is 1.5 meters.

They must be left in the natural state or landscaped with stone slabs or similar materials.

#### **98. Trailers, Tent-trailers, Motorized Caravans and Tents**

The use of trailers, tent-trailers, motorized caravans, tents or similar equipment is only permitted on property where the use of serviced and semi-serviced camping is carried out and authorized.

The use of tents is also permitted on property where rustic camping use is carried out and authorized.

For all other non-residential uses and those not referred to in the preceding paragraphs, the temporary use of a trailer is authorized under the conditions set out in section 3.7 of this By-Law.

## **SECTION 5.4 – FENCE, LOW WALL, HEDGE AND RETAINING WALL**

### **99.. Fence, Low Wall and Hedge**

Fences, low walls and hedges are authorized in front, rear and lateral yards with the following conditions:

- 1) The maximum height is fixed at 3 meters;
- 2) They must be at least 3 meters from a road allowance.

### **100. Retaining Wall**

Retaining walls are authorized in the front, rear and lateral yards. The height and location must be justified according to the on-site conditions.

### **101. Materials**

For fences, the materials permitted are: wrought iron, stained, painted or treated wood, rail, chain link and vinyl.

For walls, the materials permitted are: masonry, clay and cement brick, stone, open face cement block or treated wood.

Barbed wire fence or barrier is prohibited except:

- 1) fences erected for agricultural purposes;
- 2) installation of barbed wire on the top of fences at a height of two (2) meters and over, for industrial, public utility and extraction purposes.

### **102. Snow Fence**

Snow fences are permitted only from October 1 of year one until May 15 the following year.

### **103. Obligation to Fence**

Notwithstanding any other provision of this By-Law, owners, tenants and occupants of property where used parts, motor vehicles of any kind, vehicles that have been abandoned or are not in good working order, are stored, for commercial or other purposes, used movable objects, scrap iron or scrap of any kind, and used building materials, must enclose these properties with an opaque fence at least two (2)-meters high.

The installation of this fence must respect the setbacks prescribed for the main building in the area where it is located.

### **104. Sediment Barrier**

The installation of sediment barriers is authorized during the period of work that requires them.



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## **CHAPTER 6 ARCHITECTURE AND EXTERIOR APPEARANCE**

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### **SECTION 6.1 – ARCHITECTURE AND EXTERIOR APPEARANCE**

#### **105 Scope**

This section applies to all main and accessory buildings, with the exception of greenhouses.

#### **106. Shape and Type of Prohibited Constructions**

Any building of human, animal, fruit or vegetable shape, or resembling a human being, an animal, a fruit or a vegetable, is forbidden.

The use of railway cars, trams, buses, truck or trailer boxes, containers, or other abandoned vehicles or their parts, is prohibited.

#### **107. Exterior Appearance**

Every building must be constructed using exterior cladding conforming to this By-Law. The installation of exterior cladding must be completed within 24 months following the issue of the permit or certificate.

Buildings must be maintained with paint, stain or otherwise treated, to ensure they are in good condition at all times.

#### **108. Exterior Surface Treatment**

The exterior wooden surfaces of any building must be protected against weather and insects with paint, varnish, oil or any other recognized protection, and properly maintained. This requirement does not apply to cedar, that can be left in the natural state.

In the case of a boat shelter, the product used to treat exterior surfaces must not be harmful to the environment.

Metal surfaces of any main building must be painted, enamelled, anodized or treated in a similar manner.

#### **109. Exterior Wall Cladding**

The following facing materials or exterior claddings, permanent or temporary, are prohibited:

- 1) sheet metal, galvanized or not, non-primed and prefabricated at the factory, non-anodized or any other equivalent manner;
- 2) mineralized paper tarred or not;
- 3) exposed particle board, chipboard or plywood

- 4) tar or mineralized paper or similar claddings
- 5) insulation, rigid or not (including urethane foam or other products used as insulation;
- 6) paper or coatings imitating brick, stone or other natural materials;
- 7) unpainted, unbleached wood, or wood untreated to prevent blackening, with the exception of cedar shingles;
- 8) solid concrete blocks;
- 9) asbestos or fibreglass panels, flat or corrugated;
- 10) polyethylene and polyurethane;
- 11) unglazed sheet metal (enamel-baked) except for building roofs and metal flashings on roofs;
- 12) wooden railway ties.

Notwithstanding the first paragraph, a building intended to be used for purposes other than a dwelling, can be covered with plastic, vinyl or polycarbonate canvas (these materials must have been manufactured specifically to cover the building, for example, by the manufacturer of the building). In these cases, and despite any other provision of this By-Law, the building must be located more than 30 meters from a lake or permanent watercourse.

Despite the first paragraph, a residential building can be constructed or designed using containers, subject to the filing of a report from an engineer certifying compliance with the Quebec Construction Code. This building must have a minimum floor area of 60 m<sup>2</sup>. The container must be clad with an exterior finishing material authorized in the present By-Law.

#### **110. Exterior Roof Covering**

A roof of a building must be covered with one of the following materials:

- 1) "Canadian" steel covering with a vertical stapled or baguette joint;
- 2) ribbed steel;
- 3) flameproof cedar shingle;
- 4) asphalt shingle;
- 5) steel shingle;
- 6) fiberglass shingle;
- 7) tiles;
- 8) materials necessary for a green roof.

Notwithstanding the first paragraph, a building intended to be used for purposes other than a dwelling, can be covered with plastic, vinyl or polycarbonate canvas (these materials must have been manufactured specifically to cover the building, for example, by the manufacturer of the

building). In these cases, and despite any other provision of this By-Law, the building must be located more than 30 meters from a lake or permanent watercourse.

Despite the first paragraph, a residential building with a minimum floor area of 60 m<sup>2</sup> can be built using a container.



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## CHAPTER 7 PARKING LOTS

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### SECTION 7.1 – PARKING STANDARDS

#### 111. General Rules

In all cases, a minimum number of off-road parking spaces must be provided to meet the needs of the users of a building

The following requirements apply to any project involving the construction, alteration, enlargement or addition of buildings and to any proposed change of use or purpose, in whole or in part, of an immovable. In the case of an enlargement or an addition, only the enlargement or addition is subject to these standards.

An Authorization Certificate for the use of a building cannot be issued unless the off-road parking spaces have been developed in accordance with the provisions of this chapter.

#### 112. Permanence of Parking Spaces

The stipulations of this parking regulation are mandatory throughout the duration of the occupancy of the building for this use.

#### 113. Number of Required Spaces

The minimum number of spaces required to meet the needs of a use is set out below and all uses served must be considered separately in the total number of spaces. Where applicable, the number of parking spaces required for additional uses is provided for in Chapter 2.

Unless otherwise indicated, where the requirement in terms of number of spaces is expressed in area, this is the gross footprint. The area of the basement is not calculated when it is not used for merchandising or services and is not accessible to establishment clientele.

When calculating the minimum number of parking spaces required by this By-Law, any fraction of a space greater than one-half (1/2), must be considered as an additional space. In all cases, there must be a minimum number of off-street parking spaces to meet the needs of users of a building.

Use:	Minimum Number of Spaces:
1) Single-family dwelling	2 spaces
2) Senior dwelling, retirement home or immovable for community-based housing	1 space per 2 dwelling units or 2 rooms
3) Tourist accommodation establishment (hotel, motel, inn)	1 space per room or cabin
4) Restaurant and food or beverage consumption establishment	1 space per 10 m <sup>2</sup> of floorspace
5) Assembly halls, including private clubs, reception halls, show rooms, community	1 space per 10 m <sup>2</sup> of floorspace

centres and other similar establishments	
6) Offices and services that do not receive clientele on the premises	1 space per 60 m <sup>2</sup> of floorspace
7) Offices and services that receive clientele on the premises	1 space per 30 m <sup>2</sup> of floorspace
8) Retail businesses, including food	1 space per 20 m <sup>2</sup> of floorspace
9) Industries	1 space per 100 m <sup>2</sup> of floorspace
10) Library, museum	1 space per 40 m <sup>2</sup> of floorspace
11) Places of Worship	space per 20 m <sup>2</sup> of floorspace

For all uses not specifically mentioned in the preceding table, the number of parking spaces required will be established by applying the standard of use most closely related to it. A half (1/2) must be considered as an additional space.

#### 114. Location of Parking Lots

Unless otherwise specified in this By-Law, parking lots are authorized in the front, side and rear yards on the following conditions:

- 1) at a minimum distance of 1.5 meters from the road allowance;
- 2) at a minimum distance of 2 meters from any other property line.

Parking lots must be located on the same property as the use served, except in the following cases:

- 1) For commercial uses, the lots can be located on property adjacent to or at a distance of not more than 200 meters from the use served, provided that:
  - a) they are located within the limits of the zone where the use is situated or in a zone allowing the same type of use;
  - b) the space thus used is secured by actual servitude or notarized lease and registered with the *Bureau de la publicité des droits*;
  - c) any change or cancellation of the servitude or lease must be approved by the designated officer;
  - d) the Authorization Certificate for the use of the building is only valid for the period provided for in the servitude or lease.

#### 115. Dimensions of Parking Spaces and Driveways

The minimum length of a parking space is 5.5 meters and the minimum width is 2.5 meters.

The minimum width of a driveway and the minimum width of a row of parking spaces and the access driveway providing access to them, must, according to the parking angle, be set up as follows:

Parking Angle:	Minimum Width of the	Total Minimum Width of a
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	<b>Driveway:</b>	<b>Row of Parking Spaces and the Access Driveway:</b>
0°	3 meters, one way	6 meters
30°	3 meters, one way	7 meters
45°	3,5 meters, one way	8 meters
60°	5 meters, one way	11 meters
90°	6 meters, two way	12 meters

### **116. Parking Lot Development**

The following provisions apply to the development of a parking lot:

1) Every parking space must be located in such a way that all parking maneuvers are done in a driveway, off the public road. This provision does not apply to residential uses requiring, or for which there are, 3 spaces or less. However, in the case of a driveway of length greater than 25 meters on a property whose use is residential, this paragraph applies. A maneuvering area must be provided to allow the emergency vehicles (firetruck, ambulance, etc.) to make a full turn on the property. In addition, the minimum width of the driveway is set at 4.5 meters;

2) any area of a commercial parking lot must be paved or otherwise covered in such a manner as to eliminate any lifting of dust and that no mud can form;

3) any parking lot with more than 5 unfenced spaces must be surrounded by a curb of concrete or other masonry material, not less than 0.15 meters high and not less than 0.10 meters wide. This border must be securely fixed and well maintained;

4) Where a parking lot with more than 5 spaces is adjacent to property used or intended for exclusively residential use, it must be separated from such property by a low masonry wall, an opaque fence or a dense hedge. a minimum height of 0.75 meters.

However, if the parking lot bordering a property used for residential purposes is at least one (1) meter lower than that of the lot, no low wall, fence or hedge is required.

5) the longitudinal and transversal slopes of parking spaces must not be greater than 5% nor less than 1.5%;

6) In all cases, it will be necessary to ensure an adequate drainage system of surface water and to avoid the flow of these same waters towards the neighboring lots and roads;

7) if the parking lot is located within 30 meters of the high-water mark of a lake or permanent watercourse, calculated from the nearest point, paving the surface is prohibited.

### **117. Parking Spaces for Handicapped Persons**

The development of parking spaces for handicapped persons for uses other than dwellings must comply with the following conditions:

1) one (1) parking space for handicapped persons must be installed for every 30 parking spaces;

- 2) this space must have a minimum width of 3.70 meters and a minimum length of 5.5 meters;
- 3) This parking space for disabled persons must be located in the immediate vicinity of an entrance accessible to handicapped persons;
- 4) This space must have a pictogram on the ground, painted blue in its entirety identifying the exclusive use for handicapped persons, and/or a sign clearly identifying the space.

#### **118. Driveway Entrance and Driveway**

The following provisions apply to driveway entrances:

- 1) a driveway entrance and a bidirectional driveway serving for both the entry and exit of automobiles, must have a minimum width of 6 meters and a maximum width of 10 meters;
- 2) a driveway entrance and a unidirectional driveway for motor vehicles, must have a minimum width of 3 meters and a maximum width of 6 meters.
- 3) a driveway entrance and a driveway must not have a slope greater than 15%. They must not begin their slope within 1.5 meters of the road allowance nor be less than 6 meters from the intersection of road allowances of 2 public roads;
- 4) for any dwelling use, only one (1) driveway entrance per road bordering the property is authorized except in the case where a half-moon shaped access is arranged in the front yard;
- 5) for a use other than habitation, two (2) driveways per road bordering the lot are permitted;
- 6) the distance between two driveways on the same lot or from a driveway entrance to an adjacent lot, must not be less than 12 meters. In addition, a driveway must be more than 4.5 meters from property line. In a case where the topography does not allow the standard to be respected or for security reasons, the distance between a driveway entrance and a property line can be reduced to 2 meters;
- 7) there can be no more than two (2) driveways on each property line facing a road;
- 8) for any private access with a slope greater than 10%, access ditches must be seeded or rip-rapped to prevent sediment transport and ensure soil stability.

#### **119. Equipment and Machinery Parking**

The parking of equipment or machinery is prohibited on property without a main building, except in the case where a building permit has been issued to carry out the work.

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## **CHAPTER 8    SIGNS AND DISPLAYS**

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### **SECTION 8.1 – GENERAL PROVISIONS**

#### **120.    General Rules**

Any sign announcing a service or business must be placed on the property on which the service is rendered or where the business operates.

#### **121.    Prohibited Signs**

Unless otherwise indicated, the following signs are prohibited throughout the territory:

- 1) mobile, portable signs, or those with removable letters;
- 2) lighted or flashing signs;
- 3) signs likely to create confusion or obstruct road signs;
- 4) rotating signs;
- 5) animated signs;
- 6) banners or streamers of fabric or other non-rigid material, except those related to community events for a limited time;
- 7) signs painted on the pavement, low wall, fence, wall of a building, except those for municipal purposes. In the case of a mural, the project must be submitted to the Municipality for approval. This paragraph does not apply to designs integrated into an awning or a window display in a shop window;
- 8) Balloon signs, or any other devices suspended in the air and connected to the ground in any manner, except those installed by community organizations, after approval by the Municipality, for a limited period of time, and are not installed for profit;
- 9) signs affixed or painted on a vehicle or trailer parked on a permanent basis;
- 10) neon signs

#### **122.    Authorized Signs not Requiring an Authorization Certificate**

The following signs are authorized without the need to obtain an Authorization Certificate:

- (1) signs and billboards emanating from a public authority or installed on municipal property;

- 2) signs commemorating a public or historical fact, provided they are not intended or associated with commercial use;
- 3) inscriptions on cenotaphs and gravestones;
- 4) signs pertaining to a popular consultation held pursuant to an act of law;
- 5) signs required by law or regulation;
- 6) signs placed inside a building and not visible from the outside;
- 7) directional sign indicating the route to access a parking lot, delivery location, entry, exit or prohibition to park and pass, including a sign indicating danger or identifying public restrooms and other similar things, with the following conditions:
  - (a) it is not more than 0.5 m<sup>2</sup> in area;
  - (b) be affixed to a wall or post at a maximum of height of 1.5 meters;
  - (c) it is placed on the same property as the use to which it refers.
- 8) flags of a municipality, a government, a public institution or for all public and community purposes, with a maximum of 3 flags;
- 9) signs announcing the sale or rental of a building or property where they are located;
- 10) One (1) sign of a political, civic, educational, philanthropic or religious body, under the following conditions:
  - a) it is not illuminated;
  - b) be affixed flat on the wall of a building or on the property where the use takes place;
  - c) its display area does not exceed 0.5 m<sup>2</sup>.
- 11) a plaque identifying a building, indicating the name, occupation, acronym, telephone number and address of its operator, under the following conditions:
  - a) has a maximum display area of .2 m<sup>2</sup>;
  - b) be affixed flat on the wall of a building;
  - c) it is not illuminated.
- 12) a sign on a construction site, identifying the contractors subject to the following conditions:
  - a) it is situated on the construction site where the construction is taking place, at least one (1) meter from any property line;
  - b) it is not illuminated;
  - c) its display area does not exceed 2.5 m<sup>2</sup>;
  - d) be fixed on a post whose height is a maximum of 3 meters;
  - e) that the sign be erected for a maximum of 90 days;
  - f) it is removed not later than 30 days after the construction work ends.

### **123. Locations Where Signs are Prohibited**

Unless otherwise indicated, signs are prohibited, depending on the situation, in the following places:

- 1) on or above a road allowance, unless otherwise specified;

- 2) on or above the roof of a building, a staircase, a balcony or gallery guard rail, a fence, an antenna, a shed, an offset construction, a roof-top structure, an accessory building. Under no circumstances, can a sign exceed the roof height of a building;
- 3) in front of a door or window;
- 4) on a tree;
- 5) on a post not specifically erected for this purpose;
- 6) within one (1) meter of any power line;
- 7) on a parked vehicle or on a permanently installed trailer;
- 8) on equipment fixed to the ground, belonging to the Municipality;
- 9) in back yards not facing a road;
- 10) in a yard facing a lake or a navigable watercourse;
- 11) inside a visibility triangle;
- 12) less than one (1) meter from any lateral property line.

#### **124. Sign Structure and Construction**

A sign and its mount must be designed with safety in mind and with a permanent structure. Each part must be solidly attached. The designated officer can require that a plan be prepared by a professional to ensure the solidity of the sign and its mount.

#### **125. Sign Removal**

Signs must be removed within 30 days following the definitive closing of an establishment (excluding seasonal closure).

#### **126. Sign Lighting**

A sign can only be illuminated by reflection, i.e. A constant light is directed onto the sign and no luminous rays are projected from the lot on which the sign is located. There must never be any glare coming from the lighting system.

The electrical wiring of the lighting source for a sign not attached to a building, must be underground. No overhead wiring is permitted.

### **127. Placement**

Signs must be installed flat on a building wall or placed on the wall to form a perpendicular angle with the building (offset sign or installed on a mount or a post in the front yard of the establishment).

Unless otherwise indicated, all types of signs, and posts and mounts must be located a minimum of one (1) meter from the road allowance of the traffic artery and one (1) meter from any property line.

### **128. Number**

A total of two (2) signs, with only one suspended (attached or not to the building, is permitted for buildings containing a single establishment; at an intersection, this same provision applies to each side adjacent to a road.

When several establishments are located inside a building, a flat or offset sign per establishment is permitted and only one sign or sign module detached from the building is permitted per building.

Where a building has more than one facade on a road, the provisions of the first paragraph of this section apply for each facade.

### **129. Area**

Unless otherwise specified in this By-Law, the maximum surface area of signs, calculated on one side, must not exceed 0.2 m<sup>2</sup> for each meter of width of the property on which it is erected, provided that the total area does not exceed 6 m<sup>2</sup>. In the case of a sign installed on a pedestal or on a post, the maximum authorized area is 6 m<sup>2</sup>, regardless of the width of the lot

The maximum area of community signs, including a location map, if applicable, must not exceed 10 m<sup>2</sup>.

When there are several establishments located inside a building, the total area of the sign, detached from the building, can increase by 1 m<sup>2</sup> per establishment, to a maximum area of 10 m<sup>2</sup>.

The maximum surface area of sign, flat on the wall of a building, offset or detached from a building with multiple establishments must not exceed 1 m<sup>2</sup> more in accordance with the preceding provisions.

### **130. Height**

The top of signs must not exceed 7 meters or the height of the building, if the latter has a height of less than 7 meters.

### **131. Materials**

The following materials are prohibited for the fabrication of signs, including their mount:

- 1) plywood with a thickness of less than 1.27 cm;
- 2) sheet metal;

3) aluminum.

**132. Billboard**

A billboard can only be erected in Zone RU-2, on a vacant lot and 50 meters from any property lot line. Unless otherwise specified, all the provisions of this chapter relating to authorized signs apply to them.



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## **CHAPTER 9 PROVISIONS PERTAINING TO TREES AND THE PROTECTION OF THE ENVIRONMENT**

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### **SECTION 9.1 – PRESERVATION OF NATURAL SPACES AND TREES**

#### **133. Preservation of Natural Spaces**

When mentioned in the Uses and Standards Specification Grid, the percentage of wooded area or natural landscapes indicated must be preserved by maintaining the three (3) layers of vegetation (herbaceous, shrub and tree).

The choice for the location of constructions, buildings and facilities must take into account the natural spaces.

#### **134. Tree Felling**

Tree felling can be authorized exclusively for the following reasons:

- 1) the tree must be felled due to the risk of spreading a disease or invasive species;
- 2) the tree must pose a danger to people's safety;
- 3) the tree must be a nuisance for the growth and well-being of nearby trees;
- 4) the tree must cause damage to public or private property;
- 5) the tree must be felled to execute public works;
- 6) the tree must be felled to execute construction or work authorized by this By-Law, within a 5-meter strip around a building (measured horizontally from the walls of the building or its foundation);
- 7) The tree is located in a 3-meter strip around an existing main building or in a 2-meter strip around an existing accessory construction (measured horizontally) from the walls of the building or its foundation);
- 8) tree felling for personal use, whose volume corresponds to a maximum of 10 cords of wood or a maximum of 2% of a wooded area on the property, except trees located on the shoreline (the most restrictive applies to the volume harvested);
- 9) Tree felling necessary for the use of passive solar energy, if it is demonstrated by the applicant that the main building is designed to use this energy.

Any tree felled in virtue of paragraph 4) in this article must be replaced.

The authorization to fell a tree cannot have the effect of reducing the percentage of natural space below the percentage required in the Uses and Standards Specification Grid.

The provisions relating to tree felling on the shoreline, are prevued under section 9.2 and in previous provisions of this article.

For any commercial cut, as well as for certain clear cutting, the *Règlement regional de la municipalité régionale de comté d'Argenteuil relative à l'abattage d'arbres*, applies.

### **135. Planting Restrictions**

It is prohibited to plant the following tree species within 20 meters of a main building, a property line, a road allowance, a public infrastructure, underground utility line or septic system:

- 1) Silver maple (*Acer saccharinum*);
- 2) Manitoba Maple (*Acer Negundo*);
- 3) Poplars (*Populus spp.*);
- 4) Willow (*Salix spp.*).

### **136. Tree Protection During Works**

Any tree must be protected during construction works on a property if this work is susceptible to damaging the tree or its root system during excavation or construction work.

## **SECTION 9.2 – LITTORAL OF LAKES AND WATERCOURSES**

### **137. Constructions, Projects or Works in the Littoral of a Lake or Watercourse**

The provisions of this section take precedence over any other provisions contrary to this By-Law.

All lakes and watercourses are subject to the provisions of this article.

On and above the littoral, all constructions, projects and works are prohibited, except for the following:

- 1) wharves, shelters for motorized or non-motorized boats (boat shelters) and landing stages, piers on piles, posts or floating platforms (special provisions are prescribed in Chapter 5);
- 2) the construction of watercourse crossings relating to fords, culverts and bridges (special provisions are prescribed in this chapter);
- 3) the equipment needed for aquaculture;
- 4) surface water collection installations constructed in accordance with the *Règlement sur le prélèvement des eaux et leur protection*, except for installations consisting of intake or bypass channels for non-agricultural purposes. In addition, catchment installations must be implemented with the application of mitigating measures (including the installation of a geotextile barrier or straw bales or mulch) to minimize the entry of sediment into lakes and watercourses;

5) Encroachment on the littoral for authorized shoreline work, provided that mitigation measures are implemented to minimize the entry of sediment into lakes and watercourses, including the installation of a geotextile barrier or straw bales or mulch;

6) cleaning and maintenance work in watercourses, without excavation, carried out by an authorized municipal authority in accordance with the powers and duties conferred upon him by law;

7) buildings, projects and works for municipal, industrial, commercial, public or public access purposes, including their maintenance, repair and demolition, subject to obtaining an authorization under the *Loi sur la qualité de l'environnement*, of the *Loi sur la conservation et la mise en valeur de la faune* (RSQ, chapter C-61-1), of the *Loi sur le régime des eaux* (RSQ, c R -13) and any other law.

### **138. Provisions for Wharves, Boat Shelters and Landing Stages**

A maximum of two (2) wharves, landing stages or boat shelters is authorized per property with the following conditions (it could be only one wharf and one boat shelter):

1) the total area of these constructions is limited to 20 m<sup>2</sup>;

2) despite the first paragraph, the maximum area can be increased to 30 m<sup>2</sup> if there is a shelter present on the property;

3) The area of a single wharf, landing stage or boathouse can be increased beyond 20 m<sup>2</sup>, without exceeding 1.8 meters in width, in order to reach a water depth of one (1) meter measured on July 15th of the current year. The applicant must obtain a certificate of occupancy (lease) from the concerned Ministry;

4) any wharf, boat shelter or landing stage with an area of more than 20 m<sup>2</sup> must be authorized by the relevant ministry;

(5) the maximum width, which is the calculated width at the high-water mark, is 60% of the width of the lot or 5 meters: the most restrictive provision applies;

6) access to wharves, boat shelters or landing stages must be made through the authorized opening at the shoreline (section 9.3);

7) Any wharf, boat shelter or landing stage must be built on posts or made of floating platforms. Metal barrels and Styrofoam are prohibited in the construction of wharves, shelters or landing stages (Styrofoam designed for the manufacture of wharves is not prohibited);

8) the minimum distance between a wharf, shelter or landing stage and the imaginary extension of a property line is 3 meters.

### **139. Maintenance, Repair and Demolition of Certain Existing Constructions and Works**

Maintenance, repair and demolition of existing constructions and works used for purposes other than municipal, commercial, industrial, public or for public access purposes, are permitted. These works must not have the effect of further encroaching on the shore or littoral. The use of treated wood is prohibited

## **SECTION 9.3 – LAKE AND WATERCOURSE SHORELINES**

### **140. Constructions, Projects or Works on Lake and Watercourse Shorelines**

The provisions of this section take precedence over any provisions contrary to this By-Law.

On or over lake and watercourse shorelines, all constructions, projects or works are prohibited, with the exception of constructions, projects and works authorized in this section.

The use of treated wood on the shoreline is prohibited for any construction, project or work.

### **141. Projects and Works Relating to Vegetation on Shoreline**

Only vegetation projects and works identified below are permitted on the shoreline of a watercourse or lake:

- 1) forest management activities which are carried out according to the *Loi sur l'aménagement durable du territoire forestier* and its By-Laws are applicable;
- 2) the tree must be felled because of the risk of spreading a disease or invasive species;
- 3) the felling necessary for the implementation of a construction or authorized work only after obtaining the permit or certificate to that effect;
- 4) where the slope of the shoreline is 30% or less, the felling necessary for the development of an opening 5 meters wide giving access to the body of water, or 60% of the width of the lot: the most restrictive applies. This opening must be arranged in a sinuous way by using a vegetal cover of sufficient area to avoid erosion, without backfilling or excavation. Soil waterproofing (concrete, asphalt, etc.) is prohibited;
- 5) when the slope of the shoreline is greater than 30%, the pruning necessary for the management of a window, 5 meters in width (an opening in the vegetation screen allowing the view of the body of water);
- 6) when the slope of the shoreline is greater than 30%, the felling necessary for the construction of a path with a maximum width of 1.5 meters arranged in a sinuous way using a vegetal cover of sufficient dimensions to avoid erosion, or a staircase with a maximum width of 1.2 meters that gives access to the water. In both cases, waterproofing of the soil (concrete, asphalt, etc.) is prohibited.
- 7) for the purpose of restoring permanent and sustainable plant cover, seeding and planting of plant species, trees and shrubs and the work necessary for these purposes.

In the shore of a lake or watercourse, vegetation control is prohibited, including lawn mowing, brush cutting, and tree felling. This prohibition does not apply in a strip of 2 meters around existing buildings on the shoreline that were legal as of September 7, 1976. The control of the vegetation does not constitute maintenance work.

### **142. Construction Authorized on the Shoreline**

The construction or erection of a hangar- or shed-type accessory building is authorized only on the part of a shoreline that is not in its natural state and under the following conditions:

- 1) the dimensions of the lot no longer permit the construction or erection of this accessory construction, following the creation of the shoreline protection band;
- 2) the subdivision has been completed, or the land has acquired rights to the subdivision under the law, before the coming into force of the first By-Law prohibiting construction on the shoreline, namely, September 7, 1976;
- 3) a minimum protection band of 5 meters must be kept in its current state or preferably returned to its natural state if it was not already so;
- 4) the accessory construction must rest on the ground without excavation or fill;
- 5) the maximum area of accessory construction is limited to 12 m<sup>2</sup>.

#### **143. Other Projects, Constructions and Works Authorized on the Shoreline**

The following other projects, constructions and works are authorized on the shoreline of a lake or watercourse:

- 1) the installation of fences. They must be installed at a minimum distance of 5 meters from the high-water mark and, when the slope is greater than 30%, at the top of the slope;
- 2) the layout or construction of for underground or surface drainage systems (ditches) provided that the ground under the end of the outlet is stabilized;
- 3) pumping stations for municipal, commercial, industrial or public purposes, only when it is impossible to locate them outside the shoreline;
- 4) development of watercourse crossings for fording, culverts, bridges and access roads;
- 5) the equipment required for aquaculture;
- 6) any septic installation complying with the *Règlement sur l'évacuation et le traitement des eaux usées des résidences isolées* enacted in the *Loi sur la qualité de l'environnement*;
- 7) where the slope, the nature of the soil and the ground conditions make it impossible to restore the vegetation cover and the natural character of the shoreline, works and plant or mechanical stabilization such as riprap, gabions, or finally with the aid of a retaining wall, giving priority to the technique most likely to facilitate the eventual establishment of natural vegetation; the stabilization work must not have the effect of extending the waterfront property by encroaching on the littoral of a lake or a watercourse;
- 8) underground water withdrawal installations used for purposes other than municipal, commercial, industrial, public or for public access and developed in accordance with the *Règlement sur le prélèvement des eaux et leur protection*, and withdrawal must be carried out with the application of mitigation measures (including the installation of a geotextile barrier, straw bales or mulch) to minimize sediment input into lakes and watercourses;
- 9) the reconstruction or widening of a road;
- 10) the projects and works necessary for the realization of authorized constructions, projects and works on the littoral provided that they the measures of mitigation (in particular by the installation

of a barrier of geotextile or bundles of straw or mulch) are applied to minimize sediment reaching lakes and watercourses;

11) forest management activities, the realization of which, are subject to the *Loi sur l'aménagement durable du territoire forestier* and its regulations on intervention standards in forests in the public domain;

12) the reconstruction, renovation or widening of an existing route or road, a farm or logging road, not subject to the *Loi sur la qualité de l'environnement* (RSQ, cQ-2 ), the *Loi sur le régime des eaux* (RSQ, cR-13) or any other law, can be authorized on the shore of a lake or watercourse where it is impossible to extend the base of that work on the side of the road, route or road not adjacent to the watercourse or lake. In this case, as soon as possible after the completion of the work, any embankment erected on the shoreline must be covered with vegetation or other stabilization methods favoring the establishment of natural vegetation to prevent erosion and gullies forming of the soil towards the littoral;

13) constructions, projects and works for municipal, commercial, industrial, public or public access purposes, including their maintenance, repair and demolition, if they are subject to obtaining of an authorization under the *Loi sur la qualité de l'environnement*.

14) outdoor fire pits. These must be made inside a manufactured, non-combustible closed frame, equipped with a chimney fitted with a spark arrester, raised above ground so that the ashes and other residues are not found on the ground, used for decorative purposes to make an open-air fire, and the size of the materials to be burned there, cannot exceed one meter in any direction. This construction must be located more than 5 meters from the high-water mark of a lake or watercourse.

#### **144. Maintenance, Repair and Demolition of Certain Existing Constructions and Works**

Maintenance, repair and demolition of existing constructions and works used for purposes other than municipal, commercial, industrial, public or for public access purposes, are permitted. The works must not have the effect of further encroaching on the shoreline or littoral.

#### **145. Beach**

The development or operation of a beach or any project of adding sand to a beach, submerged or dry, public or private, is prohibited throughout the territory, with the exception of a beach developed and operated by the Municipality.

#### **146. Artificial lakes**

The creation of artificial lakes is authorized throughout the territory. The provisions of sections 9.2 and 9.3 of this Regulation apply to artificial lakes. Periodic maintenance of artificial lakes is permitted.

### **SECTION 9.4 – WETLANDS**

#### **147. Provisions Applicable to Protect Wetlands**

For the purposes of this section, where the wetland is adjacent to a lake or watercourse, it is considered an open wetland. A wetland that is not adjacent to a lake or watercourse is considered a closed wetland.

#### **148. Constructions, Projects and Works Prohibited in a Wetland**

The following are prohibited in a wetland:

- 1) any backfilling, digging or excavation work in the ground or moving of humus;
- 2) any construction, project or work.

#### **149. Authorized Constructions, Projects and Works Authorized in Wetland**

Subject to the provisions of this section, the following are permitted in wetlands:

- 1) projects on posts for the observation of nature by the general public;
- 2) private installations on posts allowing access to the littoral of a lake, under the following conditions:
  - (a) have a maximum width of 1.2 meters and be rectangular;
  - (b) no anchors or placements for boats in the wetland;
  - (c) have a minimum distance between two private installations of at least 150 meters.

Where required by the *Loi sur la qualité de l'environnement*, interventions are subject to obtaining an authorization.

#### **150. Protection Band**

Within a minimum 10-meter protection band around wetlands, shoreline, protection provisions apply.

In the case of an open wetland, this protection band is measured from the high-water mark as an integral part of the lake or watercourse. In the case of a closed wetland, this protective band is measured from the edge of the wetland.

Soil cultivation for agricultural purposes is permitted near a wetland provided that a minimum protection band of 3 meters is maintained from the edge of a wetland.

#### **151. Special Provisions Applicable to Wetlands Situated in NV Zones (Village Core)**

Inside the Village Core zones (NV), despite prohibitions in wetlands, work involving projects, construction, excavation, backfilling, dredging or extraction for public access purposes or for municipal, industrial, commercial or public purposes are permitted in a wetland or its protective band.

Where required by the *Loi sur la qualité de l'environnement*, interventions are subject to obtaining an authorization.

This section does not apply where a wetland encroaches on two zones, i.e. Zones other than NV.

## **SECTION 9.5 –STEEP EMBANKMENT ZONES**

### **152. Steep Embankment Zones**

The provisions of this section apply to any embankment with loose soil, with a height of at least 5 meters, with an average slope of 25% or more, and located within a 30-meter strip calculated from the natural waterline of a watercourse.

A strip of land associated with a steep embankment zone consists of 3 distinct parts, namely:

- 1) a strip of land located at the top of the embankment, calculated from the crest of the slope, whose depth is equivalent to twice the height of the embankment, but never less than 15 meters;
- 2) the slope underlying the embankment ridge line;
- 3) a strip of land located at the bottom of the embankment, determined from the bending point marking the bottom of the slope and whose depth is equivalent to twice the height of the embankment.

### **153. Constructions, Buildings and Works Regulated in a Steep Embankment Zone**

On an embankment, no construction, building, work, excavation, fill is permitted except for the following cases and situations:

- 1) an agricultural building, excluding any residence;
- 2) various cultivation methods and the harvest of herbaceous vegetation that do not denude the soil;
- 3) maintenance or repair work on existing buildings, constructions and projects;
- 4) public works or reclamation and stabilization projects of embankments to ensure safety and security;
- 5) public works for conservation and recreation purposes;
- 6) public utility equipment and infrastructure.

Notwithstanding the preceding provisions, any construction, project or building can be authorized if the applicant who applies for a permit or Authorization Certificate in a steep embankment zone, complies with the following conditions

- 1) permit or Authorization Certificate application is accompanied by a detailed technical analysis that is approved by a member of the *Ordre des ingénieurs du Québec* who has specific geotechnical training;
- 2) said analysis, mentioned in the preceding paragraph, contains surveys and/or verifications carried out in the field for the targeted site, that demonstrates that there is no risk of ground movement;
- 3) before the work related to the planned intervention is authorized through the application of the Planning Program By-Laws, the engineer must submit a report to the Municipality attesting to the

method of development and/or construction and, if required, the preventive measures that must be used when carrying out work;

4) the work related to the planned intervention must be carried out, if the site analysis justifies it for safety reasons, under the supervision of a member of the *Ordre des ingénieurs du Québec* who has specific geotechnical training.

The provisions of this section must not have the effect of preventing the construction, project, works for municipal, commercial, industrial, public or public access purposes duly subject to an authorization under of the *Loi sur la qualité de l'environnement* (RSQ, cQ-2), the *Loi sur la conservation et la mise en valeur de la faune* (RSQ, cC-61.1), the *Loi sur le régime des eaux* (RSQ, c.R -13) or any other law.

## **SECTION 9.6 – OTHER MEASURES RELATIVE TO THE ENVIRONMENT**

### **154. Heronry**

Within an area defined by a radius of 200 meters surrounding a heronry, no construction, project, building, tree felling or harvesting or restarting forest production is permitted. In this protected area, cultivation and exploitation of a sugar bush for maple sugar production are also prohibited.

In addition, in the 300 meters outside the 200 meters previously identified, no one can carry out work of felling or harvesting trees, construction or improvement of roads, development or use of a sandpit, restart forest production, application of phytocides or pruning or forest drainage between April 1 and July 31 of each year. Outside this period, a road can be built or upgraded but the roadway cannot exceed a width of 5.5 meters.

This section applies to all heronries on private property.

### **155. Other Sensitive or Fragile Environments**

Developments and constructions on properties located in proximity to sensitive or fragile environments (wildlife, flora, etc.) must follow applicable provincial or federal provisions.

### **156. Land Leveling and Modification of the Natural Topography**

The leveling of property and the modification of the natural topography are only authorized for landscaping and seeding purposes by adding a layer of black soil or topsoil, not exceeding 0.60 meters in depth.

Landscaping or sowing of the land must be done within 90 days of the leveling of the land to prevent any uplift, surface run-off and to restore the site. In other cases, the intervention is treated as an excavation and fill operation under this By-Law.

The leveling of the ground cannot have the effect of making derogatory, the height of a construction, measured in meters, from the average level of the ground.

### **157. Backfill and Excavation Operations**

For the purposes of this section, "excavation and backfill operations" means excavation and backfill work (which is not black earth or topsoil) or work resulting from exceeding the maximum for ground leveling (regardless of the type of soil or material).

The following provisions apply to excavations and backfill operations:

- 1) Operations are authorized on property intended for construction or projects authorized in this By-Law only to allow the realization of this construction or work. In these cases, the soil must be compacted to the level required for the erection of constructions or the realization of the projects. The operations cannot begin before obtaining the authorization under the Planning Administration By-Law, for the proposed construction or structure and these must be completed within 90 days after the end of the operation to prevent any uplift, surface water runoff and to restore site, as the case may be;
- 2) Operations are permitted on a property to level it (removal of hummocks less than 0.6 meters and filling of cavities less than 0.6 meters deep), to perform drainage works, to bury linear infrastructure, to do seeding or landscaping work or other similar actions. The land must be developed or seeded within 90 days after the completion of the operations to avoid any uplift, surface run-off and to restore the site, as the case may be;
- 3) Excavation and backfill operations are authorized for the purpose of drainage;
- 4) The operations cannot have the effect of raising or lowering the property, to allow the flow of water onto adjacent land, in accordance with the provisions of the *Code civil du Québec*;
- 5) Operations must not have the effect of obstructing a watercourse, ditch or natural drainage axis;
- 6) Backfilling with construction materials or debris, tree stumps or other artificial objects or products, is prohibited;
- 7) Backfill material must be calibrated so as not to create a vacuum causing collapse;
- 8) The operations must be carried out in such a way as to prevent any collapse, landslides, erosion or other natural phenomena. Erosion control measures must be put in place during the works and after, if necessary;
- 9) backfilling and excavations for the erection of a retaining wall necessary for the security of the premises approved by an engineer.

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## CHAPTER 10 SPECIAL PROVISIONS SPECIFIC TO CERTAIN USES AND ZONES

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### SECTION 10.1 – INTEGRATED RESIDENTIAL PROJECT

#### 158. General Provisions

A housing project can be planned as an integrated project in accordance with the provisions of this section.

An integrated project must be located on the same property and consist of more than six (6) residential buildings served by traffic lanes and amenity areas. The land can consist of one (1) or more lots.

Infrastructure (drinking water supply and wastewater treatment systems) as well as traffic lanes within an integrated project are intended to remain under private ownership.

For the purposes of this section, an amenity area is the pooled outdoor space intended for clientele and uses related to the main uses. The amenity area excludes parking spaces and traffic lanes.

#### 159. Zones Where Integrated Projects are Authorized

Integrated projects are authorized in zones V (country-style living) and NV (village core).

#### 160. Applicable Provisions

The standards indicated in the Standards and Uses Specification Table and the provisions of this By-Law apply to integrated projects, with the following exceptions:

- 1) The obligation of one (1) main building per property;
- 2) The requirement of one (1) use per building or property;
- 3) The margins prescribed in the Uses and Standards Specification Grid;
- 4) The occupation coefficient prescribed in the Uses and Standards Specification Grid;
- 5) The layout of the buildings;
- 6) The number of pools or spas per lot;
- 7) The requirement to be adjacent to a road: in this case, one of the common lots, including the lot formed by a traffic lane, must be adjacent to a road and all lots including main buildings must be adjacent to a common lot.

### **161. Area of a Property**

The minimum area of a property intended to accommodate the integrated project is fixed by the Uses and Standards Specification Grid and applies for each building erected. Despite the preceding, the minimum area can be reduced to 4,000 m<sup>2</sup> for each erected building. For example, if the prescribed minimum lot size is 10,000 m<sup>2</sup> and there are 6 residences planned within the project, a minimum area of 60,000 m<sup>2</sup> applies.

### **162. Maximum Density**

The maximum density allowed is 2.5 units per hectare (gross density). The density is calculated on the whole site.

### **163. Infrastructure Service**

The integrated project must be served by a private water supply system and/or a sanitary sewer system.

### **164. Conservation of Natural Spaces**

A minimum of 60% of the land must be kept in its natural state and be free of all construction. Only paths can be built inside the natural spaces to be conserved.

### **165. Standards Applicable to Private Driveways**

The road provisions of the Subdivision By-Law apply to driveways. However, the minimum width of a two-way driving surface is set at 7.0 meters and the minimum width of the driving surface a one-way lane is fixed at 4.5 meters.

Traffic lanes must be designed to allow emergency vehicles (firetruck, ambulance, etc.) to make a complete turn on the property. In addition, lighting equipment must be installed.

### **166. Development Standards**

The following development standards apply in an integrated project:

- 1) The minimum distance between two (2) main buildings is 9 meters;
- 2) The minimum distance between a main building and an accessory building is 3 meters;
- 3) The minimum distance between two (2) accessory buildings is 3 meters;
- 4) When buildings are located contiguously or in a row, a maximum of 6 buildings is permitted;
- (5) Every main building must be located at no less than 4.5 meters from the lot line;
- 6) The minimum distance between the traffic lanes and the main buildings is 6 meters;
- 7) One or more amenity areas must be developed for the common benefit of the occupants. A community building, with a maximum area of 200 m<sup>2</sup>, can be erected on the property;
- 8) Despite the provisions on tree felling, a 15-meter strip must be conserved around the lot;

- 9) The minimum distance between the parking spaces and the property lines is 4.5 meters;
- 10) The minimum distance between accessory buildings and the property lines is 4.5 meters;
- 11) Only one common pool is allowed on the property as well as a single outdoor sports placement (e.g. tennis court). The number of spas is not limited;
- 12) One or more depots for waste, compostable materials and recyclable materials must be provided. These must be easily accessible for collection and be surrounded by a screen (hedge, trees, landscaping, low wall or fence);
- 13) A common wharf, with a maximum area of 20 m<sup>2</sup>, is authorized per body of water, to which the overall project is adjacent.

#### **167. Architecture**

The project must present a strategy allowing an optimal integration of the architectural concept of the buildings within developed and natural landscape. In addition, the concept should aim to standardize buildings throughout the whole project.

#### **168. Protection of Water Environments**

In the case of an integrated project near a lake or watercourse, the surroundings of the lake or watercourse must be part of the amenity areas and no private areas can be included. A natural space must be provided around the lake or a watercourse, i.e. a natural strip of at least 25 meters, calculated from the high-water mark

A maximum of two (2) accesses can be developed, in accordance with the provisions for shorelines and littorals in this By-Law.

### **SECTION 10.2 - PROTECTION OF GROUNDWATER CATCHMENT INSTALLATIONS**

#### **169. Immediate Protection Zone**

Activities (including commercial tree harvesting and deforestation), facilities, deposit of materials or objects that are likely to contaminate groundwater, other than those related to the production of drinking water, are prohibited within a radius of 30 meters around a groundwater catchment installation (public and private). This protection area aims to protect the catchment installation and its equipment (building, pump, electrical installation, control and treatment equipment).

#### **170. Special Protection Measures in Agricultural and Forestry Areas**

Any groundwater catchment installation intended for human consumption is prohibited within 30 meters of an animal husbandry facility, an animal waste storage facility or a crop field.

The spreading of animal waste, farm compost, mineral fertilizers and fertilizer residue, as well as the installation of an animal husbandry facility or a manure storage facility is prohibited less than 30 meters from any groundwater catchment installation intended for human consumption.

Commercial tree felling and deforestation is prohibited within 60 meters of a surface water collection installation or a municipal (municipal) groundwater collection installation.

#### **171. Supplementary Protective Measures for Certain Catchment Installations**

In the case of groundwater catchment installations that supply more than 20 people and have an average daily flow of less than 75 m<sup>3</sup>, the application of animal manure, farm compost, mineral fertilizers and fertilizer residue, the installation of an animal breeding facility or an animal waste storage facility is prohibited within 100 meters of the catchment installation.

In the case of groundwater catchment installations with an average daily flow of more than seventy-five 75 m<sup>3</sup>, the spreading of animal waste, farm compost, mineral fertilizers and fertilizer residue, an animal husbandry facility or an animal waste storage facility is prohibited within 300 meters of the catchment installation.

**172. Pesticide Storage Provisions**

It is prohibited to store a Class 1, 2 or 3 pesticide, to prepare or apply a pesticide within 100 meters of a groundwater catchment installation for the production of spring water or mineral water within the meaning of the *Règlement sur les eaux embouteillées ou à l'alimentation d'un réseau d'aqueduc* if, in the latter case, the average operating flow is greater than 75 m<sup>3</sup> per day.

**173. Other Applicable Measures**

In Zone V-22, any building, construction, project or activity and all works are prohibited within a radius of 30 meters around the municipal spring, as well as in the part of the property upstream from this spring as identified in Annex C. The municipal spring is located on lot 11-53 of range 2 of the cadastre of the Township of Wentworth, or a lot replacing it.

**SECTION 10.3 - EXTRACTION SITE**

**174. Exploitation or Enlargement of an Extraction Site**

Despite the Specification Grids, extraction activities are prohibited throughout the territory, except within sites already exploited for this purpose and protected by acquired rights under the Planning Program By-Laws or one enacted under the *Loi sur la qualité de l'environnement*.

The sites can be enlarged to the limits protected by acquired rights, in accordance with the provisions of this By-Law and in compliance with other regulations relating to public health or the environment.

The owner of the extraction site must attach to his application, filed with the Municipality, a plan presenting the planned measures for soil restoration and site redevelopment after its use, in accordance with the provisions of the *Règlement sur les carrières et sablières*. These measures must include, among others, the methods envisaged to promote reforestation of the site.

**175. Location Standards**

The applicable extraction site location standards are as follows:

<b>Extraction Site Location Standards</b>		
<b>Elements Regulated by the Standards:</b>	<b>Minimum Distance to Respect Between Elements and Extraction Site (meters)</b>	
	<b>Quarry</b>	<b>Sandpit</b>

<b>Extraction Site Location Standards</b>		
<b>Elements Regulated by the Standards:</b>	<b>Minimum Distance to Respect Between Elements and Extraction Site (meters)</b>	
	<b>Quarry</b>	<b>Sandpit</b>
1) Well, spring and water intake to supply a municipal or private aqueduct	1 000 m	1 000 m
2) Underground potable water catchment installation (public or private)	300 m	300 m
3) NV Zone and residential, commercial or mixed (residential commercial) zones	600 m	150 m
4) Housing, unless the dwelling is owned or rented to the person exploiting the quarry.	600 m	150 m
5) School, education institution, place of worship, campground or an establishment classified under the <i>Loi sur les services de santé et les services sociaux</i> .	600 m	150 m
6) Ecological reserve created in accordance with the <i>Loi sur les réserves écologiques</i>	100 m	100 m
7) Stream watercourse, lake wetland or shoreline protection band	75 m	75 m
8) Route, road, public artery of travel	70 m	35 m
9) Property line of any lot not belonging to the owner of the exploitation	10 m	---

#### **176. Location and Layout of Access Roads**

The access roads to any new quarry and sandpit must be located at least 25 meters from a dwelling, a public place of worship, educational or cultural establishment, an establishment within the meaning of the *Loi sur services de santé et services sociaux*.

The layout of the access road to the quarry or sandpit must take the form of an elbow to avoid being visible from the road. A section parallel to the road, with a minimum distance of 30 meters, must be provided.

#### **177. Buffer Zone**

A 60-meter buffer zone between a private road or a public road is required for any new operation or any expansion of a quarry, gravel pit and sand pit;

The buffer zone for the operation and expansion of an existing operation, before the coming into force of this By-Law, must consist of 60% conifers.

However, buffer zones can be developed within existing woodlots if the latter has the required percentage of conifers.

The establishment of a buffer zone requires trees with a height of two (2) meters, at a maximum centre-to-centre distance of 3.5 meters, so that 3 years after planting, they form a continuous screen of coniferous trees, with the exception of access roads.

The development of the buffer zones must be completed within 12 months of the date of the opening or expansion of the quarry, gravel or sand pit operation.

**178. Exploitation by Phase**

The exploitation of a quarry, gravel or sand pit must be done in consecutive phases and each phase must not cover an area greater than 5 hectares.

**179. Restoration of Exploited Areas**

For any new gravel pit or sand pit and for any expansion, the area of the previously exploited property where new operations are planned, must be restored or in the process of restoration before the issuance of the Authorization Certificate.

The restoration project must ensure the stabilization of the embankments, grading and revegetation, as well as the restoration of the shorelines of affected lakes and watercourses.

**180. Landfill Sites**

The establishment of any new landfill site throughout the territory is strictly prohibited.

**181. Old Landfills**

No building is permitted, except accessory buildings, on abandoned landfill sites located in the territory.

Any potable water well or new pond must be located at a minimum distance of 300 meters from the lot line of an abandoned landfill site.

**SECTION 10.4 – RESERVE DEVELOPMENT ZONES**

**182. Scope**

The provisions of this section apply to Development Reserve Zones as identified in the Zoning Plan.

### **183. Applicable Standards**

When a new road or driveway is planned, including the extension and the p-loop of an existing road or traffic artery, a minimum of 20% of the property must be dedicated to enhancement of the natural area (this area is added to that required for the preservation of natural areas). The delineation of this area responds to the following conditions:

- 1) it is identified according to the results of the ecological characterization carried out by the applicant;
- 2) it can be included within the percentage of preservation of natural areas;
- 3) it must be preserved, in the long term, and, as such, be included within a separate lot;
- 4) it cannot include natural constraints, the shoreline of a watercourse or lake, the protection band of a wetland (however, these elements can be integrated into this area for protection and enhancement purposes\_;
- 5) Within this area, only selective logging is allowed.

Within the application zones, only the selective cutting for the construction of roads, traffic lanes, driveways and activity areas related to the main building, is authorized (in case of contradiction with the tree felling standards provided for in this By-Law and this paragraph, the most restrictive provision applies).

## **SECTION 10.5 – TINY HOME**

### **184. Scope**

The provisions of this section apply to tiny homes, i.e. a main building whose use is a single-family dwelling.

Despite the minimum standards relative to the area and size of the main buildings specified in the Specification Grid for the corresponding zone, tiny homes are only permitted in the following zone: V-19

### **185. Applicable Standards**

The following provisions apply to tiny homes:

- 1) the minimum area of the main building is 30 m<sup>2</sup> and the maximum area is 75 m<sup>2</sup>;
- 2) no accessory use can be made on the property or in the main building;
- 3) all other standards applicable to the construction of a main dwelling, apply (foundation, margin, septic installation, etc.).

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## **CHAPTER 11 ACQUIRED RIGHTS**

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### **SECTION 11.1 – GENERAL PROVISIONS**

#### **186. Scope**

This chapter applies to constructions and derogatory uses protected by acquired rights.

Are considered as a construction or a derogatory use, any construction or part of a construction or any use, in a building or on a piece of property, or in part of a construction or part of a property, which is not in conformity with one or more provisions of the Zoning By-Law or the Building By-Law when they come into force.

Derogatory use or construction is protected by acquired rights, if the usage or the construction conformed to the By-Law then in force at the time it was installed, used or built.

The derogatory use does not render the construction, in which it is exercised, derogatory, nor does the derogatory building render the use that is exercised, within this building, derogatory.

#### **187. Consistent Use and Construction on a Derogatory Lot**

A use or a construction can be exercised or established on a derogatory lot protected by acquired rights provided that the use or construction comply with Planning Program By-Laws.

### **SECTION 11.2 – PROVISIONS RELATIVE TO DEROGATORY USES PROTECTED BY ACQUIRED RIGHTS**

#### **188. Replacement of a Derogatory Use Protected by Acquired rights**

A derogatory use protected by acquired rights cannot be replaced by another derogatory use.

Replacement means the change of the derogatory use by another use, whether it is the same group, class or code use, or not.

#### **189. Modification of a Derogatory Use Protected by Acquired Rights**

A derogatory use protected by acquired rights cannot be modified.

By modification, we mean a change of use or purpose.

#### **190. Extension of a Derogatory Use Protected by Acquired Rights**

A derogatory use protected by acquired rights can be extended or increased, provided that it is the same use and the use is not modified, under the following conditions:

- 1) The other requirements of the Planning Program By-Laws are respected;

2) The derogatory use protected by acquired rights can be increased by 50% of the area occupied inside the building, if the initial area of use is less than 200 m<sup>2</sup>. The derogatory use protected by acquired rights can be increased by 25% of the area occupied inside the building, if the initial area of use is 200 m<sup>2</sup> or more;

3) This extension can be done in more than one phase, but never exceed the maximum allowed.

In the case of a derogatory use protected by acquired rights exercised outside a building, the extension of this use must take place on the same property where the derogatory use is located.

### **191. Abandonment, Cessation or Interruption of a Derogatory Use Protected by**

#### **Acquired Rights**

Where a derogatory use protected by acquired rights has been abandoned, ceased or interrupted for a period of 12 consecutive months, or where it has been replaced by a conforming use, any subsequent use of the land or the construction must be done in accordance with the Planning Program By-Laws. The loss of acquired rights applies to both the main use and to the accessory uses.

## **SECTION 11.3 – PROVISIONS RELATIVE TO DEROGATORY CONSTRUCTIONS PROTECTED BY ACQUIRED RIGHTS**

### **192. Repair and Maintenance**

The repair and maintenance of a derogatory construction protected by acquired rights, are authorized.

### **193. Enlargement of a Derogatory Construction Protected by Acquired Rights**

A derogatory construction protected by acquired rights can be enlarged under the following conditions:

1) The enlargement complies with the Planning Program By-Laws;

2) The enlargement does not have the effect of aggravating the derogation;

3) In the case of a construction whose establishment is derogatory, the enlargement (building area or height of the building in floors or meters) of the construction is only authorized on the side where the enlargement will comply with the layout standards of the construction;

4) Notwithstanding the foregoing, a derogatory construction protected by acquired rights can also be enlarged even if it derogates from the margins prescribed in the Uses and Standards Specification Grids, under the following conditions:

a) An existing wall that encroaches in a margin can be extended so that the encroachment into the margin of the extended portion of the wall is equal to or less than that of the existing wall;

b) An existing wall that does not encroach on a margin can be extended so as not to encroach on the margin;

c) A building that encroaches in a margin can be moved provided the encroachment into the margin is not increased.

This section does not apply to derogatory constructions protected by acquired rights located on the shoreline.

#### **194. Enlargement of a Derogatory Main Dwelling Protected by Acquired Rights Situated on the Shoreline**

The enlargement of a derogatory residential main building protected by acquired rights situated on the shoreline is authorized, in height or in the extension of its lateral limits and in the opposite direction from the shoreline, under the following conditions:

1) The dimensions of the property do not allow the enlargement of the main building outside the shoreline, considering the width of the latter and the enlargement cannot reasonably be achieved elsewhere on the ground;

2) The subdivision was completed before September 7, 1976;

3) The land is not located in an area with high risk of erosion or landslides;

4) A minimum protection band of 5 meters must be kept in its current state or returned to its natural state if this is not already the case.

The enlargement must comply with the other provisions of this By-Law.

#### **195. Reconstruction or Restoration of a Destroyed or Unsafe Building, or a Building having Lost more than Half (50%) its Value**

The reconstruction or restoration of a destroyed or unsafe building, or a building having lost more than half (50%) of its value as a result of a fire or other cause, must be carried out in accordance with the Planning Program By-Laws in force at the moment of reconstruction or restoration. However, if it is impossible to rebuild according to the standards in force, the building can be rebuilt on the same foundations without increasing the derogation that prevailed before the demolition, except in the case of a voluntary demolition of the building.

This article does not apply to buildings that have been destroyed, become unsafe or have lost more than half of their value, located on the shoreline.

#### **196. Reconstruction or Restoration of a Destroyed or Unsafe Building, or a Building that has Lost more than Half (50%) of its Value, Situated on a Shoreline**

Reconstruction or restoration of a main residential building, located on a shoreline, that has been destroyed, become unsafe or has lost more than one-half (50%) of its value as a result of a fire or other cause, must be carried out in accordance with the Planning Program By-Laws in force at the time of this reconstruction or restoration. However, the reconstruction or restoration of this main

residential building is authorized under the following conditions, except in a case where the building demolition was voluntary:

- 1) The dimensions of the lot no longer permit the reconstruction or restoration of the main building outside the shoreline, considering the width of the latter and reconstruction or restoration cannot be reasonably carried out elsewhere on the property (the applicant must demonstrate that the building cannot be moved back or relocated outside the shoreline);
- 2) The subdivision was completed before September 7, 1976;
- 3) The land is not located in an area with high risk of erosion or landslides;
- 4) A minimum protection band of 5 meters must be kept in its current state or returned to its natural state if this was not already the case.

#### **197. Relocation of a Derogatory Construction Protected by Acquired Rights, Situated on the Shoreline**

The relocation of a derogatory construction protected by acquired rights, located on the shoreline of a watercourse or a lake, is authorized under the following conditions:

- 1) The dimensions of the land no longer allow the movement of the main building outside the shoreline, considering the width of the latter and the location of the building cannot reasonably be achieved elsewhere on the property;
- 2) The relocation does not entail an additional encroachment on the shoreline and does not aggravate the derogatory situation;
- 3) It is technically impossible to move the main building away from the shoreline (the applicant must demonstrate that the building cannot be moved back or relocated outside the shoreline);
- 4) The subdivision was completed before September 7, 1976;
- 5) The land is not located in an area with high risk of erosion or landslides;
- 6) A minimum protection band of 5 meters must be kept in its current state or returned to its natural state if it was not already.

#### **198. Applicable Provisions for a Derogatory Main Building, Protected by Acquired Rights, Relative to the Rear Setback for Waterfront Properties**

The following provisions apply to a derogatory principal building protected by acquired rights with respect to the rear setback for waterfront properties, conforming to this By-Law:

- 1) The enlargement of a main building or part of it, is authorized only in the space where the building is erected conforming to this By-Law;
- 2) Notwithstanding the first paragraph, the enlargement of a main building is authorized, in height or as an enlargement of its lateral limits, in the portion of the land not included in the shoreline;

3) The reconstruction or repair of a main building that has been destroyed, has become unsafe or has lost at least half of its value as a result of a fire or other cause, which excludes voluntary demolition, is authorized on the same site to the extent that the foundations have remained in place, that it is technically impossible to increase the distance from the shoreline and that there is no further encroachment into the shoreline;

4) In the event that the work requires the replacement or repair of the foundation, the building must be relocated as far as possible from the high-water mark;

5) The relocation of a derogatory principal building protected by acquired rights is permitted if the relocation does not result in further encroachment within the rear setback for waterfront properties and, to the extent that it is technically impossible to respect the rear setback. In the case where the main building encroaches into the shoreline as a result of its relocation, the provisions relating to the relocation of a derogatory construction protected by acquired rights in the shoreline, apply.

#### **SECTION 11.4 – PROVISIONS RELATIVE TO A DEROGATORY SIGN PROTECTED BY ACQUIRED RIGHTS**

##### **199. Maintenance and Repair of a Derogatory Sign Protected by Acquired Rights**

The maintenance and repair of a derogatory sign protected by acquired rights are authorized.

For the purposes of this article, maintenance and repair include changing the sign's message without changing or enlarging the sign's structure.

##### **200. Enlargement of a Derogatory Sign Protected by Acquired Rights**

The enlargement of a non-conforming sign protected by acquired rights is authorized only if this enlargement has the effect of making the sign conform to this By-Law.

##### **201. Replacement of a Derogatory Sign Protected by Acquired Rights**

The replacement of a non-conforming sign protected by acquired rights is authorized only if this replacement has the effect of making the sign conform to this By-Law.

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## **CHAPTER 12 FINAL PROVISIONS**

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### **SECTION 12.1 – SANCTIONS AND PENALTIES**

#### **202. Sanctions**

Anyone who contravenes the provisions of this By-Law commits an offense.

An offense under this By-Law renders the offender liable to the following fines (in all cases, the court costs of the lawsuit are extra):

	Physical Person		Corporate Person	
	Minimum	Maximum	Minimum	Maximum
<b>First Fine:</b>	\$300	\$1,000	\$600	\$2,000
<b>Repeat Fine:</b>	\$600	\$2,000	\$1,200	\$4,000

The deadlines for the payment of fines and fees imposed under this By-Law and the consequences of failure to pay such fines and fees within the prescribed time, are established in accordance with the *Code de Procédure pénale du Québec* (RSQ, c. 25.1).

If an offense lasts longer than one day, the offense committed on each day constitutes a separate offense and the penalties imposed for each offense can be imposed for each day that the offense continues, in accordance with this article.

### **203. Specific Sanctions for Tree Felling**

Any person who contravenes the provisions of this By-Law, relating to tree felling, commits an offense.

An infraction of this By-Law, concerning tree felling, renders the offender liable to a fine of not less than \$ 500 (in all cases, prosecution costs are extra):

- 1) In the case of tree felling with area of less than one (1) hectare, a minimum amount of \$ 100 and a maximum of \$ 200 per illegally felled tree applies, up to a maximum of \$ 5,000;
- 2) In the case of tree felling with an area of one (1) hectare or more, a minimum fine of \$ 5,000 and a maximum of \$ 15,000 per complete hectare cleared, to which is added, for each fraction of hectare deforested, an amount determined in accordance with the preceding paragraph.

The amounts provided for in the preceding paragraphs are doubled in the event of a repeat offence.

The deadlines for the payment of fines and fees imposed under this By-Law and the consequences of failure to pay such fines and fees within the prescribed time, are established in accordance with the *Code de Procédure pénale du Québec* (RSQ, c. 25.1).

### **204. Civil Law Recourse**

Notwithstanding recourse through penal actions, the Municipality can exercise, before tribunals of jurisdiction, all civil law recourse necessary to have the provisions of this By-Law respected, when the Council deems it necessary, or it can exercise all appeals non-concurrently.

### **205. Penal Actions**

Penal sanctions are instituted, for and on behalf of the Municipality, by the person designated for that purpose by a resolution of the Council.

## **SECTION 12.2 – EFFECTIVE DATE**

### **206. Effective Date**

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

**Annex A: Zoning Plan**

**Annex B: Uses and Standards Specification Grids**

**Annex C: Spring Location and Protection**

**COULDN'T INSERT THE ABOVE DOCUMENTS**