



**ZONING BY-LAW NUMBER 192-2012**

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**March 5th, 2012**

PROVINCE OF QUÉBEC



**THE MUNICIPAL COUNCIL DECREES THE FOLLOWING:**



## ZONING BY-LAW NUMBER 192-2012

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### CHAPTER 1:

**Declaratory, administrative and interpretative provisions**

## **Section 1.1: Declaratory provisions**

### **1.1.1: Title of by-law**

This by-law shall be entitled «*Zoning By-law*» and be known as by-law number 192-2012.

### **1.1.2: Repeal**

This By-law repeals By-law number 98-91 entitled «*Planning Regulations*» as modified by all of its amendments, as well as all inconsistent provisions of any other by-law in force.

This repeal does not affect the permits and certificates legally issued according to the replaced by-law, nor replace the acquired rights before the coming into force of this By-law.

### **1.1.3: Scope of the By-law and affected territory**

This By-law, the provisions of which are binding on all persons, applies throughout the territory of the Municipality of the Township of Harrington.

### **1.1.4: Conflict with other by-laws or laws**

The fact of conforming to this By-law shall not exempt from the requirement to comply with any other Provincial or Federal law or by-law as well as any other municipal by-law applicable to the case.

### **1.1.5: Annexed documents**

1. Annex «1», entitled «Zoning Plan» and comprised of 4 sheets, is an integral part of this By-law;
2. Annex «2», entitled «Specification grids», is an integral part of this By-law;
3. Annex «3», entitled «Elements of interest», is an integral part of this By-law.

### **1.1.6: Adoption section by section**

The municipal council of the Township of Harrington hereby declares that it adopts this By-law chapter by chapter, section by section and article by article, sub-section by sub-section, paragraph by paragraph, in such a way that should a section of this By-law be declared null and void by a tribunal, such a decision would not have any effect on this By-law except in the case where the meaning and the scope of the By-law or one of its provisions would be altered or modified.

## **Section 1.2: Administrative provisions**

### **1.2.1: Administration and enforcement of the By-law**

The administration and enforcement of this By-law are entrusted to any person appointed as «designated officer» by resolution of the municipal council.

### **1.2.2: Powers of the designated officer**

The powers of the designated officer are outlined in the *By-law concerning permits and certificates*.

### **1.2.3: Activities covered**

Following the coming into force of this By-law, any activity (new construction, renovation, enlargement, reconstruction, demolition, moving) on a structure must be carried-out in conformity with this By-law.

The occupation or the use of a structure or a lot (or part thereof) must be carried-out in accordance with this By-law, including the extension or replacement of a use.

The requirement of compliance to this By-law also applies when a permit or certificate is not required.

The conditions of issuance of permits or certificates are defined in the *By-law concerning permits and certificates*.

### **1.2.4: Permits and certificates**

Certain interventions listed in Article 1.2.3 shall be subject to permits and certificates issued by the designated officer. The terms of issuing permits and certificates are defined in the *By-law concerning permits and certificates*.

## **Section 1.3: Interpretative provisions**

### **1.3.1: Interpretation of provisions**

1. When 2 standards or provisions of this By-law apply to a use, building, lot or other subject covered in this By-law, the following rules apply:

- a) The special standard or provision prevails over the general provision;
- b) The more restrictive provision prevails.

2. Unless the context indicates a different meaning, it is understood that:

- a) The use of the verb «MUST» means absolute obligation;
- b) The use of the verb «MAY» means it is optional, except in the expression «MAY NOT» which signifies «MUST NOT»;
- c) The word «WHOEVER» includes any person or corporation.

3. The table of contents and the titles of the chapters, the sections and the articles of this By-law are given to improve the understanding of the text. In case of contradiction between the text and the title(s) concerned or the table of contents, the text prevails;

4. The plans, annexes, tables, graphics and symbols and all forms of expression other than the text proper and contained in this By-law form an integral part for all intents and purposes;

5. In case of contradiction between a table, a graphic and the text, the data in the table or the graphic prevails;

6. In case of contradiction between the specification grids, the text and the Zoning Plan, the specification grids prevails, unless a more restrictive provision is provided in the text;

7. The dimensions, areas and other measures set-out in this By-law are expressed in the international system.

### **1.3.2: Division of the territory into zones**

For the purposes of this By-law, the territory of the Township of Harrington is divided into zones, as identified on the Zoning Plan and annexed to this By-law known as «Annex 1» and is an integral part.

### **1.3.3: Interpretation of the boundaries of the zones**

Unless otherwise indicated, the boundaries of the zones shown on the Zoning Plan coincide with the center line of streets or other roadways, of railways rights of way or of an infrastructure, the median line of a waterway, the limits of lots or the limits of the territory of the Township of Harrington.

When a limit does not coincide with any of these elements and there is no measure indicated, the distances must be taken to scale of the plan: in this case, it must be assumed that the exact limit of a zone is situated at the center of the line separating it from the neighboring zone.

Following a cadastral operation after the coming into force of this By-law, if a lot part of the same property is located partly in one zone and partly in another zone, the most restrictive use authorized in the specification grids applies.

### **1.3.4: Identification of zones**

For identification and reference purposes, each zone is designated by an alphanumeric symbol allowing reference to the different provisions of this By-law and to the pertinent specification grids. The letters used for identifying the zones refer to the main purpose of the zone, either:

URB:	Urban
RU:	Rural
AG:	Agroforestry
F:	Forestry
A:	Agriculture

Every zone is identified by one or more letters and one number, example «URB-101». The number (in hundreds) allows to pin-point the zone throughout the territory.

### **1.3.5: Numbering of the by-law**

The numbering style used in this By-law is as follows:

- 1. Chapter
- 1.1 Section
- 1.1.1 Article
  - 1. Paragraph
  - a) Sub-paragraph

When the text of an Article does not contain any numbering concerning a paragraph or a sub-paragraph, it is considered a clause.

### **1.3.6: Terminology**

Unless otherwise expressly indicated or unless the context indicates a different meaning, the expressions, terms and words have the meaning and the application given to them in the *By-law concerning permits and certificates*.





## ZONING BY-LAW NUMBER 192-2012

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### CHAPTER 2:

Provisions concerning the classification of uses

## **Section 2.1: General provisions**

### **2.1.1: Rule of interpretation**

For the purpose of this By-law, the main uses are grouped together by group, by class and identified by a specific usage code. Unless it is specifically mentioned in more than one class or group, a same use may belong to only one class or one group. The fact of attributing it to a given class or a group automatically excludes it from any other class or group, that is to say:

1. Only the uses expressly permitted in a zone are authorized;
2. A use authorized in a zone is prohibited in all other zones unless expressly authorized;
3. In the absence of a specific use set in a group, a class or a code, the designated officer shall look for the code of usage closest to the intended use (similar use by its characteristics, its nature, its activities and its impacts).

### **2.1.2: Groups, classes and usage codes**

The classification of the uses provided for in this By-law shall be divided into groups of main uses, classes of usage and usage codes, for example:

<u>Group of uses:</u>	<u>Class of uses:</u>	<u>Usage codes:</u>
Commercial (C)	C1	C101, C102, C103, etc.
	C2	C201, C202, C203, etc.

In case of contradiction between the usage code and the description, the description of the use prevails.

### **2.1.3: Specification grids**

This By-law provides specification grids relevant to each zone, and contains the authorized uses and applicable special provisions.

The uses are authorized when a dot (•) can be found at the line of the corresponding class of usage. When one or more specific usage code is indicated in the «specifically authorized use(s)» or «specifically prohibited use(s)», only this code is authorized or prohibited, independently of the other codes belonging to the same class of uses.

The specification grids are shown in Annex 2 of this By-law and are an integral part.

### **2.1.4: Main use**

The following provisions apply to a main use:

1. One main use is permitted per building, unless it is otherwise provided for in this By-law;
2. One main use is authorized per lot, unless it is otherwise provided for in this By-law;
3. The main use may not be situated partly on one lot or part lot and partly on another lot or part lot.

### **2.1.5: Mixed use**

Notwithstanding paragraphs 1 and 2 of Article 2.1.4, the following provisions shall apply when a building contains mixed uses:

1. When indicated in the corresponding specification grids, a main building may contain 2 main uses or more, of which 1 use is from the residential (H) group. The other uses must belong to the class of uses C1 of the commercial (C) group or to the class of uses R1 of the recreational group (R). The maximum number of dwellings is set at one;
2. In a mixed-use building, the dwelling must be accessible by a separate entrance;
3. In a mixed-use building, the dwelling may not be located beneath the commercial (C) group or the recreational (R) group usage.

#### **2.1.6: Multiple uses**

Notwithstanding paragraphs 1 and 2 of Article 2.1.4 the following provisions shall apply when a building contains multiple uses:

1. When indicated in the corresponding specification grids, a main building may contain 2 or more main uses of the public or institutional (P), commercial (C), industrial (I) or recreational (R) class of uses;
2. The main uses authorized must belong to the same group of uses.

#### **2.1.7: Authorized uses throughout the territory**

The following uses are authorized throughout the territory in all zones without any minimal standard concerning building dimensions, unless otherwise indicated in this By-law:

1. Parks, playgrounds, trails, bicycle paths and other green spaces under the jurisdiction of a public organization, including service buildings (sanitary facilities, locker rooms, welcome center) and outdoor sports equipment (soccer, baseball, etc.);
2. Distribution lines for water systems, sewers, gas, electricity, telephone and cable, including wells, water intakes and sources, water tanks, pumping or measuring stations and sub-stations. Electrical equipment necessary for underground networks (pad-mounted transformers, isolating cabinets) are also included;
3. Telephone booths and postal boxes;
4. Public shelters under the jurisdiction of a public body.

#### **2.1.8: Prohibited uses throughout the territory**

Notwithstanding any other provision of this By-law, the following uses are prohibited throughout the territory of the Township of Harrington:

1. A residential use consisting of more than 1 dwelling or a usage known as «mobile home»;
2. A «flea market» type of use;
3. Commercial use on a grand scale including commercial centers of medium and large areas and «commercial strips»;
4. An industry with environmental impact (heavy industry);
5. Activities related to composting and septic tank sludge treatment and other materials;
6. All activities related to sanitary landfill and all new sanitary landfills or dry material sites. Eco-centers and recovery centers are authorized provided the use is authorized in the corresponding specification grids.

## Section 2.2: Classification of main uses

### 2.2.1: «Residential (H) » group

A «Residential » use must be carried out inside a main building.

1. Are part of the «H1» Class: single family dwellings, that is buildings with only one dwelling.

### 2.2.2: Commercial (C) group

1. Are part of the «C1» Class (local commerce, retail sales and professional services), businesses offering goods and services needed to meet the current needs of the population. These uses must be carried out inside of the main building.

Usage code	Description
C101	Convenience type store (dépanneur)
C102	General and specialty food store: grocery, food market, pastry shop, bakery, butcher, fish market, fruit store, cheese store, natural food stores, wine and spirits.  In addition, manufacturing activities of food products onsite are permitted provided they occupy less than 50 % of the floor area of the main use.
C103	Specialized products stores: pharmacy, florist, stationery, office supplies, bookstore, design shop, art and artisan (creation and sale), fabric shop, antique shop, small animal shop, music store, jewelry store, sports equipment and accessory shop, hardware store (without lumber yard), gift and souvenir shop, sales through catalogue.
C104	Specialized service stores: video shop, laundry, hairdresser, aesthetics and body care, tanning studio, photography studio, frame shop, travel agency, costume rental shop, catering (without consumption on site or at the counter).
C105	Boutique and workshop occupied by one of the following specialties: sewing workshop, dry cleaner, dyer, tailor, shoemaker, upholsterer, milliner, repairman of radios, televisions and other small appliances or electronics.

C106	Financial and banking services: bank, credit union, financial and insurance services, brokerage office (securities and real estate).
C107	Office and professional services: professional offices (professions within the meaning of the <i>Professional Code</i> ), various service offices, business management.  Offices and services relating to construction (contractors, electricians, etc.) are authorized as long as there are only administrative activities inside the building, and no parking of vehicles or storage of commercial vehicles or heavy vehicles, tool vehicles or any other work or service vehicle.
C108	Community or meeting hall, reception hall, social club and office of an association or organization.
C109	Recording studio, studio for musicians, workshop or studio for artists and artisans.
C110	Medical and health services: office for health professionals, medical clinic.
<b>Usage code</b>	<b>Description</b>
C111	Health center, spa or body care
C112	Veterinary clinic for small domestic animals, grooming services.
C113	Art and artisan gallery, studio and workshop for artists and artisans.
C114	Establishment where the main activity is the showing of cultural performances, such as an interpretation and exhibition center, dance studio, theater, museum (local features), and where the service of consumption of beverages (alcoholic or not) is only secondary.

	Major cultural equipment of a permanent nature serving a regional clientele (MRC) and not related to the local specificity, for example, a hall with more than 300 seats, museum and others, are prohibited.
C115	Private educational school and training centers such as: music, dance, martial arts (and other physical sport and physical activities not requiring fitness equipment), personal growth, crafts, driving school.
C116	Funeral parlor, crematorium, columbarium.
C117	Commercial indoor recreation, such as physical fitness, curling clubs, bowling alleys, pool halls.  In addition, restaurants, bars, reception halls and boutiques of articles and specialized clothing (connected to the main activity) are authorized provided that they do not occupy more than 25 % of the floor area.

2. Are part of «C2» Class (restauration and lodging), the following restauration and lodging establishments. These uses must be carried out inside the main building and outside storage is not authorized.

Usage code	Description
C201	Establishment where the main activity is serving meals to be consumed on site or not, with or without consumption of beverages (alcohol or not), such as restaurants, cafes, bistros, brasseries, minute counter, including establishments with drive-thru service.
C202	Establishment where the main activity is the service of beverage consumption (alcoholic or not), such as bars and discotheques.
C203	Milk bar.

C204	<p>Lodging establishment offering a maximum of 20 rooms or units for rent such as inns, hotels, motels, etc.</p> <p>In addition, this type of use may include the following services for its clientele: restaurant, bars, meeting rooms, indoor and outdoor sporting and leisure equipment, health, spa or body care center.</p>
<b>Usage code</b>	<b>Description</b>
C205	<p>Lodging establishment offering a maximum of 100 rooms or units for rent such as inns, hotels, motels, etc.</p> <p>In addition, this type of use may include the following services for its clientele: restaurant, bars, meeting rooms, indoor and outdoor sports and leisure equipment, health, spa or body care center.</p>
C206	<p>Tourist residence such as apartments, cottages or houses for rent.</p> <p>When there is a grouping of apartments, cottages or houses for rent, the following services are authorized as an accessory for the clientele: restaurant, bars, meeting rooms, indoor and outdoor sports and leisure equipment, health, spa or body care center.</p>

- Are part of «**C3**» **Class** (heavy trade and para-industrial activity), businesses and operations offering the goods and services mentioned below, and where the main use shall be carried out inside of the main building. In all cases, outdoor storage must be accessory to the main use and must be specifically authorized in the specification grids. In addition, special provisions apply to the display of goods.

<b>Usage code</b>	<b>Description</b>
C301	<p>Renovation and hardware center with or without lumber yard (including the sale of construction materials, electrical equipment and apparatus, plumbing, heating, air conditioning and other mechanical systems).</p>

C302	Businesses that sell pools, spas or sheds.
C303	Nursery, garden center.
C304	Businesses that sell and rent small or large tools.
C305	Offices and excavating services related to construction and to the maintenance of buildings (contractors, plumbers, electricians, landscaping, etc.) including the parking or storage of commercial vehicles, heavy equipment, tool vehicles or any other work or service vehicle in accordance with the requirements provided in this By-law.
C306	Storage operation of construction materials and other miscellaneous materials (in bulk or not).
C307	Multipurpose warehouse for lease (indoor domestic storage).
C308	Commercial retail sale of funeral monuments and tombstones.
C309	Business of sales and service of trailers, caravans, motor homes, boats or other new or used recreational vehicles.

Usage Code	Description
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C310	Business that sells, rents or services heavy equipment or construction equipment including trailer trucks and heavy vehicles.
C311	Business that sells new and used automobiles and where rental, maintenance and resale of used vehicles are incidental to the sale of new vehicles.
C312	Business that sells new car parts, with or without installation.
C313	Business that rents motor vehicles, small trucks and trailers.
C314	Maintenance and repair shop for motor or pleasure vehicles (mechanical, body shop, painting, anticorrosion treatment).

4. Are part of the «C4» Class (petroleum services), businesses or services intended for or related to petroleum services for automotive vehicles. The main use must be carried out inside the main building. In all cases, outdoor storage must be an accessory use to the main use and must specifically be authorized in the specification grids.

Usage code	Description
C401	Gas station with or without a manual car wash
C402	Business combining a 'convenience' type store with or without a restaurant and a gas station with or without a manual car wash.
C403	

	<p>Business combining a gas station (with or without a manual car wash) and the servicing of automotive vehicles (diagnosis of mechanical problems, greasing of cars, changing of tires and minor emergency repairs, replacement of faulty parts not requiring major repairs).</p> <p>The term 'repair' excludes body work, disassembly or assembly of a vehicle, welding, sanding or painting.</p>
C404	Manual car wash.

5. Are part of «**C5**» **Class** (businesses of an erotic nature), establishments exploiting the nude body of persons, either of breasts if it concerns a woman or the genital parts if it concerns a man or a woman. The main use must be carried out inside the main building.

Usage code	Description
C501	Establishment of an erotic nature (includes establishments that present shows of an erotic nature, of films or audiovisual material with the mention «explicit sexuality» or an association promoting sexual relations of people.

### 2.2.3: Industrial (I) Group

1. Are part of the «**I1**» **Class** (light industry and artisan without environmental impact), businesses that make materials or products, transform or assemble materials, whose main use is carried out inside the main building. This class of uses excludes the first transformation of materials, except for food. By the nature of their activities, these businesses do not have any impact on the neighborhood.

In all cases, outdoor storage must be accessory to the main use and specifically authorized in the specification grids.

These businesses may, in addition, include activities of repair or maintenance, of distribution, of wholesale and shipping to transformation centers, of products usually made by the business.

Usage code	Description
I101	Research and development center, specialized laboratory.
I102	Food industry, including packaging and distribution (excluding a slaughter house and animal transformation industry).

I103	Electronics industry, computer hardware and peripherals.
I104	Clothing manufacturing industry and other textile materials (various fabrics and household linens).
I105	Window and door industry, kitchen cabinets, furniture and furnishings and other related activities or manufacturing.
I106	Manufacturing industry of sports goods, toys and games.
I107	Manufacturing of plastics materials and rubber.
I108	Industry related to the transportation of material and machinery.
I109	Sign and display industry.
I110	Industry and craft workshop for metals and non-metallic products (ceramic, clay, glass).
I111	Industry and craft workshop for metals and metallic products (artisanal in nature).
I112	Industry and craft workshop for jewelry, gold and silver.
I113	Carpentry, machining, welding or electrical workshops.

I114	Printing industry, publishing and related activities.
I115	Industry related to natural resources or forestry (such as portable sawmill, ground water bottling plant, exploitation of aquifers).

2. Are part of the «I2» Class (extractive industries) the following natural resource exploitation activities:

Usage code	Description
I201	Sand pit.
I202	Gravel pit.

#### 2.2.4: Public and institutional (P) groups

1. Are part of the «P1» Class the following institutional , government and public or private uses and services:

Usage code	Description
P101	Local healthcare and social service establishments, including intermediate resources and family type resources.
P102	Child care services and daycares.

P103	Teaching establishments and training centers.
P104	Government services, para-government services, public and municipal organizations (town hall, community center and other municipal buildings) for local use.
P105	Information booths for tourists
P106	Places for worship, cemetery.

2. Are part of the «P2» Class, the following uses connected to public utility services:

Usage code	Description
P201	Civil security and emergency services: police stations and fire halls.
P202	Warehouses and service centers for public work services and other municipal services (warehouse, workshops, plants and municipal garages).
P203	Public parking.
P204	Warehouses, distribution (service) and maintenance centers for electrical, telephone, and gas companies and other public services.
P205	Eco-center and recovery center.

### 2.2.5: Recreational (R) group

1. Are part of the «R1» Class, extensive recreational uses and activities, such as:

Usage code	Description
R101	<p>Multifunctional trails, including bicycle paths, walking paths, equestrian trails, cross-country ski trails, interpretative trails.</p> <p>In addition, these activities may include service buildings for its clientele (sanitary facilities, locker rooms, hospitality office).</p>
R102	Nature interpretation center, rest area.
R103	Conservation activities: cleaning, maintenance, implementation of ecological and interpretative works designed to manage the environment.
R104	Rustic camping
R105	Basic furnished lodgings such as camps, tents and wigwams.

2. Are part of «R2» Class, the intensive recreational uses and activities, as well as certain lodging establishments, such as:

Usage code	Description
R201	Outdoor extensive recreation activities that require large spaces and equipment, such as a golf course, a driving range, tennis courts, an archery field.

	In addition, restaurants, bars, reception halls, boutiques with specialized articles and clothing (connected to the main activity) and equipment rental services (connected to the activity offered by the usage) are authorized.
R202	Mini-golfs.
R203	Vacation resorts.
R204	Camping establishment (trailers, motor homes, tents).  In addition and for the comfort of the clientele only, the following uses are authorized: restaurant, community hall, laundry, convenience store, sanitary facilities, service and administrative buildings.
R205	Activities related to water activities such as kayaking, rafting and canoeing.

**2.2.6: Agricultural (A) Group:**

1. Are part of the «**A1**» Class: the agricultural activities authorized in accordance with *An Act respecting the preservation of agricultural land and agricultural activities*:

Usage code	Description
A101	Agricultural activities within the meaning of <i>An Act respecting the preservation of agricultural land and agricultural activities</i> .

	In addition, country tables are authorized.
A102	Processing and packaging industry of agricultural products.

2. Are part of «A2» Class, agricultural, forestry, livestock and boarding of certain animals uses, such as:

Usage code	Description
A201	Forestry activities, including silvicultural operations, maple syrup production and planting trees.
A202	Processing and packaging industry of forestry products.
A203	Green-house cultivation or soil cultivation. In addition, country tables are authorized.
A204	Raising and boarding of farm animals.  In addition, country tables are authorized.
A205	Kennels and animal pounds.



### **Section 2.3: Accessory uses**

#### **2.3.1: Accessory uses for a use other than residential or agricultural use**

The authorization of a main use (other than for a «residential» or «agricultural» use) implies the authorization of uses that are usually incidental to, provided they respect all the provisions of this By-law.

#### **2.3.2: Accessory uses to a use in the agricultural (A) Group**

When a use that is part of the Agricultural Group is authorized in the corresponding specification grids, the uses that are usually an accessory are authorized, in addition to the following uses, for which special conditions of implementation and practice are specified in Chapter 10 of this By-law concerning the special provisions to certain uses:

1. A retail sale use of products related to agricultural or forestry resources;
2. Industrial artisanal or semi-artisanal activities in connection with the food industry.

#### **2.3.3: Accessory uses to a residential (H) group**

When indicated in the corresponding specification grids, the following uses are authorized as an accessory use to a use in the residential (H) group:

1. Professional or commercial services practiced at home;
2. A workshop for artists or artisans (such as workshops for carpentry, sculpture, painting, ceramic, woodworking, bakery, pastry shop, etc.);
3. An additional dwelling;
4. A recording studio;
5. A Bed and Breakfast;
6. A Bed and Breakfast (agricultural producer);
7. Country table;
8. A booth for the sale of local farm produce;
9. A hobby farm.

The implementation conditions and requirements of authorized accessory uses are specified in Chapter 10 of this By-law concerning special provisions for certain uses.

## **Section 2.4: Temporary uses and buildings**

### **2.4.1: Authorized temporary uses**

The temporary use of a building and a lot for an outdoor and indoor public market, circus, traveling show, non-motorized race, fair, show, dance, theater, filming a movie, exhibitions, expositions (arts and crafts), outdoor public performance or other temporary activities are authorized, subject to obtaining a certificate of authorization.

### **2.4.2: Authorized temporary buildings or structures**

The authorized temporary buildings or structures are the following (unless otherwise indicated, these buildings shall be subject to obtaining a certificate of authorization. The provisions provided in this By-law concerning signage apply):

1. A temporary building required at a construction site, under the following conditions:
  - a) It must be installed on the construction site;
  - b) The maximum duration is 12 months;
  - c) The temporary building may not be used for habitation;
  - d) It may be installed up to a maximum of 14 days before the start of the construction work;
  - e) It must be removed at the latest 14 days after the end of the construction work, or in the case of an interruption of the work of more than 3 months, or on the date of expiration of the certificate of authorization: the most restrictive provision applies.
2. A temporary building required to sell houses or lots in the case of a housing development project of more than 10 houses or lots, under the following conditions:
  - a) It must be installed on a lot included in the housing development project;
  - b) The building may not be used for habitation;
  - c) The maximum duration is 12 months;
  - d) They must be removed up to a maximum of 14 days after the end of the work or on the date of expiration of the certificate of authorization: the most restrictive provision applies.
3. In all zones, with the exception of «Residential» zones, a temporary building required to temporarily relocate employees or transfer belongings during the renovation or enlargement of a building, under the following conditions:
  - a) A permit must have been issued by the designated officer for the renovation or enlargement work;
  - b) The temporary building must be installed on the same lot as the renovated or enlarged building;
  - c) The temporary building is authorized for a maximum period of 12 months and must be removed at the latest 5 days before the end of the work or on the expiration of the certificate of authorization: the most restrictive provision applies.
4. A temporary car shelter is authorized at all times. Chapter 3 of this By-law provides the provisions concerning their implementation in yards and setbacks;
5. Covers are authorized at all times. Chapter 3 of this By-law specifies the provisions concerning their implementation in yards and setbacks;
6. Snow fences are authorized from November 1st of one year to April 15th of the following year. Outside of this period, they shall be stored in an enclosed area;
7. Fences used to delimit areas to be protected during work are permitted during the construction work;
8. A trailer, as a temporary use, is only authorized in a campground, except when occasionally authorized for special events or authorized temporary activities. A trailer is never authorized for permanent use.

### **2.4.3: Special provisions for temporary displays and outdoor sales**

Temporary outdoor displays and sales are authorized under the following conditions:

1. The outdoor display and outdoor sale must be carried out on a temporary basis;
2. Outdoor display is authorized in all zones, except for a «Residential» or « industrial» use;
3. The temporary outdoor display and the temporary outdoor sale must be done on the same lot as the main use in question;

4. The outdoor display must not encroach on a parking space, except if the parking space or circulation alley is not needed to conform to the provisions of this By-law concerning the minimum number of parking spaces required;
5. The outdoor display must not prevent pedestrians from accessing a door;
6. The outdoor display must directly be linked to the products and services of the main building and must operate within the normal working hours or operation of the establishment (the objects must be removed during the off hours of the establishment);
7. The counter panels and any other items used to showcase the products and services must be removable and be located at a maximum height of 1.25 meters from the average ground level, with the exception of clothes racks;
8. The area of the outdoor display must not exceed 10 % of the area of implementation of the main building or the establishment in question;
9. Chapter 3 of this By-law provides provisions concerning their implementation in yards and setbacks.

#### **2.4.4: Special provisions for itinerant or ambulant sales**

The temporary use of a building and a lot for the itinerant or ambulant sale of Christmas trees, flowers or produce and agricultural products (fruits and vegetables) is authorized in the zones adjacent to Route 327, under the following conditions:

1. The sale must take place on a lot whose main use is part of the commercial group;
2. The seller must obtain written authorization from the owner of the lot on which he wishes to make his sales;
3. The sale of Christmas trees is authorized from December 1st, and such, for a maximum of 30 days. For other products, the sale is authorized for a maximum of 30 days;
4. The outdoor display must not encroach on a parking space, except if the parking space or circulation alley is not needed to conform to the provisions of this By-law concerning the minimum number of parking spaces required.
5. The outdoor display must not prevent pedestrians from accessing a door;
6. The sale must take place during the regular working hours or hours of operation of the establishment;
7. The counter panels and any other items used to showcase the products and services must be removable and be located at a maximum height of 1.25 meters from the average ground level;
8. The area of the outdoor display must not exceed 10 % of the area of the implementation of the main building or the establishment in question;
9. Sales may take place in all yards and setbacks, at a minimum distance of 5 meters from the front line of a lot and 3 meters from the lateral and rear lines of the lot;
10. The usage requires a certificate of authorization;
11. The sale of any other object, product or service is prohibited.



## **ZONING BY-LAW NUMBER 192-2012**

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### **CHAPTER 3:**

**Provisions concerning the implementation of main and accessory buildings**

## **Section 3.1: Implementation of main buildings**

### **3.1.1: Method of implementation**

The methods of implementation authorized in each of the zones are detailed in the specification grids:

1. A detached building is a building that is implemented set back from the lateral limits of the lot and benefits from natural light on all sides;
2. A semi-detached building is a building implemented on one of the lateral limits of the lot and is adjoining (adjoining wall) with another building implemented in similar fashion on the adjacent lot and benefits from natural light on at least 3 of its sides;
3. An attached building is a building implemented on the 2 lateral limits of the lot, and is adjoining (adjoining wall) and that benefits from natural light on at least two of its sides.

### **3.1.2: Number of main buildings**

For all uses, only one main building is authorized per lot. This provision does not apply to buildings that are part of an integrated project.

### **3.1.3: Location of main buildings**

A main building shall not be located partly on one lot and partly on another lot.

### **3.1.4: Moving of main or accessory buildings**

It is permitted to move a main or accessory building outside of the lot where it is established. The following provisions apply:

1. The foundations which will receive the building must be erected before moving the building;
2. The lot on which the building was erected must be put back into its natural state within 10 days following the moving of the building. A safety fence of a minimum height of 1.80 meters shall be installed in such a way as to prevent access when a foundation is present.

### **3.1.5: Number of dwellings per building**

The maximum number of dwellings per main building is stated in the specification grids.

For the purpose of calculating the number of dwellings authorized per building, when an additional dwelling is authorized, the latter is not calculated in the maximum number of dwellings authorized per building. This provision also applies to tourist accommodations and to rooms.

### **3.1.6: Implementation rate**

The maximum implementation rate of a building on a lot is detailed in the specification grids. The implementation rate applies only to the main building or to all of the main buildings authorized on a lot by this By-law.

### **3.1.7: Orientation of main buildings**

The main façade of any main building shall be oriented according to an axis varying between 0 to 30 degrees in relation to the front line of the lot.

## **Section 3.2: General provisions concerning yards and setbacks**

### **3.2.1: Permanence of minimum setbacks**

The requirements or setbacks established in virtue of this By-law are mandatory, continuous and prevail for as long as lasts the use for which it is enacted.

Except in the case of an expropriation, any modification of the lot that renders the construction non-conforming and involves a reduction of a setback below the required minimum is prohibited.

### **3.2.2: Minimum setback**

The minimum front, lateral, total lateral and rear setbacks are determined in the specification grids.

### **3.2.3: Calculation of setbacks**

The following provisions apply for the calculation of applicable setbacks:

1. The calculation of the setbacks is made starting at the lot lines or where the construction or constructions are located;
2. The calculation of the setbacks is made starting at the exterior face of the exterior wall of the building, including the projection created by the exterior cladding provided the projection does not surpass by more than 10 cm, to the limit of the lot line referred to in the By-law;
3. When the face of the exterior wall includes one or more juts or recesses, the calculation of the margins is made from the closest point of the lot line in question.

### **3.2.4: Secondary front setbacks and yards**

In the case of a corner lot (lot situated at the intersection of more than one street), one of the two setbacks or yards defined as «front setback» or «front yard» must be considered as a «secondary front setback» or a «secondary front yard».

For the application of the prescribed setbacks in the specification grids, the secondary front setback corresponds to the norm prescribed for the front setback.

### **3.2.5: Minimum distance from a snowmobile trail**

Despite the minimum setbacks prescribed in the specification grids, a residential use may not be located less than 30 meters from a snowmobile trail. The distance is calculated from the central line of the snowmobile trail.

### **Section 3.3: Uses, buildings, structures and accessory equipment in yards and setbacks.**

#### **3.3.1: General rule**

A use, a building, a structure or accessory equipment may be implemented on a lot under the following circumstances and conditions:

1. On a lot which is occupied by a main building;
2. On a lot on which there is not a main building but whose main use is the following:
  - a) Public and institutional;
  - b) Recreational;
  - c) Agriculture.

A use, a building, a structure or accessory equipment may not be located on a lot and partly on another lot.

#### **3.3.2: Method of implementation of accessory buildings**

An accessory building must be implemented separately from the main building for all uses.

Unless otherwise specified in the tables of the present section or this By-law, the minimum distance between a non-adjointing accessory building and the main building is 3 meters and the minimum distance between two accessory buildings is 1.5 meters.

(Amendment By-law 201-2012: came into force 15-02-2013).

Unless otherwise specified in the tables of Section 3.3, a minimum setback between an accessory building and the lot line of 3 meters must be maintained.

#### **3.3.3: Interpretation of the tables**

The tables in this section gives the authorized or prohibited uses, buildings, structures and accessory equipment to the main building, in the yards and setbacks in relation to the different groups of uses.

In the case where a use, building, structure or accessory equipment is authorized, it is written «yes» in the tables included in this section, and when it is prohibited, it is written «no» in the yard column and the corresponding setback (front, secondary front, lateral or back).

The tables also provide certain particular provisions concerning the minimum encroachment distance of the lot line, the minimum distance of the street line, the maximum encroachment authorized in the setback and the minimum distance from a main building (if different from the provisions provided in Article 3.3.2).

In the case where it is indicated in the tables to «see grids», this means that the prescribed setbacks for the main building also apply to structures, buildings or accessory equipment in question.

Other particular provisions to uses, structures, buildings and accessory equipment are provided in this By-law. The provisions relating to parking spaces, loading and unloading spaces and driveways are provided in Chapter 6 of this By-law.



### 3.3.4: Residential uses

When the main use of the lot is «residential», uses, structures, buildings and accessory equipment are authorized in the yards and setbacks under the following conditions (this article also applies to residences in the agricultural zone):

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
1.Sidewalk, alley, ramp and lift apparatus	yes	yes	yes	yes
2.Plantation, fence, hedge, low wall and wall	yes	yes	yes	yes
Minimum distance from the street line	1 m	1 m	-	-
3.Canopy, cornice, awning and eaves	yes	yes	yes	yes
Minimum distance from the lot line	50 cm	50 cm	3 m	3 m
Minimum encroachment in the setback	2 m	2 m	2 m	2 m
4.Bay window	yes	yes	yes	yes
Minimum distance from the lot line	50 cm	50 cm	2 m	2 m
Maximum encroachment in the setback	0.65 m	0.65 m	0.65 m	0.65 m
5.Chimney	yes	yes	yes	yes

6. Outdoor lighting system	yes	yes	yes	yes
Minimum distance from the lot line	1 m	1 m	1 m	1 m
7. Exterior sign  (See provisions in Chapter 7)	yes	yes	no	no

<b>Authorized use, building, structure and accessory equipment</b>	<b>Yard/front setback</b>	<b>Yard/secondary front setback</b>	<b>Yards/lateral setbacks</b>	<b>Yard/rear setback</b>
8. Temporary winter shelter for automobiles  Minimum distance from a lot line	yes  1 m	yes  1 m	yes  1 m	yes  1 m
9. Cover	yes	yes	yes	yes

Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
10. Detached private garage	yes	yes	yes	yes
Minimum distance from a lot line	See Article 3.4.2	See Article 3.4.2	See Article 3.4.2	See Article 3.4.2
11. Attached private garage and carport for automobiles	yes	yes	yes	yes
Minimum distance from a lot line	see grids	see grids	see grids	see grids
12. Exterior stairway giving access to ground floor (not exceeding 2 meters in height)	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
13. Non enclosed exterior stairway giving access to basement, to 1 <sup>st</sup> floor and upper floors, located at more than 2 meters from the average ground level	no	no	yes	yes
Minimum distance from a lot line	-	-	3 m	3 m
Maximum encroachment in the setback				

	-	-	2 m	2 m
14. Gallery, balcony and porch	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
15. Veranda	yes	yes	yes	yes
Minimum encroachment in the setback	0 m	0 m	0 m	0 m
16. Gazebo	no	yes	yes	yes
Minimum distance from a lot line	-	2 m	2 m	2 m
17. Pergolas	no	yes	yes	yes

Minimum distance from a lot line	-	1 m	1 m	1 m
18. Patio	no	yes	yes	yes
Minimum distance from a lot line	-	2 m	2 m	2 m
19. Domestic greenhouse	See Article 3.4.2	yes	yes	yes
Minimum distance from a lot line	-	1 m	1 m	1 m
20. Shed	See Article 3.4.2	yes	yes	yes
Minimum distance from a lot line	-	1 m	1 m	1 m
21. Firewood, including its shelter	See Article 3.4.2	yes	yes	yes
Minimum distance from a lot line	-	1 m	1 m	1 m
22. Pool and spa (including access platforms and accessory equipment)	no	yes	yes	yes
Minimum distance from a lot line	-	1.2 m	1.2 m	1.2 m
Minimum distance from the main building (for pool only)	-	2 m	2 m	2 m

23. Water garden	yes	yes	yes	yes
Minimum distance from a lot line	2 m	2 m	2 m	2 m

<b>Authorized use, building, structure and accessory equipment</b>	<b>Yard/front setback</b>	<b>Yard/secondary front setback</b>	<b>Yards/lateral setbacks</b>	<b>Yard/rear setback</b>
24. Outside fireplace	no	no	yes	yes
Minimum distance from a lot line	-	-	5 m	5 m
Minimum distance from a main building	-	-	7.5 m	7.5 m
25. Air conditioning apparatus, heat pump, heating and ventilation equipment, natural gas and propane cylinders, oil tank, generator, solar panel, ventilation duct	no	no	yes	yes
Minimum distance from a lot line	-	-	2 m	2 m
26. Conduits for electrical entrance and meter (water, electric and gas)	no	no	yes	yes
Minimum distance from a lot line	-	-	0.65 m	0.65 m

27. Antenna attached to building (domestic use)	no	no	yes	yes
Minimum distance from a lot line	-	-	1 m	1 m
28. Antenna not attached to building (domestic use)	no	no	yes	yes
Minimum distance from a lot line	-	-	2 m	2 m
29. Domestic windmill  (See special provisions)	no	no	no	yes
30. Clothesline	no	no	yes	yes
31. Garbage and recycling bins	no	no	yes	yes
Minimum distance from a lot line	-	-	1.5 m	1.5 m

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
<p>32. Composting area</p> <p>Minimum distance from the lot line</p>	no	no	no	yes
<p>33. Children's play structures and playhouses</p> <p>Minimum distance from the lot line</p>	no	no	yes	yes
<p>34. Other buildings, structures and accessory equipment</p> <p>Minimum distance from the lot line</p>	no	yes	yes	yes



### 3.3.5: Commercial uses

When the main use of the lot is «commercial», uses, structures, buildings and accessory equipment are authorized in the yards and setbacks under the following conditions:

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
1.Sidewalk, alley, ramp and lift apparatus	yes	yes	yes	yes
2. Plantation, fence, hedge, low wall and wall	yes	yes	yes	yes
Minimum distance from the lot line	1 m	1 m	-	-
3. Canopy, cornice, awning and eaves	yes	yes	yes	yes
Minimum distance from the lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m

4. Bay window	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	2 m	2 m
Maximum encroachment in the setback	0.65 m	0.65 m	0.65 m	0.65 m
5. Chimney	yes	yes	yes	yes
6. Outdoor lighting installation	yes	yes	yes	yes
Minimum distance from the lot line	1 m	1 m	1 m	1 m
7. Exterior sign  (See provisions in Chapter 7)	yes	yes	yes	no

	<b>Yard/front</b>	<b>Yard/secondary</b>	<b>Yards/lateral</b>	<b>Yard/rear</b>
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Authorized use, building, structure and accessory equipment	setback	front setback	setbacks	setback
8. Outdoor display  Minimum distance from the lot line	yes  1 m	yes  1 m	yes  1 m	yes  1 m
9. Outdoor storage  Minimum distance from the lot line	no  -	no  -	yes  1 m	yes  1 m
10. Outdoor café  Minimum distance from the lot line	yes  1 m	yes  1 m	yes  2 m	yes  2 m
11. Outdoor stairway giving access to the ground floor (not exceeding 2 meters in height)  Minimum distance from a lot line  Maximum encroachment in the setback	yes  50 cm  2 m	yes  50 cm  2 m	yes  3 m  2 m	yes  3 m  2 m
12. Non enclosed outdoor stairway giving access to the basement, 1 <sup>st</sup> floor and upper floors located at more than 2 meters from the average ground level  Minimum distance from a lot line	no  -	no  -	no  -	yes  3 m

Maximum encroachment in the setback	-	-	-	2 m
13. Gallery, balcony and porch	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
14. Veranda	no	yes	yes	yes
Maximum encroachment in the setback	-	0 m	0 m	0 m

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
15. Storage building	no	yes	yes	yes
Minimum distance from the lot line	-	3 m	3 m	3 m

16. Cover	yes	yes	yes	yes
Minimum distance from the lot line	50 cm	50 cm	3 m	3 m
17. Water garden	yes	yes	yes	yes
Minimum distance from the lot line	2 m	2 m	2 m	2 m
18. Air conditioning apparatus, heat pump, heating and ventilation equipment, natural or propane gas cylinder, oil tank, generator, solar panel, ventilation duct	no	no	yes	yes
Minimum distance from a lot line	-	-	2 m	2 m
19. Electrical transformer station and other electrical or mechanical equipment	no	no	no	yes
20. Antenna not attached to building	no	no	yes	yes
Minimum distance from a lot line	-	-	1 m	1 m

21. Antenna attached to building	no	no	yes	yes
Minimum distance from a lot line	-	-	1 m	1 m

<b>Authorized use, building, structure and accessory equipment</b>	<b>Yard/front setback</b>	<b>Yard/secondary front setback</b>	<b>Yards/lateral setbacks</b>	<b>Yard/rear setback</b>
22. Conduits for electrical entrance and meter (water, electric and gas)	no	yes	yes	yes
Minimum distance from a lot line	-	0.65 m	0.65 m	0.65 m
23. Bin and container for garbage and recycling materials	no	no	yes	yes
Minimum distance from a lot line	-	-	1.5 m	1.5 m

<p>24. Composting area</p> <p>Minimum distance from a lot line</p>	<p>no</p> <p>-</p>	<p>no</p> <p>-</p>	<p>yes</p> <p>2 m</p>	<p>yes</p> <p>2 m</p>
<p>25. Guard house / security</p> <p>Minimum distance from a lot line</p>	<p>yes</p> <p>5 m</p>	<p>yes</p> <p>5 m</p>	<p>yes</p> <p>5 m</p>	<p>yes</p> <p>5 m</p>
<p>26. Other building, structure and accessory equipment</p> <p>Minimum distance from a lot line</p>	<p>no</p> <p>-</p>	<p>yes</p> <p>3 m</p>	<p>yes</p> <p>3 m</p>	<p>yes</p> <p>3 m</p>

### 3.3.6: Industrial uses

When the main use of the lot is «industrial», uses, structures, buildings and accessory equipment are authorized in the yards and setbacks under the following conditions:

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
1. Sidewalk, alley, ramp and lift apparatus	yes	yes	yes	yes
2. Plantation, fence, hedge, low wall and wall	yes	yes	yes	yes
Minimum distance from the street line	1 m	1 m	1 m	1 m
3. Canopy, cornice, awning and eaves	yes	yes	yes	yes
Minimum distance from the lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
4. Bay window	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	2 m	2 m
Maximum encroachment in the setback	0.65 m	0.65 m	0.65 m	0.65 m
5. Chimney	yes	yes	yes	yes



6. Outdoor lighting installation	yes	yes	yes	yes
Minimum distance from the lot line	1 m	1 m	1 m	1 m
7. Outdoor sign  (See provisions in Chapter 7)	yes	yes	yes	no

<b>Authorized use, building, structure and accessory equipment</b>	<b>Yard/front setback</b>	<b>Yard/secondary front setback</b>	<b>Yards/lateral setbacks</b>	<b>Yard/rear setback</b>
8. Outdoor storage  Minimum distance from the lot line	no  -	no  -	yes  2 m	yes  2 m
9. Outdoor stairway giving access to the ground floor (not exceeding 2 meters in height)	yes	yes	yes	yes

Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
10. Non enclosed outdoor stairway giving access to basement, 1 <sup>st</sup> floor and upper floors, located at more than 2 meters from the average ground level	no	no	yes	yes
Minimum distance from a lot line	-	-	3 m	3 m
Maximum encroachment in the setback	-	-	2m	2 m
11. Cover	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
12. Gallery, balcony and porch	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
13. Storage building	no	yes	yes	yes
Minimum distance from a lot line	-	3 m	3 m	3 m
14. Electrical transformer station and other electrical or mechanical equipment	no	no	no	yes

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Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
15. Air conditioning apparatus, heat pump, heating and ventilation equipment, cylinder of natural or propane gas, oil tank, generator, solar panel, ventilation duct  Minimum distance from a lot line	no  -	no  -	yes  2 m	yes  2 m
16. Electrical entrance conduit and meter (water, electrical and gas)  Minimum distance from a lot line	no  -	yes  0.65 m	yes  0.65 m	yes  0.65 m
17. Antenna attached to building  Minimum distance from a lot line	no  -	yes  1 m	yes  1 m	yes  1 m

18. Antenna not attached to building	no	no	yes	yes
Minimum distance from a lot line	-	-	1 m	1 m
19. Guard house / security	yes	yes	yes	yes
Minimum distance from a lot line	5 m	5 m	5 m	5 m
20. Bin and container for garbage and recycling materials	no	no	yes	yes
Minimum distance from a lot line	-	-	3 m	3 m
21. Gas station for the sole purpose of supplying vehicles belonging to the industry	no	no	yes	yes
Minimum distance from a lot line	-	-	5 m	5 m

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
<p>22. Other building, structure and accessory equipment</p> <p>Minimum distance from a lot line</p>	<p>no</p> <p>-</p>	<p>yes</p> <p>3 m</p>	<p>yes</p> <p>3 m</p>	<p>yes</p> <p>3 m</p>

### 3.3.7: Public and institutional uses

When the main use of the lot is «public or institutional», uses, structures, buildings and accessory equipment are authorized in the yards and setbacks, under the following conditions:

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
1. Sidewalk, alley, ramp and lift apparatus	yes	yes	yes	yes
2. Plantation, fence, hedge, low wall	yes	yes	yes	yes
Minimum distance from the street line	1 m	1 m	-	-
3. Canopy, cornice, awning and eaves	yes	yes	yes	yes
Minimum distance from the lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
4. Bay window	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	2 m	2 m
Maximum encroachment in the setback	0.65 m	0.65 m	0.65 m	0.65 m
5. Chimney	yes	yes	yes	yes

6. Outdoor sign  (See provisions in Chapter 7)	yes	yes	yes	no
7. Outdoor lighting installation  Minimum distance from the lot line	yes  1 m	yes  1 m	yes  1 m	yes  1 m

<b>Authorized use, building, structure and accessory equipment</b>	<b>Yard/front setback</b>	<b>Yard/secondary front setback</b>	<b>Yards/lateral setbacks</b>	<b>Yard/rear setback</b>
8. Outdoor display  Minimum distance from a lot line	yes  1 m	yes  1 m	yes  1 m	yes  1 m
9. Outdoor storage	no	no	yes	yes

Minimum distance from a lot line	-	-	1 m	1 m
10. Outdoor stairway giving access to the ground floor (not exceeding 2 meters in height)	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2m	2 m
11. Non enclosed outdoor stairway giving access to the basement, 1 <sup>st</sup> floor and upper floors, located at more than 2 meters from the average ground level	no	yes	yes	yes
Minimum distance from a lot line	-	3 m	3 m	3 m
Maximum encroachment in the setback	-	2 m	2 m	2 m
12. Gallery, balcony and porch	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
13. Veranda	yes	yes	yes	yes
Maximum encroachment in the setback	0 m	0 m	0 m	0 m



14. Shed	no	yes	yes	yes
Minimum distance from a lot line	-	2 m	2 m	2 m

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
<p>15. Storage building</p> <p>Minimum distance from a lot line</p>	<p>no</p> <p>-</p>	<p>yes</p> <p>2 m</p>	<p>yes</p> <p>2 m</p>	<p>yes</p> <p>2 m</p>
<p>16. Gazebo</p> <p>Minimum distance from a lot line</p>	<p>no</p> <p>-</p>	<p>yes</p> <p>2 m</p>	<p>yes</p> <p>2 m</p>	<p>yes</p> <p>2 m</p>
<p>17. Pergolas</p> <p>Minimum distance from a lot line</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>
<p>18. Patio</p> <p>Minimum distance from a lot line</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>
<p>19. Pool and spa (including access plate-forms and accessory equipment)</p> <p>Minimum distance from a lot line</p> <p>Minimum distance from the main building (for pools only)</p>	<p>no</p> <p>-</p> <p>-</p>	<p>yes</p> <p>1.2 m</p> <p>2 m</p>	<p>yes</p> <p>1.2 m</p> <p>2 m</p>	<p>yes</p> <p>1.2 m</p> <p>2 m</p>

20. Cover	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
21. Water garden	yes	yes	yes	yes
Minimum distance from a lot line	2 m	2 m	2 m	2 m
22. Air conditioning apparatus, heat pump, heating and ventilation equipment, natural and propane gas cylinders, oil tank, generator, solar panel, ventilation duct	no	no	yes	yes
Minimum distance from a lot line	-	-	2 m	2 m

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback

23. Conduit for electrical entrance and meters (water, electrical and gas)				
Minimum distance from a lot line	no	no	yes	yes
	-	-	0.65 m	0.65 m
24. Electrical transformer station and other electrical and mechanical equipment				
	no	no	no	yes
25. Antenna attached to building				
Minimum distance from a lot line	no	no	yes	yes
	-	-	1 m	1 m
26. Antenna not attached to building				
Minimum distance from a lot line	no	no	yes	yes
	-	-	1 m	1 m
27. Bin and container for garbage and recycling materials				
Minimum distance from a lot line	no	no	yes	yes
	-	-	1.5 m	1.5 m
28. Composting area				
Minimum distance from a lot line	no	no	yes	yes
	-	-	2 m	2 m
29. Guard house / security				
Minimum distance from a lot line	yes	yes	yes	yes
	5 m	5 m	5 m	5 m

30. Other building, structure and accessory equipment	no	yes	yes	yes
Minimum distance from a lot line	-	3 m	3 m	3 m

### 3.3.8: Recreational uses

When the main use of the lot is «recreational», uses, structures, buildings and accessory buildings are authorized in the yards and setbacks under the following conditions:

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
1. Sidewalk, alley, ramp and lift apparatus	yes	yes	yes	yes
2. Plantation, fence, hedge, low wall, wall	yes	yes	yes	yes
Minimum distance from the street line	1 m	1 m	-	-

3. Canopy, cornice, awning and eaves	yes	yes	yes	yes
Minimum distance from the lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
4. Bay window	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	2 m	2 m
Maximum encroachment in the setback	0.65 m	0.65 m	0.65 m	0.65 m
5. Chimney	yes	yes	yes	yes
6. Outdoor sign	yes	yes	yes	no
(See provisions in Chapter 7)				
7. Outdoor lighting installation	yes	yes	yes	yes
Minimum distance from the lot line	1 m	1 m	1 m	1 m

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
<p>8. Outdoor display</p> <p>Minimum distance from a lot line</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>	<p>yes</p> <p>1 m</p>
<p>9. Outdoor storage</p> <p>Minimum distance from a lot line</p>	<p>yes</p> <p>5 m</p>	<p>yes</p> <p>5 m</p>	<p>yes</p> <p>2 m</p>	<p>yes</p> <p>2 m</p>
<p>10. Outdoor stairway giving access to the ground floor, (not exceeding 2 m in height)</p> <p>Minimum distance from a lot line</p> <p>Maximum encroachment in the setback</p>	<p>yes</p> <p>50 cm</p> <p>2 m</p>	<p>yes</p> <p>50 cm</p> <p>2 m</p>	<p>yes</p> <p>3 m</p> <p>2m</p>	<p>yes</p> <p>3 m</p> <p>2 m</p>
<p>11. Non enclosed outdoor stairway giving access to the basement, first floor and upper floors, located at more than 2 m from the average ground level</p> <p>Minimum distance from a lot line</p>	<p>no</p> <p>-</p>	<p>yes</p> <p>3 m</p>	<p>yes</p> <p>3 m</p>	<p>yes</p> <p>3 m</p>

Maximum encroachment in the setback	-	2 m	2 m	2 m
12. Gallery, balcony and porch	yes	yes	yes	yes
Minimum distance from a lot line	50 cm	50 cm	3 m	3 m
Maximum encroachment in the setback	2 m	2 m	2 m	2 m
13. Veranda	yes	yes	yes	yes
Maximum encroachment in the setback	0 m	0 m	0 m	0 m
14. Gazebo	yes	yes	yes	yes
Minimum distance from a lot line	2 m	2 m	2 m	2 m



Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
15. Pergola  Minimum distance from a lot line	yes  1 m	yes  1 m	yes  1 m	yes  1 m
16. Patio  Minimum distance from the lot line	yes  2 m	yes  2 m	yes  2 m	yes  2 m
17. Shed  Minimum distance from the lot line	yes  2 m	yes  2 m	yes  2 m	yes  2 m
18. Storage building  Minimum distance from the lot line	no  -	yes  2 m	yes  2 m	yes  2 m
19. Cover  Minimum distance from the lot line	yes  50 cm	yes  50 cm	yes  3 m	yes  3 m

20. Water garden	yes	yes	yes	yes
Minimum distance from the lot line	2 m	2 m	2 m	2 m
21. Air conditioning apparatus, heat pump, heating and ventilation equipment, natural and propane gas cylinders, oil tank, generator, solar panel, ventilation duct	no	no	yes	yes
Minimum distance from a lot line	-	-	2 m	2 m
22. Conduit for electrical entrance and meters (water, electrical and gas)	no	yes	yes	yes
Minimum distance from a lot line	-	0.65 m	0.65 m	0.65 m
23. Electrical transformer station and other electrical or mechanical equipment	no	no	no	yes

Authorized use, building, structure and accessory equipment	Yard/front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard/rear setback
24. Antenna attached to building	no	no	yes	yes

Minimum distance from a lot line	-	-	1 m	1 m
25. Antenna not attached to building	no	no	yes	yes
Minimum distance from a lot line	-	-	1 m	1 m
26. Bin and container for garbage and recycling materials (depot)	no	no	yes	yes
Minimum distance from a lot line	-	-	1.5 m	1.5 m
27. Composting area	no	no	yes	yes
Minimum distance from a lot line	-	-	2 m	2 m
28. Guard house / security	yes	yes	yes	yes
Minimum distance from a lot line	5 m	5 m	5 m	5 m
29. Other building, structure and accessory equipment	no	yes	yes	yes
Minimum distance from a lot line	-	3 m	3 m	3 m

**3.3.9: Agricultural uses**

When the main use of the lot is «agriculture», uses, structures, buildings and accessory buildings are authorized in the yards and setbacks under the following conditions (the authorized uses, structures, buildings and accessory buildings to the residence are provided in article 3.4.4):

<b>Authorized use, building, structure and accessory equipment</b>	<b>Yard/front setback</b>	<b>Yard/secondary frontsetback</b>	<b>Yards/lateral setbacks</b>	<b>Yard/rear setback</b>
1. Sidewalk, alley	yes	yes	yes	yes
2. Plantation, fence, hedge, low wall, wall	yes	yes	yes	yes
Minimum distance from the street line	1 m	1 m	1 m	1 m
3. Outdoor lighting installation	yes	yes	yes	yes
Minimum distance from the lot line	1 m	1 m	1 m	1 m

4. Outdoor sign  (See provisions in Chapter 7)	yes	yes	yes	no
5. Outdoor storage  Minimum distance from the lot line	no  -	no  -	yes  2 m	yes  2 m
6. Cover  Minimum distance from a lot line	yes  1.5 m	yes  1.5 m	yes  1 m	yes  1 m
7. Storage building  Minimum distance from a lot line	no  -	yes  3 m	yes  3 m	yes  3 m
8. Bin and container for garbage and recycling materials  Minimum distance from a lot line	no  -	no  -	yes  3 m	yes  3 m

<b>Authorized use, building, structure and accessory equipment</b>	<b>Yard / front</b>	<b>Yard/secondary</b>	<b>Yards/lateral</b>	<b>Yard/rear</b>
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	setback	front setback	setback	setback
9. Other building, structure and accessory equipment	no	yes	yes	yes
Minimum distance from a lot line	-	3 m	3 m	3 m

## **Section 3.4: Special provisions for accessory buildings and structures**

### **3.4.1: General provisions**

In this section, the following general provisions apply to mentioned accessory buildings and structures (in case of contradiction, the most restrictive standard applies):

1. The width of the accessory building or structure may not exceed 60 % of the width of the main building, except in the case of a patio, balcony, a gallery or a veranda. To make this calculation, all of the facade plans of the front of the accessory building or structure are taken into consideration;
2. The height of the accessory building or structure may not exceed the height of the main building. The height of an accessory building or structure corresponds to the distance measured vertically starting at the adjacent ground level to the highest point of the building, being the peak of the roof;
3. The total area of accessory buildings or structures, excluding a patio, may not exceed 10 % of the area of the lot;
4. The total area of the patio or patios may not exceed 25 % of the total area of the lot.

This article does not apply to buildings used for storage.

### **3.4.2: Implementation of certain buildings or structures in the front yard**

When reference is made to this article in the tables in section 3.3, the implementation is authorized in the front yard of a waterfront lot only if the implementation in the back yard or lateral yard is impossible. In such a case, the distance is set at 3 meters from the street line.

### **3.4.3: Shed**

The following provisions apply to a shed:

1. Two (2) sheds per lot are authorized;
2. The number of stories is set at 1 and the maximum height is 4 meters;
3. The maximum area is set at 40 square meters (of all the sheds).

### **3.4.4: Gazebo**

The following provisions apply to a gazebo:

1. One (1) gazebo per lot is authorized;
2. The number of stories is set at 1;
3. The maximum area is set at 20 square meters.

### **3.4.5: Domestic greenhouse**

The following provisions apply to a domestic greenhouse:

1. One (1) domestic greenhouse per lot is authorized;
2. The number of stories is set at 1;
3. The maximum area is set at 20 square meters;
4. Sale of products is not authorized.

#### **3.4.6: Private garage and carport detached from main the building**

The following provisions apply to a private garage and carport detached from the main building:

1. One (1) private garage and 1 carport for an automobile, detached from main building, per lot are authorized;
2. The maximum area is set at a proportion corresponding to 2/3 of the area of the main building;
3. The maximum height of a private garage door is 3 meters;
4. The maximum width of a private garage is 6 meters;
5. The maximum width of a carport for automobiles is set at 6 meters;
6. A maximum of 2 garage doors is authorized for a private garage when the garage faces the street;
7. The number of stories is set at 1 and in no case may the garage be used for lodging.

#### **3.4.7: Private garage attached to or incorporated into the main building**

A private garage attached to or incorporated into a main building whose entrance is situated on the front façade of the building must occupy a maximum width equivalent to 65 % of the width of the building.

The private garage may be turned into a livable space on the condition that the garage door be removed and replaced by openings, such as an entrance door and windows.

One or more habitable spaces may be set-up over the ceiling of the private garage.

#### **3.4.8: Carport for automobiles attached to a main building**

The following provisions apply to carports for automobiles attached to a main building:

1. The width of the carport may not exceed the width of the main building;
2. The height of the carport may not exceed the height of the main building (at the peak of the roof);
3. The maximum area is set at 40 square meters;
4. The number of stories is set at 1;
5. A carport for automobiles may be converted into an attached private garage to the main building if the planning of the attached private garage respects the conditions prescribed in this By-law.

#### **3.4.9: Outdoor fireplace**

The following provisions apply to outdoor fireplaces:

1. One (1) outdoor fireplace is authorized per lot for residential use. No limitation on the number is provided for other uses;
2. The maximum height is set at 2.3 meters;
3. The outdoor fireplace must have a spark protector;
4. The outdoor fireplace must be installed directly onto the ground or on a cement slab made specifically for the fireplace.

#### **3.4.10: Children's playhouse**

The following provisions apply to children's playhouses:

1. The maximum height is set at 2.5 meters;
2. The maximum area is set at 5 square meters.



#### **3.4.11: Shelter for firewood and piling areas**

The following provisions apply to shelters for firewood and piling areas:

1. There is no limit to the number of piling areas: however, only one piling area may be covered by a shelter for firewood;
2. Piling areas for the firewood and the shelter may be attached or detached from a main or accessory building;
3. The wood must be piled: the height of the wood pile may not exceed 2 meters measured from the ground;
4. The maximum height of the shelter for firewood is set at 2.5 meters and the maximum area is set at 8 square meters;
5. When the piling area for the firewood and the shelter are attached to the main building, the maximum depth is set at 1.5 meters (depth is calculated starting at the wall of the main building, perpendicular to said wall).

#### **3.4.12: Garbage and recycling bins**

Notwithstanding the provisions provided in the Tables in section 3.4 concerning the location of garbage and recycling bins:

1. The garbage and recycling bins may be set in the front yard or setback if the average slope of the lot is more than 15 %. In such a case, they must be located at a minimum distance of 5 meters from the front line of the lot;
2. In all cases, garbage and recycling bins must be hidden by a landscaped project, a low wall or a fence.

#### **3.4.13: Building intended for storage**

The following provisions apply to buildings intended for storage, for uses other than residential:

1. The total number of buildings used for storage per lot is not limited;
2. The maximum height is set at 8 meters and at 12 meters for agricultural uses;
3. The total area of any building used for storage per lot is set at 300 square meters;
4. The number of stories is set at 1.

#### **3.4.14: Outdoor café**

Outdoor cafés are authorized under the following conditions:

1. Outdoor-café are authorized from May 15<sup>th</sup> to September 15<sup>th</sup> of the same year for usage Class C2 establishments;
2. The maximum area of implementation of an outdoor-café is 50 square meters;
3. The maximum height of the outdoor-café must not exceed 60 cm in relation to the ground level of the lot;
4. The area of the outdoor-café must not have the effect of reducing the number of parking spaces required for the establishment;
5. The roofs, awnings and canopies made of canvas are authorized and must be made of fireproof materials (polyethylene is prohibited). They must be constructed in such a way that the water does not run onto the street or adjacent lot;
6. The floor of the outdoor-café, except for the grassy area, must be covered by a solid material;
7. Awnings, shelters, furniture and temporary installations located on parking spaces must be removed within 14 days following the end of the operation of the outdoor-café;
8. No signage is authorized on the outdoor-café;
9. Cooking equipment or food preparation equipment is prohibited.

## **Section 3.5: Special provisions for pools, spas and water gardens**

### **3.5.1: Implementation of a pool and a spa**

A pool or a spa must respect the following provisions:

1. A pool or a spa is authorized in the rear or lateral yard. The minimum distance from a lot line is set at 1.2 meters;
2. A pool must be located at a minimum distance of 2 meters from the main building;
3. An in-ground pool must be implemented at a minimum distance of 2 meters from a balcony, a gallery, a veranda;
4. A pool (in-ground, above ground or inflatable) and a spa must be implemented at a minimum distance of 3 meters from a sanitary installation.

### **3.5.2: Authorized number**

There can only be one pool and one spa on each lot.

### **3.5.3: Accessibility**

Under no circumstances may a pool (in-ground, above ground or inflatable) including a trampoline and a slide, as well as a spa, be directly accessible.

An in-ground pool or semi in-ground pool must have a ladder or stairs to allow going into or getting out of the water.

### **3.5.4: Fences and safety devices required**

1. Any pool (in-ground, above ground or inflatable) must be surrounded by an enclosure of a minimum height of 1.2 meters that protects the access to the pool. An enclosure may be made up of a fence or a wall or part of a wall of a building.
2. The enclosure must be located at a minimum of 1.2 meters from the pool walls.
3. A fence forming all or part of the enclosure as well as any door in the fence must prevent the passage of a spherical object, of a diameter of 10 cm. In addition, the distance between the ground and the bottom of the fence may not exceed 10 cm. They must be kept in good repair.
4. Any door installed in an enclosure must be equipped with a passive safety device installed on the inside of the enclosure, in the upper part of the door and allow the door to close and lock itself automatically (automatic door closer and latch). The safety device must be located at a minimum of 1 meter from ground level.
5. A wall that is part of the enclosure shall not have any opening that could allow entering the enclosure.
6. An above ground pool with a wall height at least 1.2 meters at any point from the ground, a portable swimming pool with a wall height of 1.4 meters or more or a spa that does not have a rigid cover and a locking system does not have to be surrounded by an enclosure if access to the pool is done in one of the following ways:
  - a) By means of a ladder equipped with a safety door which closes and locks itself automatically to prevent its use by a child;
  - b) By means of a removable ladder, which must be stored away during the off- hours of swimming;

- c) By means of a ladder whose access is protected by a fence and a safety device that complies with this By-law;
  - d) From a platform surrounded by a fence of at least 1.2 meters in height whose access is blocked by a door fitted with a safety device that complies with this By-law;
  - e) From a terrace attached to the residence and arranged in such a way that the section opening on to the pool is protected by a gate of at least 1.2 meters in height and whose access is blocked by a door with a safety device that complies with this By-law.
7. A portable swimming pool with a wall height of less than 1.4 meters does not have to be surrounded by an enclosure if, when it is not in use, is covered at all times by a cover to prevent a child from falling into the pool.
8. When a stairway and an access platform to a pool or a spa are erected, a guardrail with a minimum height of 90 cm must be installed when the platform is located at more than 60 cm from ground level. The platform must have a width of more than 60 cm and the surface must be non-slip.

#### **3.5.5: Platform**

When a platform is built around an above ground pool or an inflatable pool or around a spa, a screen or trellis, of a maximum height of 1.20 meters may be installed on this platform.

#### **3.5.6: Sidewalks or alleys surrounding pools and spas**

A pool (in-ground, above ground or inflatable) and a spa may be surrounded by a sidewalk, alley, or other structure or work, in whole or in part, provided that the latter be covered with a non-slip material or ensure the safety of its users.

#### **3.5.7: Slides and trampolines prohibited**

Slides and trampolines are authorized for in-ground pools only.

#### **3.5.8: Filtration and heating equipment and systems**

In order to prevent a child from climbing to reach the side of the pool or spa, any apparatus being part of a heating system or water filtration system must be installed at more than one meter from a pool or a spa.

The conduits connecting these devices to the pool or spa must be flexible and must not offer support less than a meter from the edge of the pool.

Notwithstanding the first paragraph, may be used at less than one meter from the pool or spa any apparatus when it is installed:

1. On the inside of the enclosure;
2. Under a structure that prevents access to the pool or spa from the device;
3. In a building.

The first paragraph does not apply to spas equipped with an integrated filtration system.

#### **3.5.9: Lighting**

Any lighting system must be installed in such a way as to avoid direct lighting onto a neighboring property. The power supply must be underground or from the interior of a building.

#### **3.5.10: Heat exchanger**

The installation of a heat exchanger (heat pump) is authorized under the following conditions:

1. The installation must not be visible from the street: it must be hidden by opaque landscaping, a fence or a low wall;
2. No equipment may be installed at less than 2 meters from a lot line.

#### **3.5.11: Water gardens**

The construction and installation of a water garden with a depth of more than 60 cm are prohibited.

## **Section 3.6: Special provisions for antennas and towers**

### **3.6.1: Antennas as an accessory use only**

An antenna cannot constitute a main use in itself or be installed on a lot where there is no main building: an antenna must necessarily be an accessory use to the main use.

Notwithstanding the preceding paragraph, when the usage code P205 is authorized, an antenna is authorized on a lot without a main building. Special provisions are provided in Chapter 10 of this By-law.

### **3.6.2: Installation of an antenna**

The following provisions apply to the installation of any antenna throughout the territory:

1. An antenna, as well as its support (including towers), must be erected in such a way that should it fall, it will not come into contact with power lines;
2. No signage may be installed on an antenna and its support (including towers). This provision does not apply to the sign which identifies the antennas' transmitting establishment, located on the antenna;
3. No antenna and its support (including towers) may have a light source other than the signal lights required by a law or a by-law.

### **3.6.3: Implementation requirements**

The following provisions apply to antennas:

1. One (1) antenna per dwelling or per establishment is authorized. The number is not limited in the case of public use;
2. The antenna may be installed on a main or accessory building or directly on the ground;
3. An antenna of more than 1 meter in diameter is prohibited on a main and accessory building;
4. The authorized total height for an antenna installed on a building may not exceed 2 meters, including the structure that supports the antenna;
5. The authorized total height for an antenna installed directly on the ground is 5 meters, measured from the average ground level, including the structure that supports the antenna;
6. When an antenna is installed on a mast or a tower, other than an antenna of circular shape (dish), the maximum height of the mast or the tower is set at 15 meters; the number of antennas of circular shape (dish) is not limited on the mast or the tower;
7. An antenna is prohibited on the façade side of the front of the main building, which means from the wall starting at the ground to the junction with the roof.

### **3.6.4: Antennas used for municipal purposes**

Antennas used for municipal purposes are authorized. They must be located at more than 50 meters from a main building whose use is residential.

## **Section 3.7: Special provisions for various mechanical apparatus and equipment**

### **3.7.1: General rule**

When authorized, a permanently installed air conditioning apparatus, a heat pump, heating and ventilation equipment, a natural or propane gas cylinder, an oil tank, a generator, a solar panel or a ventilation duct must be set on a specifically adapted surface on the ground or on the roof in accordance with this section.

### **3.7.2: Landscaping**

When permanently installed in a lateral setback, an air conditioning apparatus, a heat pump, heating and ventilation equipment, a natural or propane gas cylinder, an oil tank, a generator or a ventilation duct, must be hidden by opaque landscape in such a way that is it not visible from the street.

### **3.7.3: Solar panels**

Solar panels may be installed on the ground or on any structure. When they are installed on the roof of a building, the solar panels shall not surpass the peak of the roof by more than 3 meters, including the pipes and the conduits.

### **3.7.4: Equipment installed on the roof**

Any mechanical equipment, mechanical enclosure or other equipment installed on the roof of a main building that is used for purposes other than residential must be camouflaged by a screen with a minimal opacity of 75 %.

Mechanical equipment, mechanical enclosure or other equipment cannot occupy more than 15% of the area of the roof. It cannot exceed a maximum height of 3 meters.

## **Section 3.8: Special provisions for outdoor storage and display**

### **3.8.1: Outdoor storage**

The following provisions apply to outdoor storage:

1. Outdoor storage is authorized for all uses, except for a usage in the residential group;
2. Outdoor storage must be directly connected to the usage carried out in the main building;
3. The use of a container, truck, trailer, wagon, equipment on rollers or any similar equipment is prohibited for outdoor storage, except for public uses;
4. Unless otherwise specified in the specification grids, the maximum area intended for outdoor storage is set at 75 % of the area of the lot or at 1 500 square meters: the most restrictive provision applies.

### **3.8.2: Outdoor display as a permanent use**

Outdoor display as a permanent use is authorized for commercial use under the following conditions:

1. The display must be located on the same lot as the main building to which it refers;
2. The outdoor display must be directly connected to the product and services of the use of the main building and must be done within the normal business hours or activity of the main building;
3. With the exception of nurseries, garden centers, pool and spa businesses, of vehicles or any other business whose products must remain outdoors because of their dimension, the products or objects must be stored inside the building after closing hours.
4. Outdoor displays in the front yard and the secondary front yard are prohibited for all businesses whose products cannot be stored inside after closing hours;
5. The display must not impede with people's access to a doorway;
6. The outdoor display area cannot encroach on a parking area, except if this parking space or circulation alley is not required to respect any provision of this By-law concerning the minimum number of parking spaces;
7. The area of the outdoor display must not exceed 5 % of the area of implementation of the business. In the case of pool and spa businesses, sheds, nursery, landscaping, hardware stores, car sales, headstones and other businesses of the same type, the area of the outdoor display may not exceed 25 % of the area of the lot;
8. The maximum height of the outdoor display is 2 meters, except for vehicle sales business where the maximum height is 4.5 meters.

### Section 3.9: Fences, hedges, low walls and retaining walls

#### 3.9.1: Types of fences authorized

When the By-law indicates that a lot, usage, building, structure or equipment must be fenced, a short wall and a retaining wall may be used as a fence, insofar as they respect the required height.

#### 3.9.2: Distance from public utility equipment

A fence, hedge, short wall and a retaining wall must be built at a minimum distance of 1.5 meters from a hydrant or any other public utility equipment.

#### 3.9.3: Authorized height

The height of fences, hedges, short walls and retaining walls is measured in terms of the average ground level within a radius of 3 meters from the spot where they are built, erected or planted. The following heights apply (this is the total authorized height, which includes ornamental and decorative details attached to the fence, short wall or retaining wall):

##### 1. Residential use

Types	Maximum authorized height			
	Yard/ front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard /rear setback
Fence	1 m	2 m	2 m	2 m
Hedges	1 m	-	-	-
Low walls	1 m	2 m	2 m	2 m
Retaining walls	1 m	1 m	2.5 m	1.5 m

##### 2. Commercial, industrial, public and institutional, recreational uses

Types	Maximum authorized height			
	Yard/ front setback	Yard/secondary front setback	Yards/lateral setbacks	Yard /rear setback

Fence	3 m	3 m	3 m	3 m
Hedges	1 m	-	-	-
Low walls	1 m	2 m	2.5 m	2.5 m
Retaining walls	2 m	2 m	2.5 m	2.5 m

3. Agricultural use: for a lot used for agricultural purposes, a fence, hedge or a short wall of a maximum height of 2 meters may be erected throughout the lot;

4. For a school and a playground, it is permitted to build a fence or plant a hedge of a maximum height of 2.5 meters, provided it is at least 75 % 'see thru' and that the setback is 1 meter;

5. For a tennis court, it is permitted to build a fence of a maximum height of 3 meters provided it is at least 25 % 'see thru' and that it respects a setback of 1 meter, for Public and Institutional uses, there is no maximum height for a hedge;

6. In the case of a corner lot, in the portion located on the inside of the visibility triangle, the maximum height must be in accordance with this By-law.

#### **3.9.4: Authorized materials**

The materials authorized for a fence are:

1. Painted, varnished or stained wood. However, it is permitted to use natural wood for rustic fences made with wood rails;
2. Metal;
3. PVC;
4. Aluminum;
5. Pre-painted and pre-shaped items;
6. Galvanized, painted or chain mesh covered with vinyl, with or without slats.

The materials authorized for low walls and retaining walls are:

1. Masonry;
2. Wood;
3. Natural stone;
4. Rock;
5. Ribbed concrete.



### **3.9.5: Prohibited materials**

The materials prohibited for fences, low walls and retaining walls are:

1. Chicken wire;
2. Barbed wire, except for agricultural and public uses;
3. Exposed particle board, chipboard or plywood;
4. Wooden railway sleepers;
5. All flexible materials, made of plastic materials, cardboard, paper and others, not providing the rigidity to ensure the safety of people or to prevent intrusion;
6. All hazardous materials for the safety of people, including installation techniques.

### **3.9.6: Design and maintenance**

A fence must be maintained and kept in good condition and safe at all times.

Except for a fence erected on a lot used for agricultural purposes, a metal fence must be ornamental, designed and finished in such a way as to avoid any injury. A metal fence prone to rust must be painted.

## **Section 3.10: Outdoor lighting**

### **3.10.1: General provisions**

The following provisions apply to outdoor lighting installations of buildings, structures, works and outdoor equipment:

1. Direct or indirect lighting must be restricted to the inside of the limits of the building, work space, parking area, storage, structure, works or equipment aimed by the lighting;
2. The streams of lights towards buildings, structures, works and equipment must have a maximum vertical angle of 75 degrees directed towards the ground;
3. Under no circumstances, may the stream of light be projected up or in such a way as to create any type of glare for drivers or users of a body of water.

### **3.10.2: Light fixture on a support or set on the ground**

Light fixtures or lanterns on a support or set on the ground placed on a lot, of a maximum height of 1.60 meters are authorized. The streams of light must be projected towards the ground and the source of light must be covered. The lighting must be restricted to the limits of the lot. However, for public, institutional or recreational uses, the maximum height of the fixtures is 15 meters.



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### CHAPTER 4:

Provisions concerning the architecture and dimensions of building

## **Section 4.1: General provisions**

### **4.1.1: Dimensions and height of buildings**

The dimensions of main buildings (implementation area, width and depth) as well as the height in meters and in stories are determined in the specifications grids.

### **4.1.2: Prohibited shapes and items**

Is prohibited, throughout the entire territory:

1. The use of a vehicle (disused or not), a railway wagon, a bus, a trailer, a towing trailer or any other vehicle or part of vehicle of the same type, as a main or accessory building;
2. Any main or accessory building having the shape of a human, an animal, a fruit or a vegetable;
3. The use of a container as a main or accessory building;
4. A main or accessory building in a semi-circular shape (arches, domes or others), prefab or not, made of galvanized tin, metal finishing or other including any other material (including non-rigid material) with or without cement structure or other material, with the exception of a building destined for agricultural use and a commercial or domestic greenhouse;
5. Erecting a permanent or temporary inflatable structure.

### **4.1.3: Prohibited materials for exterior siding**

The following siding materials or exterior finishing materials (walls and roof), permanent or temporary, for main and accessory buildings are prohibited:

1. Tin, corrugated or not, non-factory pre-painted and pre-cooked, non-iodized or treated in an equivalent manner;
2. Cardboard and fiber paper, tarred or not;
3. Particle board, chipboard or veneer;
4. Tar or mineralized paper or similar finishes;
5. Insulation, rigid or other (including sprayed urethane or other);
6. Paper or plaster imitating brick, stone or other natural materials;
7. Cement blocks;
8. Asbestos or fiberglass panel, flat or corrugated;
9. Polyethylene and polyurethane;
10. Non-enameled factory painted tin, galvanized or not except for the roofs of existing buildings and for metal flashings on roofs;
11. Wooden railway sleepers.

### **4.1.4: Number of authorized materials**

A maximum of 3 distinctive materials may be used for main and accessory buildings, excluding roof materials.

### **4.1.5: Maintenance of exterior siding materials**

The siding or exterior finishing material must be maintained in such a way as to preserve its original appearance.

**4.1.6: Construction of a basement for an accessory building**

The construction of a basement for an accessory building is prohibited. An accessory building may however have a foundation.

**4.1.7: Raising the level of the ground-floor**

The floor of the ground-floor of a main building, measured at the center of the main facade of the building, must not amount to more than 2 meters above the average ground level. Raising the ground around the foundation is prohibited.

**4.1.8: Apparent level of the foundations**

No foundation must be visible from the street: they must be covered with an exterior cladding material as authorized in this By-law.



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### **Chapter 5:**

**Provisions concerning the development and use of outdoor spaces**

## Section 5.1: Visibility triangle

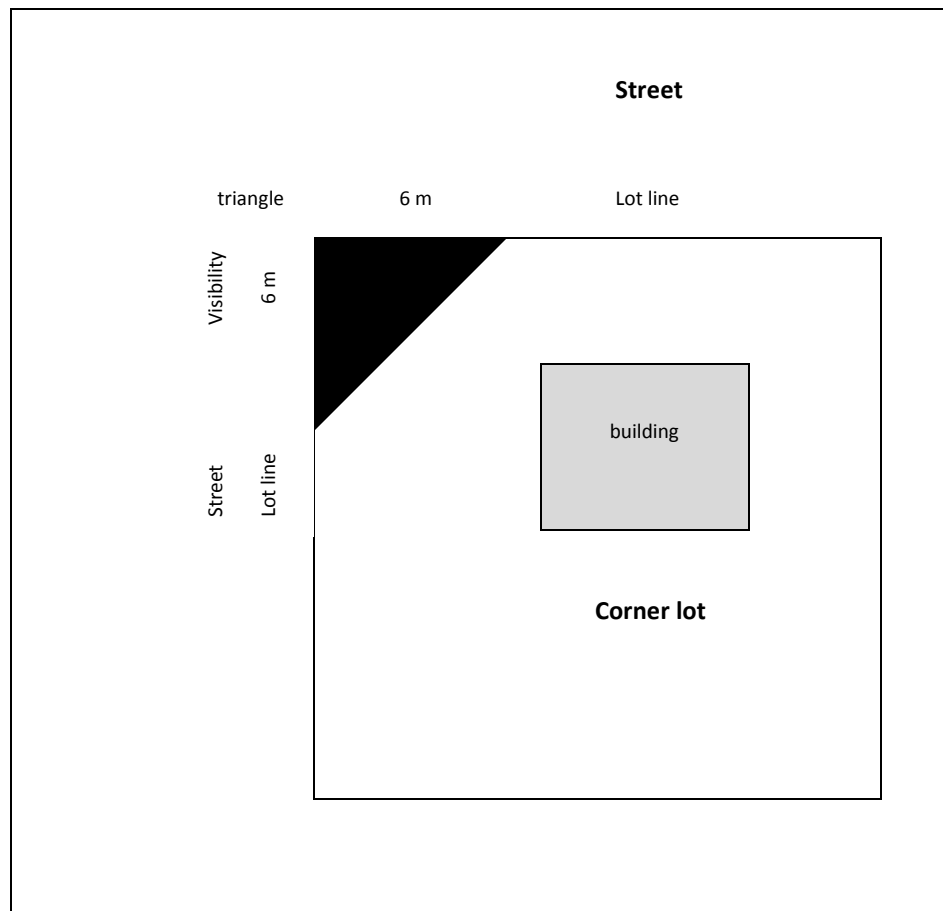
### 5.1.1: Encroachment on (or obstruction of) the street

In the case where trees, hedges, shrubs or any other type of plantation located on a private lot are likely to constitute a nuisance or an obstacle for the circulation of vehicles or pedestrians on the street or a danger for public safety in general, the owner must cut or trim said trees, hedges, shrubs or plantation in such a way as to cease the encroachment or obstruction.

### 5.1.2: Ban in the visibility triangle

The visibility triangle is set at 6 meters throughout the entire territory. Within the visibility triangle:

1. Any structure, building, work, equipment, sign, fence, low wall, hedge, tree, vegetation or any other work exceeding 1 meter in height measured from the center of the street level are prohibited;
2. No outdoor display, outdoor storage or temporary use may be carried out within the visibility triangle.



## **Section 5.2: Development of open spaces**

### **5.2.1: Obligation to develop open spaces**

When the main use of a lot is residential, the open areas around a structure, a building or equipment must be grassed or be landscaped with plants, in such a way that the ground is not bare and the landscaping must be done within twelve (12) months after the end of the construction work or the change of use

### **5.2.2: Development bordering commercial and industrial uses**

The following provisions apply to a lot whose main use is commercial or industrial, adjacent to a lot occupied by a «Residential», «Public and Institutional» or «Recreational» use:

1. An area of land with a minimal depth of 6 meters must be developed on the whole length of the bordering adjacent lot occupied by a «Residential», «Public and Institutional» or «Recreational» use and be made up of green spaces such as a landscaped area, a grassy area or a wooded area, excluding an entrance and a sign, if any.
2. This development must include a screen of trees where fir trees are predominant with a minimum proportion of 60 %. These trees shall have a minimum height of 1 meter when planted and reach a minimum height of 3 meters at maturity. The trees shall be planted in staggered rows at a maximum 2 meters interval.

### **5.2.3: Preservation of the natural state of the land**

A lot situated in a zone whose main vocation is «Rural (R) » must preserve a minimum proportion of 60 % of its area in its natural state, that is to say, by preserving the three strata of vegetation present (grass, shrubs and trees).

In all other zones, the proportion of land that must be preserved in its natural state is set at 10 %.

### **5.2.4: Prohibited plants**

It is forbidden to plant the following species of trees at less than 30 meters from a main building, from a property line, from a street, from an infrastructure and underground public service conduits or a septic installation:

1. Alder (*Alnus* spp.);
2. Silver maple (*Acer saccharinum*);
3. Manitoba maple (*Acer Negundo*);
4. Poplars (*Populus* spp.);
5. Willows (*Salix* spp.).

### **5.2.5: Standards for the location of trees**

Trees must be located at a minimum distance of 1.5 meters of a public installation (poles, pipes, fire hydrant, etc.). In the case of pad-mounted transformers (above ground), this distance is reduced to 1 meter for the trees.



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### **CHAPTER 6:**

**Provisions concerning parking spaces and loading and unloading areas**



## **Section 6.1: Obligation to provide parking spaces**

### **6.1.1: General provisions**

1. This section applies to any building and any main use as well as to any change or extension to an existing use and has a continuous compulsory character;
2. In all cases where the use is changed or extended and thus requires an increased amount of spaces, the additional number of spaces required for the new occupation or extended use compared to the old situation and their accesses must conform to the provisions of this By-law;
3. If the area of a building is altered or modified, the number of required spaces must automatically be modified to meet the said alteration or modification in order to respect the provisions of this By-law, if applicable;
4. If a building includes different types of uses, the number of parking spaces required must be calculated as if all these uses were individually considered, in accordance with the standards prescribed by this By-law.

### **6.1.2: Off street parking**

Any use or building must, in order to be authorized, provide off street parking areas in sufficient numbers, in accordance with the standards prescribed in this By-law.

Parking of vehicles must be done in the parking spaces provided for this purpose.

### **6.1.3: Location of parking spaces**

Parking spaces must be located on the same lot as the connected use. Notwithstanding the preceding, parking spaces are authorized on a lot situated at less than 150 meters from this lot, belonging to the same owner or to a third party who has given written authorization, and on the condition that the third property have surplus spaces.

Parking spaces are authorized in all yards and setbacks, except within the visibility triangle.

### **6.1.4: Calculation of the number of parking spaces required**

In order to be recognized as a parking space and satisfy the minimum required, a parking space must be accessible at all times and must not require moving another vehicle in order to get in or out.

### **6.1.5: Minimum number of parking spaces required**

1. The number of parking spaces required is determined as follows according to the classes and usage codes in Chapter 2 of this By-law (the description of the group usage is given for information purposes only: one must refer to the usage code);
2. Each fraction of space over one half (0.5) must be considered as an additional space;
3. When calculating the minimum number of spaces required is based on the area, it is the floor area occupied by the connected use;
4. When more than one standard is prescribed for a given use, the more restrictive standard applies;
5. Minimum number of parking spaces required for the residential group:

<b>Residential group</b>	<b>Number of parking spaces required</b>
R1: single family dwelling	1 space per dwelling

6. Minimum number of parking spaces required for the commercial group:

Commercial group	Number of parking spaces required
C101, C102, C103, C104, C105, C106, C107, C108, C109, C110 C111, C112, C113	1 space per 30 sq. m
C114	1 space per 8 fixed seats or 1 space per 25 sq. m
C115, C116	1 space per 30 sq. m
C117	1 space per alley, table or lot or 1 space per 40 sq. m
C201, C202, C203	1 space per 10 sq. m
C204, C205, C206	1 space per room
C301 to C314	1 space per 65 sq. m

C401 to C403	1 space per 20 sq. m (with car-wash, add standards applicable to C404)
C404	The number of vehicles that can simultaneously be washed multiplied by 4 (the length of a vehicle is established at 6 m)
C501	1 space per 40 sq. m

7. Minimum number of parking spaces required for the industrial group:

<b>Industrial group</b>	<b>Number of parking spaces required</b>
For all usage codes included in I1 (light and artisanal industry without any environmental impact):	1 space per 125 sq. m
I201, I202	1 space per employee

8. Minimum number of parking spaces required for the public and institutional group:

<b>Public and Institutional group</b>	<b>Number of parking spaces required</b>
P101	1 space per 2 employees, plus 1 space per 4 rooms

P102, P103, P104, P105	1 space per 30 sq. m
P106	Place of worship: 1 space per 10 seats Cemetery: 3 spaces
Other uses:	1 space per 5 employees

9. Minimum number of parking spaces required for the recreational group:

Recreational group	Number of parking spaces required
R101	5 spaces (exclusively when there are customer service buildings)
R102	5 spaces, plus 1 space per 2 employees
R103	5 spaces
R104, R105	1 space per campsite or basic furnished lodgings
R201	5 spaces
R202	5 spaces
R203	1 space per room or 1 space per 75 sq. m
R204	1 per site
R205	5 spaces

Other uses:	5 spaces
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10. Minimum number of parking spaces for the agricultural group:

Agricultural group	Number of parking spaces required
A101, A102	1 space per 3 employees
A201	none
A202, A203, A204	1 space per 3 employees
A205	1 space per 75 sq. m

#### 6.1.6: Development of parking areas

All parking areas must be developed and maintained in accordance with the following provisions:

1. All surfaces used for parking areas must, at least, be covered either with gravel or asphalt or recycled asphalt in such a way as to eliminate any dust or mud;
2. A parking area must communicate with a street, directly or via a circulation alley;
3. Parking spaces are authorized in all yards and setbacks, except within the visibility triangle. They must be located at a minimum distance of 1 meter from the lot line;
4. For residential use, the parking area must not occupy more than 60 % of the front yard;
5. For a use other than residential, when the parking space is adjacent to a lot occupied by a residential use, it must be separated from this lot by a fence or an opaque hedge of a minimum height of 1 meter.

#### 6.1.7: Minimum dimensions of parking spaces and circulation alleys

The minimum dimensions of parking spaces and circulation alleys must be in accordance with the following provisions:

Angle of spaces (in degrees)	Width of circulation alley between spaces	Width of the space	Length of the space

	One way	Two way		
0	3.0 m	6.0 m	2.5 m	6.0 m
30	3.3 m	6.0 m	2.5 m	5.5 m
45	4.5 m	6.0 m	2.5 m	5.5 m
60	5.5 m	6.0 m	2.5 m	5.5 m
90	6.0 m	6.0 m	2.5 m	5.5 m

#### **6.1.8: Deadline for completion of parking spaces**

Parking spaces must be constructed and landscaped at the same time as the work is done on the main building or the change of use.

However, when the weather conditions prevent the immediate construction or landscaping of the parking spaces, the occupation or the use may be authorized as long as the construction and landscaping of the parking spaces are completed within a delay of 12 months from the beginning of the occupation of the building or the end of the work.

## **Section 6.2: Provisions concerning driveway entrances**

### **6.2.1: Number of driveway entrances**

In the case of residential use, a maximum of 2 driveway entrances may be constructed per lot.

For all other uses, there may be a maximum of 2 driveway entrances per lot line abutting a street. This number applies to each street bordering the lot.

**6.2.2: Minimum distance between 2 driveway entrances**

The minimum distance between 2 driveway entrances on a same lot is 6 meters.

**6.2.3: Width of driveway entrances**

A one-way driveway entrance, that is to say made for the entry or the exit of vehicles, must have a width between 3.5 meters and 7 meters.

A driveway entrance that is used for both entry and exit of vehicles must have a minimum width of 5 meters and a maximum width of 14 meters.

**6.2.4: Location of driveway entrances**

The standards for the location of driveway entrances are the following:

1. The driveway entrance is authorized in the front and lateral yards;
2. The driveway entrance must be located at 1 meter from the lateral or rear limit of the lot. However, when there is a ditch with a culvert, the entrance must be located at 2 meters from the lateral limit of the lot;
3. The driveway entrance must be located on the outside of the visibility triangle;
4. For uses other than residential, the driveway entrance must be located at more than 9 meters from the intersection of 2 streets;
5. For all uses, when a parking area has 15 parking spaces or more, the driveway entrance may not be located at less than 15 meters from any intersection.

**Section 6.3: Provisions concerning loading and unloading areas**

**6.3.1: Loading and unloading areas**

All loading and unloading areas must be constructed according to the following provisions:

1. Loading and unloading areas are authorized for all uses except residential;

2. Loading and unloading areas are authorized in all front and lateral and back yards at a minimum distance of 10 meters from the lot lines;
3. The vehicular alley leading to the loading and unloading area is authorized in all yards at a minimum distance of 10 meters from the lateral or rear lines of the lot;
4. The circulation alley leading to the loading and unloading area must be located on the same lot as the connected use and be accessible at all times. All maneuvers of a vehicle accessing or leaving a loading or unloading area must be done off the street;
5. Any loading or unloading area must have an access to the street or to the vehicular access. No access to a loading or unloading area must be located at less than 10 meters from the intersection of a street or of a vehicular access.
6. Except for public, institutional and recreational uses, the doors of the loading and unloading docks must be located on the lateral or back walls of the building;
7. All surfaces used for the loading and unloading areas must, at least, be covered in such a way as to eliminate raising dust or making mud.





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### **CHAPTER 7:**

#### **Provisions concerning signage**

## **Section 7.1: General provisions**

### **7.1.1: Application**

Throughout the territory, the construction, installation, modification and maintenance of all posters or signs must be carried out in accordance with the provisions of this Chapter.

The provisions of this Chapter apply to all signs, including its support (case, frame, panel, etc.) necessary for the installation and maintenance of the sign.

In zones adjacent to Route 327, an existing sign must conform to the provisions of Articles 7.1.5, 7.1.6 and 7.1.7, as well as to the maximum number of signs prescribed in Article 7.4.2 of this By-law, and such, within 5 years following its coming into force. In all other cases, an existing sign that does not conform to provisions in this Chapter may benefit from acquired rights and provisions in Section 11.4 apply regarding its replacement, modification or extension.

Unless otherwise specified, a poster, sign or billboard requires a certificate of authorization.

### **7.1.2: Types of authorized signs**

The following types of signs are authorized:

1. Commercial sign;
2. Modular sign;
3. Identification sign;
4. Community sign;
5. Directional sign;
6. Temporary sign.

### **7.1.3: Types of authorized installation**

The following types of installation are authorized:

1. Attached to the building:
  - a) Flat (on a building) with or without projection;
  - b) On a shop window;
  - c) In perpendicular projection fixed to a wall or attached to a support;
  - d) On an awning affixed onto the façade of the building.
2. Isolated from the building:
  - a) On a post;
  - b) On a base;
  - c) On a wall.

### **7.1.4: Calculating the area of the sign**

The following provisions are used to determine the area of a sign authorized by this By-law:

1. The area of the sign corresponds to the area of the sign including the support;
2. When a sign has a visible display on 2 sides, only one side is used to calculate the maximum area authorized to the extent that the 2 sides are separated by a maximum distance of 80 cm;

3. Notwithstanding the first paragraph, when a sign is made up of detached letters or symbols, applied directly onto the façade of the building without framing (flat sign), on a shop window or on an awning, the area of the sign corresponds to the smallest polygon angles formed around the letters or symbols affixed to the building, shop window or awning.

#### **7.1.5: Permanent signs not requiring a certificate of authorization**

Permanent signs mentioned hereafter are allowed in all zones, in front or secondary front yards and setbacks, and do not necessitate obtaining a certificate of authorization. Their surface area is not calculated in the display area authorized per establishment.

Only light through reflection is authorized, unless otherwise stated in this Article specifying that no lighting is authorized (non-illuminated sign).

1. A sign under the jurisdiction of a municipal, provincial or federal authority, or required by a law or by-law, including those pertaining to the *Highway Safety Code*;
2. A sign indicating public or government services (telephone, postal, fire hydrant and others of the same type);
3. The flags of a civic organization or government authority, on the concerned lot;
4. A historical inscription or commemorative plaque on the lot or building concerned;
5. A sign showing the times of worship services and activities on the concerned lot or building, of a maximum area of 1 square meter;
6. A non-illuminated plaque (identification sign) for professional or other services indicating the nature of the service offered (i.e.: name, address, profession), including professional and commercial services practiced at home, on the concerned building;
  - a) Maximum area: 0.5 square meters;
  - b) Maximum number: 1 per main building;
  - c) Type of installation: flat (attached to the building), with a maximum protrusion of 10 cm.
7. A sign indicating the office hours of the establishment, as well as a menu for a restaurant establishment, on the concerned building or lot:
  - a) Maximum area: 0.25 square meters per sign;
  - b) Maximum number: 1 per establishment;
  - c) Distance from a lot line: 1 meter;
  - d) Type of installation: flat (attached to the building) or on the shop window.
8. A sign showing the menu for a drive-thru restaurant, on the concerned lot or building:
  - a) Maximum area: 5 square meters;
  - b) Distance from a lot line: 2 meters;
  - c) Maximum height: 2 meters
  - d) Other provisions: this sign may be installed in the lateral and rear yards and setbacks.
9. A directional sign intended to orientate vehicles, cyclists and pedestrians, for the safety and convenience of customers on the concerned lot (a directional sign may be installed in all yards and setbacks):
  - a) Total maximum area: 0.5 square meter per sign;
  - b) Maximum number per establishment: 1 sign per driveway and 3 signs on the lot;
  - c) Distance from a lot line: 1 meter;
  - d) Maximum height: 1 meter;
  - e) Type of sign: flat (attached to the building) or on a post, a base or wall (isolated from the building).
10. A sign announcing a civic number (address) on the concerned building or lot.

#### **7.1.6: Temporary signs not requiring a certificate of authorization**

The temporary signs enumerated hereafter are permitted in all zones, in the front or secondary front yard or setback, and do not necessitate obtaining a certificate of authorization. Their surface area is not calculated in the display area authorized per establishment.

Only light through reflection is authorized, unless otherwise stated in this Article specifying that no lighting is authorized (non-illuminated sign).

1. A sign pertaining to an election or a public consultation held in virtue of a Provincial or Federal law;
2. A non-illuminated sign placed on a lot advertising the rental or sale of a lot or an immovable (or dwelling) not connected to the property where it is placed:
  - a) Maximum area: 1 square meter;
  - b) Maximum number: 1 per lot, immovable or dwelling;
  - c) Duration: they must be removed one week after the sale or rental of the lot, immovable or dwelling in question at the latest;
  - d) Distance from a lot line: 3 meters.
3. A non-illuminated sign advertising a commercial sale, liquidation or other commercial event, on the concerned lot:
  - a) Total maximum area: 1 square meter or 25 % of the area of the shop window: the most restrictive provision applies;
  - b) Maximum number: 1 per establishment;
  - c) Duration: they must be removed 3 days after the event at the latest, for a maximum duration of 7 days, 2 times per year;
  - d) Type of installation: flat or on a shop window;
  - e) Maximum height: 2 meters;
  - f) Other provisions: a sign may not be installed on the products to be sold or rented outside of the building (i.e.: vehicles).
4. A non-illuminated sign announcing itinerant or ambulant sales, on the concerned lot:
  - a) Total maximum area: 1 square meter;
  - b) Maximum number: 1 per establishment;
  - c) Duration: they may be installed 1 day before the sale and must be removed 3 days after the sale, at the latest;
  - d) Type of installation: flat, on a shop window, on a post or a base;
  - e) Maximum height: 2 meters.
5. A non-illuminated sign announcing an organization's campaign, event or other activity:
  - a) Duration: it may be placed 4 weeks before the date of the event and must be removed 7 days after the event at the latest.
6. A non-illuminated sign announcing a construction or occupation project installed on the concerned lot of the project, including the professionals involved in the project:
  - a) Total maximum area: 5 square meters;
  - b) Maximum number: 1 per project or per phase of a same project;
  - c) Maximum height: 2 meters;
  - d) Type of installation: flat (attached to the building and below the ceiling level of the ground floor) or on a post isolated from the building);
  - e) Duration: it may be placed 4 weeks before the beginning of the work or the request for a certificate of authorization to the Town and must be removed 2 weeks after the end of the work at the latest;
  - f) Distance from a lot line: 1 meter;
  - g) Installation devices: the isolated sign must be installed securely and safely, minimally with cement blocks placed on a wooden or other structure

#### 7.1.7: Prohibited signs

The following signs are prohibited throughout the territory:

1. A «billboard» type sign;
2. A mobile, portable or removable sign, including a «sandwich» type sign whether it is installed, mounted, fabricated on a vehicle, rolling stock, portable supports, or directly painted or otherwise printed on rolling stock, a vehicle or part of a vehicle. This prohibition however does not apply to the commercial identification of a vehicle, in so much that it not be used with the obvious intention of creating a sign or a billboard for a product, service, or activity;
3. A sign illuminated with intermittent flashing lights, flashing (strobe lights) or imitating warning devices (beacon or other) of police, firemen or ambulance service vehicles, or using such devices to attract attention;
4. A rotating or otherwise mobile sign (signs that turn on an angle of at least 90 degrees);
5. A sign in the form of a human, an animal or plant imitating a product or container, except if the form provides information or advertisement on the product or service offered by the establishment;
6. A sign designed to look like a directional sign, a sign or a traffic signal, other than those authorized in the context of the application of the *Highway Safety Code*, as well as a sign having a blinding effect on motorists;
7. A sign painted directly onto a fence, a retaining wall, a main or accessory building, except on an awning affixed to a building;
8. An animated, interchangeable or modifiable sign, including an electronic bulletin board. Notwithstanding the preceding, a sign displaying the price of gas for a service station and an electronic bulletin board showing the time, date and temperature are authorized;
9. A sign and other devices suspended in the air or inflatable;
10. A sign projected with the help of audio-visual or electronic material;

## **Section 7.2: Provisions concerning the implementation, construction and maintenance of signs**

### **7.2.1: Implementation of signs**

All signs must be installed on the lot or on the building where the product or the service is offered, unless otherwise stated.

### **7.2.2: Locations where putting up signs is forbidden**

The locations where putting up signs is forbidden are:

1. On a roof, a balcony, a gallery, a veranda;
2. On or in front on an opening (door, window);
3. On an accessory building, unless an accessory use in accordance with this By-law is carried out in the accessory building;
4. On a roof-top or a piece of equipment installed on a roof (access, chimney, elevator shaft);
5. On a fence, unless otherwise stated in this By-law;
6. On a lamppost, or a post belonging to a public service or a post that was not erected for signage purposes;
7. On a tree or a shrub;
8. On a post or marker used for snow clearing or any other type of work, or that was not erected for signage purposes;
9. Within the visibility triangle, unless the sign allows complete visibility of a minimum height of 2 meters, calculated from the street level;
10. At a spot which completely or partly blocks, masks or hides an opening (door, window), a balcony, a gallery, a veranda;
11. At a spot which completely or partly masks or conceals an architectural or ornamental detail of a building (cornice or railing);
12. At a spot which completely or partly masks or conceals a traffic light, a road sign or any other sign in virtue of the Highway Safety Code;
13. In the case of a sign separate from the building, at less than 3 meters measured perpendicularly to the sign, of any opening (door, window), of a stairway, fire escape, piping system for fire service and all exits;
14. On public domain, except for signs under the responsibility of the public authority;
15. At less than 3 meters from a power line.

### **7.2.3: Lighting**

A sign may be illuminated by reflection or translucence. When a sign is illuminated by reflection, the light source must be placed on the outside of the sign and be directed toward the sign in such a way as to only light the sign.

The power supply to the light source of the sign must be underground or otherwise camouflaged: no overhead wire is authorized.

### **7.2.4: Design and installation of signs**

A sign must be designed in a secure fashion and have a permanent structure: each of its parts must be solidly affixed as to remain stationary.

### **7.2.5: Authorized materials**

Authorized materials for signs are:

1. Pre-painted or stained milled wood and wood imitations;
2. Brick or stone;
3. Wrought iron

4. Pre-painted or painted metalwork;
5. Glass;
6. Fabric and canvas, for temporary signs only;
7. Plastic stickers for displays on glass surfaces.

**7.2.6: Prohibited materials**

Prohibited materials for signs are:

1. Materials that are not protected from corrosion;
2. Gypsum panels;
3. Polyethylene;
4. Plastic, plexiglass, fiberglass, polymer, high density urethane;
5. Filligree neon;
6. Paper, cardboard, plasticized corrugated cardboard (corrugated polypropylene i.e. coroplast)

Notwithstanding the preceding, paper, cardboard or plasticized corrugated cardboard is authorized for a temporary sign provided for in Article 7.1.6 of this By-law.

**7.2.7: Maintenance of a sign**

Any sign must be maintained and kept in good condition and must not present any danger to the public safety.

When part of a sign is broken or damaged, it must be repaired within a delay of 30 days.

**7.2.8: Termination or discontinuance of an activity**

Any sign connected to an activity or an establishment that no longer exists must be taken down, including its support, within 30 days of the date of the discontinuance of the activity, of the closing of the establishment or termination of the business at that location.

**Section 7.3: Provisions concerning types of signs**

### 7.3.1: Commercial sign attached to a building

A commercial sign attached to a building must comply with the following conditions:

1. For all types of commercial signs attached to a building:
  - a) The content of the sign, such as the writing, representation, emblem, logo, etc., may not exceed an area of 80 % of the total area of the sign. This area is reduced to 50 % when the sign is on an awning;
  - b) The maximum height authorized for the sign is 1.5 meters.
2. Flat (mural) with or without protrusion:
  - a) The protrusion of the sign must not exceed 40 cm from the wall of the building (including the support, the casing or panel);
  - b) The sign must be placed at a minimum height of 2.2 meters from the average ground level. However, if the protrusion of the sign, including the support, does not exceed 5 cm in relation to the wall of the building, the sign may be placed at a minimum height of 1.5 meters from the average ground level;
  - c) The sign must be located below the limits of the ground floor of the building;
  - d) The sign must be located within the prolongation of the lateral walls of the establishment towards the street;
  - e) When the establishment is located on the upper floors, the sign must be situated within the limits of the entrance leading to the upper floors or within the limits of the concerned floor.
3. On the shop window:
  - a) A sign on the shop window is authorized on any glass surface of the establishment located on the ground floor, and such, without limitation to the location (height compared to the average ground level);
  - b) The maximum area of the sign may not exceed 20 % of the shop window or the section of the shop window;
  - c) When the establishment is located on the upper floors, the sign must be situated on the glass surfaces in the lateral limits of the entrance leading to the upper floors or on the windows of the concerned floor.
4. In perpendicular projection, affixed to the wall or attached to a support:
  - a) The sign and its support must form a straight angle (90°) with the wall of the building where it is installed;
  - b) The distance between the sign (including its casing) and the wall may not exceed 1 meter; the total projection, measured perpendicularly, may not exceed 2.5 meters from this wall;
  - c) The sign must be placed at a minimal height of 2.2 meters from the average ground level, without however exceeding a maximum height of 4 meters from the average ground level, while being located below the limits of the ground floor: the most restrictive provision applies;
  - d) The sign must be located within the lateral limits of the establishment being part of the building;
  - e) When an establishment is located on the upper floors, the sign must be situated within the limits of the entrance leading to the upper floors.
5. On an awning affixed to the façade of the building:
  - a) The awning must serve the establishment connected to the sign;
  - b) All parts of the awning must be located at least 2.2 meters from the average ground level;
  - c) No part of the awning may exceed the maximum height of 6 meters nor surpass the bottom of the windows of the story or the roof, in the case of a one story building: the most restrictive provision applies;
  - d) The sign must be located within the limits of the awning, without ever exceeding it;



- e) The awning or the canopy may protrude up to 1 meter, measured from the wall on which the awning is installed;
- f) The power source for a lighted awning must be hidden so as not to be noticeable.

### **7.3.2: Commercial signs isolated from the building**

A commercial sign isolated from the building must, depending on the type of installation, respect the following conditions:

1. On a post or a base:
  - a) A sign on a post or a base may not exceed a height of 6 meters from the average ground level nor exceed the height of the main building; the most restrictive provision applies;
  - b) The structure of a sign on a post or a base must have a maximum depth of 2 meters and a maximum width of 0.75 meters;
  - c) A sign on a post or a base may not be installed less than 2 meters from any building;
  - d) Authorized materials for the structure (post or base) are wood, metal, stone and brick;
  - e) A sign on a post or a base may not protrude outside of the limits of the lot;
  - f) A separate sign on a post or a base must be installed at a minimum distance of at least 0.5 meters from a lot line and minimum distance of 1 meter from a driveway or of an access;
2. On a wall:
  - a) The height of the wall may not exceed 1.5 meters from the average ground level;
  - b) The wall must have a maximum depth of 2 meters and a maximum width of 0.75 meters;
  - c) Authorized materials for the wall are brick or stone;
  - d) The wall and the sign may not be installed within 30 cm of any building;
  - e) The isolated sign on a wall must be installed at a minimum distance of at least 0.5 meters of a lot line and at a minimum distance of 1 meter from a driveway or an access;
  - f) The power source for the lighted wall must not be visible.

### **7.3.3: Modular signs**

Any modular sign, intended for the display of more than one establishment, must respect the following conditions:

1. The certificate of authorization for this sign must be requested by the proprietor of the building or his representative;
2. The proprietor or his representative must manage the allocation of the area of each sign available in the modular sign;
3. The modular sign must be located at a distance of at least 0.5 meters from any lot line and at a minimum distance of 1 meter from a driveway or an access;
4. No separate sign on post or a base or any sign on a wall may be authorized if a modular sign is present;
5. The modular sign may not exceed a height of 6 meters calculated from the average ground level.

### **7.3.4: Community signs**

The maximum area of any community sign is 5 square meters.

## **Section 7.4: Provisions concerning signs by use or by zone**

### **7.4.1: Residential zone or use**

1. A community sign (other than those provided in Articles 7.1.5 and 7.1.6) is authorized in a residential zone;
2. Notwithstanding the first paragraph, when a use other than residential is authorized in a residential zone, only one commercial flat sign (mural) attached to the main façade of the building is authorized. The maximum area of this sign is 1.5 square meters.

#### **7.4.2: Zones and uses other than residential**

For zones and uses other than residential, the following provisions apply:

1. Two (2) commercial signs are authorized per main building where an establishment is present, under the following conditions:
  - a) The types of signs authorized are signs that are attached to or isolated from the building;
  - b) The number of signs isolated from the building is limited to one;
  - c) The maximum area of a sign attached to the building (flat, on shop window or awning) is 5 square meters or 0.3 square meters per linear meter of the main façade of the ground floor: the most restrictive area applies;
  - d) The maximum area of a sign attached to a building (perpendicular projection) is of 2 square meters or 0.3 square meters per linear meter of the main façade of the ground floor: the most restrictive area applies;
  - e) The maximum area of a sign isolated from a building (on a post, a base or wall) is 5 square meters or 0.3 square meters per linear meter of the lot line facing a street for a sign on a post or a base and 3 square meters for a sign on a wall.
2. One (1) modular sign is authorized per main building where there are two establishments or more, under the following conditions:
  - a) The maximum area of a modular sign is 5 square meters for all the establishments;
  - b) No commercial isolated sign on post, base or wall may be installed if a modular sign is present.

Notwithstanding the preceding provisions, in the case of a corner lot, an additional sign is authorized.

#### **Section 7.5: Special provisions for certain uses**

#### **7.5.1: Bed and Breakfasts (B&B)**

The following provisions apply to Bed and Breakfasts:

1. Only one (1) commercial or identification sign per Bed and Breakfast is authorized, whether it is attached or isolated from the building. In all cases, the maximum area is 1 square meter;
2. The following special provisions apply according to the type of installation:
  - a) The support for a perpendicular projection sign must be made of treated milled wood or wrought iron;
  - b) A sign on a post or a base must be located at a minimum distance of 0.5 meters from the street line. The maximum height of a sign on a post is 1.5 meters from the average ground level. Its maximum width, including the posts, is 1.5 meters. The support for the sign must be made of milled wood or wrought iron;
  - c) The maximum height of a sign on a wall is 1.5 meters and its maximum length, including the wall of the sign, is 2 meters. This wall must be situated at a minimum distance of 1.5 meters from a lot line. The authorized materials for the construction of a wall to be used as support for a sign are brick, stone, architectural concrete and wrought iron;
  - d) Any lighting shall be done by reflection only. Lighting from a «garland» type source or other is prohibited;
  - e) Any sign must be made of hardwood, wrought iron or similar composite material and be protected from the elements.

#### **7.5.2: Workshops for artists and artisans**

The following provisions apply to workshops for artists and artisans:

1. One (1) commercial or identification sign per workshop for artists and artisans is authorized, whether attached or isolated from the building. In all cases, the maximum area is 1 square meter;
2. The following special provisions apply depending on the type of installation:
  - a) The support of a perpendicular projection sign must be made of treated milled wood or wrought iron;
  - b) A sign on a post or a base must be located at a minimum distance of 0.5 meters from the street line. The maximum height of a sign on a post is 1.5 meters from the average ground level. Its maximum width, including the posts, is 1.5 meters. The support for these signs must be made of treated milled wood or wrought iron;
  - c) The maximum height of a sign on a wall is 1.5 meters and its maximum length, including the wall of the sign, is 2 meters. This wall must be located at a minimum distance of 1.5 meters from a lot line. The authorized materials for the construction of a wall to be used as support for a sign are brick, stone, architectural concrete and wrought iron;
  - d) Any lighting shall be done by reflection only. Lighting from a «garland» type source or other is prohibited;
  - e) Any sign must be made of hardwood, wrought iron or a similar composite material and protected from the elements.



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### CHAPTER 8:

Provision concerning the protection and the enhancement of the environment

## **Section 8.1: Provisions concerning the natural topography**

### **8.1.1: Backfilling and filling works**

Backfilling and filling works are authorized for any construction and work authorized in accordance with this By-law in the area where the construction and work is planned, unless otherwise stated in this By-law.

However, the backfilling and excavating operations on the side of a slope in order to erect a structure within this excavation must not exceed 20 % of the area where the structure will be set.

Backfilling and filling works must be done in stages or successive layers of a maximum thickness of 1 meter (this provision does not apply to backfilling or authorized excavation in the second clause of this article). The filling with materials or debris from construction work, tree stumps or other objects or artificial products is prohibited.

All backfilling and fillings works must be done in such a way as to prevent any landslides, cave-ins, erosions or other natural phenomenon. Control measures must be put into place during and after the works.

In the case of backfilling and filling works to erect a retaining wall necessary for the safety of the sites and approved by an engineer, special provisions apply to the development plans.

### **8.1.2: Leveling of land and modification of the topography**

The leveling of the land and modification of the natural topography are authorized when the work consists of removing mounds of less than 1 meter and hollows of a depth of less than 1 meter. However, these works are prohibited inside the protected shoreline buffer strip.

The levelling of the land may not have the effect of rendering non-conforming the height of a structure, measured in meters, from the average ground level. In addition, the run-off following the works must occur on the applicant's land only and a rapid re-vegetation of the slope is obligatory.

### **8.1.3: Levelling of land and modification of the topography prohibited**

In the Harrington Valley, as shown on the Zoning plan annexed to this By-law, any lowering of mounds of soil for the purpose of putting the land back into cultivation for agricultural purposes is prohibited.

### **8.1.4: Zone with an acute slope (of more than 30 %)**

Within zones with an acute slope, being an area having a slope of more than 30 %, only works, undertakings and structures related to the stabilization of slopes, to vehicular accesses, to private roads, to integral activities of conservation of wildlife or natural environments and to accesses (layout of stairs, paths or walkways) are authorized. When accessory structures are authorized, they must be erected on the part of the land (plateau) that has a slope of less than 30 %.

Special provisions apply for structures and works authorized in the shore.

### **8.1.5: Zone with a strong slope (between 20 % and 30 %)**

Within zones with strong slopes, which is an area having a slope between 20 % and 30 %, accessory structures are authorized. The main structures must be erected on the part of the land (plateau) that has a slope of less than 20 % (these provisions do not apply to works, undertakings and structures authorized in Article 8.1.3).

## **Section 8.2: Provisions concerning shores and shorelines**

### **8.2.1: Application of provisions**

This section does not apply to buildings, structures and works in relation to forestry activities whose realization is subject to the *Forest Act* and related laws.

This section does not apply to a ditch, whose definition is explained in the *By-law concerning Permits and Certificates* in force.

### **8.2.2: Necessity of a permit or certificate of authorization**

For all buildings, structures, and works in the shore or shoreline of a watercourse, a permit or a certificate of authorization is required.

### **8.2.3: Width of the shore**

The width of the shore is measured horizontally starting at the high water mark of a lake or a watercourse.

The shore has a minimum of 10 meters when the slope is less than 30 %, or when the slope is more than 30 % and has an embankment of less than 5 meters in height.

The shore has a minimum of 15 meters when the slope is continuous and more than 30 %, or when the slope is more than 30 % and has an embankment of more than 5 meters in height.

### **8.2.4: Provisions concerning shores**

Only the following buildings, structures and works are authorized in the shore:

1. Maintenance, repair and demolition of existing structures or works on the day this By-law comes into effect, for uses other than municipal, public or for public access. During these works the use of treated wood is prohibited. The cutting of grass and plants, as well as brushing do not constitute maintenance.
2. Buildings, structures and works for municipal purposes, public or for public access including their maintenance, repair and demolition, if they require an authorization in accordance with *An Act respecting the conservation and development of wildlife* R.S.Q., chapter C-61.1, the *Watercourse Act*, R.S.Q., Chapter R-13 or any other law.
3. The enlargement of a main building for purposes other than municipal, public or for public access is subject to the following provisions:
  - a) The residual area of the lot following the application of the provisions concerning the protected shoreline buffer strip does not allow for the construction or enlargement of this main building and cannot reasonably be done elsewhere on the lot;
  - b) The sub-division was done before the coming into force of By-law 98-91 prohibiting construction on the shore;
  - c) The lot is not situated in a high probability erosion zone or land-slides zone as identified in this By-law;
  - d) A minimum protective strip of 5 meters must be kept in its actual state of preferably returned to its natural state if it wasn't already;
4. The enlargement or the rebuilding of a building or of an accessory building such as a garage, shed, cabana or pool, is authorized only on the part of the shore that is not in its natural state and in accordance with the following conditions:
  - a) The size of the lot no longer permits the construction or the erection of this accessory building, following the creation of the protected shoreline buffer strip;
  - b) The subdivision was done before the coming into effect of the first applicable municipal by-law prohibiting construction on the shore;
  - c) A minimum protective strip of 5 meters must obligatorily be kept in its natural state or preferably returned to its natural state if it wasn't already;
  - d) The accessory building must rest on the ground without any excavation or filling;
  - e) Whenever possible, the building structure must be off the ground in order to allow vegetation to grow.
5. The following structures or works concerning the vegetation, with the exception of works or maintenance to control the vegetation (mowing of grass, brushing, felling of trees):

- a) Forest management activities that are subject to the *Forest Act* and its associated regulations;
  - b) Felling or harvesting of deficient, defective, damaged or dead trees in a forest stand;
  - c) Timber harvesting for commercial purposes of 50 % of the commercial trees, on the condition that a forest cover of 50 % be maintained;
  - d) The cutting necessary for the implementation of a structure or of authorized work (only after obtaining a permit or certificate of authorization);
  - e) When the slope of the shore is less than 30 %, the cutting necessary to allow for an opening of 5 meters in width giving access to the body of water. This opening must be sinuous using of granular material of a dimension sufficient to avoid erosion without backfill or fill. Making the soil impermeable (cement, asphalt, etc.) is prohibited;
  - f) When the slope of the shore is more than 30 %, the trimming necessary to create a window (opening in the vegetation to allow a view of the body of water) of 5 meters wide;
  - g) When the slope of the shore is more than 30 %, the cutting necessary for a 3 meters wide sinuous path using granular material of a dimension sufficient to avoid erosion, or a stairway of a maximum width of 1.2 meters giving access to the water; in both these cases, the 'sealing' of the land (cement, asphalt, etc.) is prohibited;
  - h) Seedlings and planting of vegetation, trees or shrubs and the work necessary to re-establish a permanent and durable ground cover.
6. The cultivation of the soil for agricultural exploitation is permitted on the condition that a minimum strip of 3 meters of vegetation be maintained which is measured starting at the high water mark, the width of the strip of vegetation to be maintained must include a minimum of 1 meter on the slope of the embankment.
7. The following structures and works:
- a) The installation of fences; outside of the permanent agricultural zone, a fence must be installed at a minimum distance of 5 meters starting at the high water mark and when the slope is more than 30 %, at the top of the embankment;
  - b) The installation or creation of outlets for underground or surface (ditches) drainage systems, provided that the soil under the tip of the outlet be stabilized;
  - c) Pumping stations for municipal or public purposes, only when it is impossible to implement them outside of the shore.
  - d) The planning of crossings of watercourses on fords, culverts and bridges as well as the related access roads;
  - e) Equipment necessary for aquaculture;
  - f) Any septic system that is in conformity with the *Environment Quality Act* and regulations on the evacuation and disposal of waste waters;
  - g) In the event that the slope, the type of soil and the conditions of the land do not allow to re-establish the groundcover and the natural character of the shore, the work and the undertaking of stabilization of the vegetation or mechanical such as perres, gabion or finally a retaining wall by giving priority to the technique most susceptible of facilitating the eventual implementation of natural vegetation; the stabilization work must not have the effect of increasing the riverside property by encroaching on the bed of a lake or a watercourse;
  - h) Individual wells, on the condition that mitigation measures apply (notably by the installation of a geotextile barrier or bales of straw or mulch) with the purpose of minimizing sediment in the lakes and watercourses;
  - i) The reconstruction or enlargement of a highway or of an existing road, including farm roads and forestry roads;
  - j) The structures and works necessary to realize the authorized buildings, structures and works on the shore, on the condition of being realized with the application of mitigation measures (notably by the installation of a geotextile barrier or bales of straw or mulch) with the purpose of minimizing sediment in the lakes and watercourses;
  - k) The forest management activities whose execution is subject to the *Forestry Act* and its regulations on the standards of intervention in forests of the domain of the State;
  - l) Fires in an airtight container so that the wood and ashes are not in contact with the soil;

- m) Reconstruction, refection or widening of a road or an existing street, a farm or forestry road, not covered by the *Environment Quality Act* (R.S.Q., Chapter Q-2), the *Watercourses Act* (Chapter R-13) or any other Law, may be authorized on the shore of a lake or watercourse when it is impossible to extend the road bed on the side of the street, of the highway or the road not adjacent to a watercourse or lake. In such a case, as soon as possible after the end of the work, all embankment built on the shore must be covered with vegetation or other methods of stabilization favoring natural vegetation to avoid erosion and washouts towards the shore.

#### **8.2.5: Special provisions for a new golf course**

Notwithstanding the preceding provisions, for a new golf course, a 30 meter deep strip must be kept in its natural state by conserving all 3 layers of vegetation (grasses, shrubs and trees).

This provision does not apply to an artificial pond that does not have a hydrologic link with a watercourse, but the general provisions of this section do apply.

#### **8.2.6: Controlling the vegetation on the shore**

Any works of development or maintenance to control vegetation (cutting of grass and plants, brushing, cutting of trees) are prohibited on the shore.

Notwithstanding the preceding Article, in the cases where there is an existing structure or building on the shore at the date this By-law came into effect, the development or maintenance works to control the vegetation is permitted within a maximum strip of 2 meters around the immediate building or structure.

#### **8.2.7: Steps for replanting the shore**

If, following work done on the shore after this By-law comes into effect, the shore no longer has its natural groundcover or if the shore is denaturalized at a superior level than what is permitted in the Articles in this Section, measures must be taken to re-vegetate the strip of land adjacent to the natural high water mark, on a minimum depth of 5 meters, with herbaceous, shrubs and tree types native and riparian. When there is a retaining wall or any other type of work on the edge of the water, the 5 meter strip required in this Article is calculated upstream of the wall or of the work.

Throughout the area to be re-vegetated, the planting and sowing must be done in the following manner:

1. The grasses in the form of plants and seedlings must cover the whole area to be re-vegetated;
2. The shrubs must be planted staggered at an approximate distance of 1 meter from one another, or a tree;
3. Trees must be planted staggered at an approximate distance of 5 meters from one another, calculated at the base of the trunk.

The re-vegetation must be done within a maximum delay of 12 months from the date this By-law comes into effect for the first 4 meters, calculated starting at the high water mark, and within a maximum delay of 24 months from the date this By-law comes into effect for its entirety, being 5 meters.

Notwithstanding the previous provisions, the measures for re-vegetation of the shore do not apply in the following cases:

- 1) Within a maximum strip of 2 meters around an existing building and structure and encroaching into the shoreline at the date this By-law comes into effect;
- 2) On a property whose main use is residential, to an existing boat launch at the date this By-law comes into effect;
- 3) On a property whose main use is residential, on the base of a right of way within a maximum width of 5 meters. If the base is more than 5 meters, it must be subject to the re-vegetation measures taking into account the authorized window on the shore;
- 4) At a space built for a public beach (public access to water or public utility) or for a beach of a commercial or recreational establishment. However, a 3 meter wide strip must be re-vegetated behind the beach within a maximum delay of 12 months after this By-law comes into effect.
- 5) On the site of an authorized intervention in the shore or shoreline of this By-law.

#### **8.2.8: Provisions concerning the shoreline**



All buildings, structures and works on the shoreline are prohibited except for the following buildings, structures and works if their realization is not incompatible with other protective measures recommended for flood zones;

1. A dock, a shelter for a motorized or non-motorized craft or a pier on stilts, on stakes or manufactured floating plate-forms;
2. The planning of a crossing of a watercourse in relation to fords, culverts and bridges;
3. Equipment necessary for aquaculture;
4. Water sources, on the condition that they are done with the application of mitigation measures (notably by the installation of a geotextile barricade, or bales of straw, or mulch to minimize the leaching of sediments in the lake or waterway);
5. The development, for agricultural purposes, of canals or supply channels or for the diversion of water for sampling in cases where the development of such channels is subject to obtaining a certificate of authorization in accordance with the *Environment Quality Act*;
6. Encroachment on the shoreline necessary for work authorized on the shore, on the condition of being done with the implementation of mitigation measures (including the installation of a geotextile barrier or bales of straw or mulch to minimize the leaching of sediment in the lake or watercourse). In addition, the authorized encroachment on the shoreline should be minimal and technically justified and must not, under any circumstances, be used to expand waterfront property directly on the water environment;
7. Cleaning or maintenance of a body of water, without filling, done by a municipal authority in accordance with the powers and obligations that are given them by law;
8. Buildings, structures and works for municipal purposes, or for public access, including their maintenance, repair and demolition, subject to obtaining a certificate of authorization in accordance with the *Environment Quality Act*, an *Act Respecting the Conservation and Development of Wildlife* (R.S.Q., chapter R-13) and any other law;
9. The maintenance, repair, and demolition of an existing construction or structure that is not used for municipal, public or public access purposes.

#### **8.2.9: Special provisions for a bridge or a culvert allowing the crossing of a watercourse**

The installation of a bridge or a culvert allowing the crossing of a watercourse is authorized under the following conditions:

1. The bridge or the culvert must not have the effect of narrowing the width of the watercourse by more than 20 %; the width is measured starting at the high water mark;
2. At no time shall the passage of fish be obstructed;
3. The extremities of the bridges and culverts must be stabilized;
4. It is also authorized to erect a by-pass or an ice bridge, having a minimum thickness of 35 cm of ice.

#### **8.2.10: Special provisions concerning a ford**

The making of a ford is authorized under the following conditions:

1. The maximum authorized width is 7 meters;
2. The stabilization must be done by using stones or gravel;
3. The shoreline must have a firm surface and be sufficiently firm to guarantee a good load capacity, without risk of altering the milieu, especially if machinery will be crossing. As a corollary, sections of the watercourse whose substrate is soft or muddy must be avoided
4. The machinery used to cross the watercourse must be clean and in good condition. There must be no oil or gas leaks;
5. The shores on both sides of the watercourse must have a gentle slope, which is to say less than 20 %;
6. At no time, the passage of fish shall not be obstructed.

### **Section 8.3: Provisions concerning wetlands**

#### **8.3.1: General provisions**

Within a damp area, any backfilling, filling, excavation of soil or moving of humus, as well as any building, structure or works are all prohibited, with the exception of the following:

1. The installation on pillars, for municipal purposes or public access, of a nature observation area for the general public;
2. A private installation on pillars allowing access to the shoreline, on the condition:
  - a) Have a maximum width of 1.2 meters and remain rectilinear;
  - b) Does not involve any anchoring or places for boats in the wetland;
  - c) Have a minimum distance of 150 meters between two private installations.
3. The cultivation of the soil for agricultural purposes as long as a protection band of a minimum of 3 meters calculated at the start of the damp area toward the interior of the farms is preserved.

Buildings, structures and works provided for in paragraphs 1 and 2 are subject to obtaining a certificate of authorization from the Minister of the ' Développement durable, de l'Environnement et des Parcs', in virtue of Article 22 of the *Environment Quality Act*.

#### **8.3.2: Protective strip**

In a protective strip of 15 meters, the provisions concerning the protection of shores in Section 8.2 of this By-law apply.

In the case of an open wetland, this protective strip is delimited starting at the high watermark, as it being an integral part of the lake or watercourse.

In the case of a closed wetland, this protective strip is delimited starting at the limit of the wetland.

#### **8.3.3: Special provisions for a closed wetland in zones URB-132, URB-134 and URB-141**

Notwithstanding all inconsistent provisions, all work concerning the construction, building, installation, filling, backfilling, dragging or extraction for public access or municipal or public purposes in zones URB-132, URB-134 and URB-141 are authorized if a certificate of authorization is obtained from the Ministry of Environment, in accordance with Article 22 of the *Environment Quality Act*.

In the case where a wetland encroaches on two zones, the provisions of this Article apply to the entire wetland.

## **Section 8.4: Public and community drinking water intakes**

#### **8.4.1: Immediate protection area**

Activities (including commercial harvesting and deforestation), facilities, deposits of materials or objects likely to contaminate groundwater, other than those relating to the production of drinking water, are prohibited within a radius of 30 meters from a public or private catchment work. The protection area is designed to protect the catchment work itself as well as its equipment (building, pump, electrical installation, monitoring and treatment apparatus).

#### **8.4.2: Special protection measures for farming and forest areas**

Any catchment work of groundwater for human consumption is prohibited within 30 meters of a facility for raising animals, an animal waste storage facility or a parcel of cultivated land.

The spreading of animal waste, farm compost, mineral fertilizer and fertilizing waste substances, as well as the installation of a raising facility or animal waste storage facility is prohibited within 30 meters of any groundwater catchment work intended for human consumption.

Any commercial harvesting and deforestation are prohibited in a radius of 60 meters from a surface well or a municipal water intake.

#### **8.4.3: Additional special protection measures for farming areas for catchment sites intended to supply more than 20 persons**

The following provisions apply for all catchment sites intended to supply more than 20 persons and whose daily average flow rate is less than 75 cubic meters:

1. The spreading of animal waste, farm compost, mineral fertilizer and fertilizing waste substances, the installation of a raising facility or animal waste storage facility is prohibited within a radius of 100 meters from the catchment site;
2. This measure may be different if the proposed protection area was established in accordance with the provisions applicable in virtue of the Groundwater Catchment Regulation (Q-2, r.6);

When the average flow rate is greater than 75 cubic meters per day, the following provisions apply:

1. The spreading of animal waste, farm compost, mineral fertilizer and fertilizing waste substances, the installation of a raising facility or animal waste storage facility is prohibited within a radius of 300 meters from the catchment site;
2. This measure may be different if the proposed protection area was established in accordance with the provisions applicable in virtue of the Groundwater Catchment Regulation (Q-2, r.6).

In the case of a well, water sources or other supplies of drinking water that feeds a municipal or private water system, an educational institution, an establishment within the meaning of *An Act respecting health services and social services*, or supplying a recreational area (camping, vacation camp, family nature camp, etc.), the minimum distance between such a water supply and a raising facility or an animal waste storage facility is 300 meters.

#### **8.4.4: Provisions concerning the storing of pesticides**

It is prohibited to store class 1, 2 or 3 pesticides in the following areas:

1. Less than 100 meters from a water catchment installation for the production of spring or mineral water within the meaning of the *Regulation respecting bottled water* or feeding a water system, in the last case, the average operating rate is greater than 75 cubic meters per day;
2. Less than 30 meters from any other ground water catchment site.

### **Section 8.5: Other provisions concerning the protection of the environment**

#### **8.5.1: Protection of a heron nesting ground**

Within a heron nesting ground and on a protective strip of 100 meters bordering a heron nesting ground, any construction, building, use, structure or any work is prohibited. Any modification or destruction of natural vegetation is prohibited.

In addition, the following provisions apply:

1. Within a radius of 500 meters, calculated beyond the 100 meter protection strip bordering the heron nesting ground, any construction, structure and cutting of trees are prohibited between April 1<sup>st</sup> and July 31<sup>st</sup> of each year;
2. Only trees that have fallen naturally may be removed in the 500 meter radius. However, this removal cannot be done during nesting time, which is between April 1<sup>st</sup> and July 31<sup>st</sup> of each year;
3. Within a heron nesting ground site, drainage activities are prohibited;
4. It is strictly forbidden to cut a tree that is used for the nesting of herons.

Heron nesting grounds are identified in Annex 3 of this By-law. For the application of this Article, a professional must proceed to identify the limits of the heron nesting ground.

#### **8.5.2: Protection of a white-tailed deer yard**

Recreational and cultural activities generating important transformations of the natural white-tailed deer yard, notably a new golf course are forbidden within a confined area as identified in Annex 3 of this By-law.



## **ZONING BY-LAW 192-2012**

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### **CHAPTER 9:**

#### **Special provisions to the agricultural zone**

## **Section 9.1: General provisions**

### **9.1.1: Object and scope**

The provisions in this Chapter apply to the permanent agricultural zone, as well as by the decisions of *Commission de la protection du territoire agricole du Québec* concerning the inclusions and exclusions in the agricultural zone.

### **9.1.2: Provisions to determine the separation distances concerning the management of odors in the agricultural setting**

In the decreed agricultural zone, the construction, expansion, development and occupation of any livestock facility, of all storing of farm manure, of any dwelling and of all protected immovable, as well as the spreading of farm manure, are subject to the provisions relating to separation distances concerning livestock facilities in this By-law.

These provisions concerning the separation distances apply in virtue and according to the provisions in *An Act respecting the preservation of agricultural land and agricultural activities*.

The provisions are concerned with the inconveniences of odors due to agricultural practices and all the proposed parameters do not take into account the aspects as they relate to pollution control. These provisions do not have the effect of exempting the agricultural producers from the obligation to respect the environmental standards included in the specific regulations of the Minister of Développement durable, de l'Environnement et des Parcs du Québec.

### **9.1.3: Provisions concerning uses in the agricultural zone**

Agricultural activities, as defined in *An Act respecting the preservation of agricultural land and agricultural activities* are authorized in the agricultural zone, subject to the application of the general provisions relating to the agricultural zone. Non-agricultural uses, that conform to this By-law are also authorized, subject to an authorization from the *Commission de la protection du territoire agricole du Québec*.

However, this By-law shall not have the effect of prohibiting or restraining the implementation or expansion of a livestock facility, if the location complies with the provisions of this Chapter.

## **Section 9.2: Determining the separation distances**

### **9.2.1: Separation distances for livestock facilities**

The separation distance to be respected between a new livestock installation and a non-agricultural use or between a new non-agricultural use and an existing livestock installation are obtained by multiplying the parameters B, C, D, E, F and G as presented below.

The distance between on the one hand, the livestock installation and the storing area of manure and on the other hand, a neighboring non-agricultural building may be calculated by establishing an imaginary straight line between the most advanced part of the constructions in question, with the exception of galleries, stoops, eaves, patios, terraces, chimneys and access ramps.

The parameters are as follows:

1. Parameter A corresponds to the maximum number of livestock units (LU) kept during an annual production cycle. It is used to determine parameter B. It is established using Table A.
2. Parameter B is the base distances. It is established by locating, in the table appearing in Table B, the base distance corresponding to the value calculated for parameter A.
3. Parameter C is the odor coefficient. Table C shows the odor coefficient according to the group or category of animals in question.
4. Parameter D corresponds to the type of manure. Table D gives the value of the parameter in relation to the farm manure management practice.
5. Parameter E corresponds to project type. When a livestock unit has availed itself in totality of the development right under the Act respecting the preservation of agricultural land and agricultural activities (chapter P-41.1), or to increase livestock by more than 75 LU, the applicable separation distances may be relaxed in its respect, subject to the content of Table E, up to a maximum of 225 LU.
6. Parameter F is the attenuation factor. This parameter appears in Table F. It enables integration of the odor attenuation effect resulting from the technology used.
7. Parameter G is the use factor. It is based on the type of neighboring unit in question. Table G gives the value of the factor.

**TABLE A: NUMBER OF LIVESTOCK UNITS (PARAMETER A)**

For the purposes of determining parameter A, the animals listed in the table below are equivalent to one livestock unit in relation to the number prescribed.

For any other animal species, an animal weighing 500 kg or more or a livestock group of that species whose total weight is 500 kg is equivalent to one livestock unit.

When a weight is given in the following Table, it refers to the expected weight of the animal at the end of the livestock period.

Livestock group or category	Number of animals equivalent to one Livestock unit
Cow or heifer, bull, horse	1
Calves weighing 225 to 500 kg each	2
Calves weighing less than 225 kg each	5
Breeder hogs weighing 20 to 100 kg each	5
Piglets weighing less than 20 kg each	25
Sows and piglets not weaned in the year	4
Hens and roosters	125
Broiler chickens	250
Started pullets	250
Quails	1500
Pheasants	300
Broiler turkeys weighing 5 to 5.5 kg each	50
Broiler turkeys weighing 8.5 to 10 kg each	75
Broiler turkeys weighing 13 kg each	100
Female mink excluding males and young	100
Vixen excluding males and young	40
Sheep and yearling lambs	4
Goats an yearling kids	6
Female rabbits excluding males and young	40

**Table B: Base distances (Parameter B)**



L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.
1	86	61	314	121	389	181	442	241	483	301	518
2	107	62	315	122	390	182	442	242	484	302	518
3	122	63	317	123	391	183	443	243	484	303	519
4	133	64	319	124	392	184	444	244	485	304	520
5	143	65	320	125	393	185	445	245	486	305	520
6	152	66	322	126	394	186	445	246	486	306	521
7	159	67	323	127	395	187	446	247	487	307	521
8	166	68	325	128	396	188	447	248	487	308	522
9	172	69	326	129	397	189	448	249	488	309	522
10	178	70	328	130	398	190	448	250	489	310	523
11	183	71	329	131	399	191	449	251	489	311	523
12	188	72	331	132	400	192	450	252	490	312	524
13	193	73	332	133	401	193	451	253	490	313	524
14	198	74	333	134	402	194	451	254	491	314	525
15	202	75	335	135	403	195	452	255	492	315	525
16	206	76	336	136	404	196	453	256	492	316	526
17	210	77	338	137	405	197	453	257	493	317	526
18	214	78	339	138	406	198	454	258	493	318	527
19	218	79	340	139	406	199	455	259	494	319	527
20	221	80	342	140	407	200	456	260	495	320	528
21	225	81	343	141	408	201	456	261	495	321	528
22	228	82	344	142	409	202	457	262	496	322	529
23	231	83	346	143	410	203	458	263	496	323	530
24	234	84	347	144	411	204	458	264	497	324	530
25	237	85	348	145	412	205	459	265	498	325	531
26	240	86	350	146	413	206	460	266	498	326	531
27	243	87	351	147	414	207	461	267	499	327	532
28	246	88	352	148	415	208	461	268	499	328	532
29	249	89	353	149	415	209	462	269	500	329	533
30	251	90	355	150	416	210	463	270	501	330	533
31	254	91	356	151	417	211	463	271	501	331	534
32	256	92	357	152	418	212	464	272	502	332	534
33	259	93	358	153	419	213	465	273	502	333	535
34	261	94	359	154	420	214	465	274	503	334	535

35	264	95	361	155	421	215	466	275	503	335	536
36	266	96	362	156	421	216	467	276	504	336	536
37	268	97	363	157	422	217	467	277	505	337	537
38	271	98	364	158	423	218	468	278	505	338	537
39	273	99	365	159	424	219	469	279	506	339	538
40	275	100	367	160	425	220	469	280	506	340	538
41	277	101	368	161	426	221	470	281	507	341	539
42	279	102	369	162	426	222	471	282	507	342	539
43	281	103	370	163	427	223	471	283	508	343	540
44	283	104	371	164	428	224	472	284	509	344	540
45	285	105	372	165	429	225	473	285	509	345	541
46	287	106	373	166	430	226	473	286	510	346	541
47	289	107	374	167	431	227	474	287	510	347	542
48	291	108	375	168	431	228	475	288	511	348	542
49	293	109	377	169	432	229	475	289	511	349	543
50	295	110	378	170	433	230	476	290	512	350	543
51	297	111	379	171	434	231	477	291	512	351	544
52	299	112	380	172	435	232	477	292	513	352	544
53	300	113	381	173	435	233	478	293	514	353	544
54	302	114	382	174	436	234	479	294	514	354	545
55	304	115	383	175	437	235	479	295	515	355	545
56	306	116	384	176	438	236	480	296	515	356	546
57	307	117	385	177	438	237	481	297	516	357	546
58	309	118	386	178	439	238	481	298	516	358	547
59	311	119	387	179	440	239	482	299	517	359	547
60	312	120	388	180	441	240	482	300	517	360	548

**Table B : Base distances (Parameter B)**

L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.
361	548	421	575	481	600	541	623	601	643	661	663
362	549	422	576	482	600	542	623	602	644	662	663
363	549	423	576	483	601	543	623	603	644	663	664

364	550	424	577	484	601	544	624	604	644	664	664
365	550	425	577	485	602	545	624	605	645	665	664
366	551	426	578	486	602	546	624	606	645	666	665
367	551	427	578	487	602	547	625	607	645	667	665
368	552	428	578	488	603	548	625	608	646	668	665
369	552	429	579	489	603	549	625	609	646	669	665
370	553	430	579	490	604	550	626	610	646	670	666
371	553	431	580	491	604	551	626	611	647	671	666
372	554	432	580	492	604	552	626	612	647	672	666
373	554	433	581	493	605	553	627	613	647	673	667
374	554	434	581	494	605	554	627	614	648	674	667
375	555	435	581	495	605	555	628	615	648	675	667
376	555	436	582	496	606	556	628	616	648	676	668
377	556	437	582	497	606	557	628	617	649	677	668
378	556	438	583	498	607	558	629	618	649	678	668
379	557	439	583	499	607	559	629	619	649	679	669
380	557	440	583	500	607	560	629	620	650	680	669
381	558	441	584	501	608	561	630	621	650	681	669
382	558	442	584	502	608	562	630	622	650	682	669
383	559	443	585	503	608	563	630	623	651	683	670
384	559	444	585	504	609	564	631	624	651	684	670
385	560	445	586	505	609	565	631	625	651	685	670
386	560	446	586	506	610	566	631	626	652	686	671
387	560	447	586	507	610	567	632	627	652	687	671
388	561	448	587	508	610	568	632	628	652	688	671
389	561	449	587	509	611	569	632	629	653	689	672
390	562	450	588	510	611	570	633	630	653	690	672
391	562	451	588	511	612	571	633	631	653	691	672
392	563	452	588	512	612	572	634	632	654	692	673
393	563	453	589	513	612	573	634	633	654	693	673
394	564	454	589	514	613	574	634	634	654	694	673
395	564	455	590	515	613	575	635	635	655	695	673
396	564	456	590	516	613	576	635	636	655	696	674
397	565	457	590	517	614	577	635	637	655	697	674
398	565	458	591	518	614	578	636	638	656	698	674
399	566	459	591	519	614	579	636	639	656	699	675
400	566	460	592	520	615	580	636	640	656	700	675
401	567	461	592	521	615	581	637	641	657	701	675
402	567	462	592	522	616	582	637	642	657	702	676
403	568	463	593	523	616	583	637	643	657	703	676
404	568	464	593	524	616	584	638	644	658	704	676
405	568	465	594	525	617	585	638	645	658	705	676
406	569	466	594	526	617	586	638	646	658	706	677
407	569	467	594	527	617	587	639	647	658	707	677
408	570	468	595	528	618	588	639	648	659	708	677
409	570	469	595	529	618	589	639	649	659	709	678
410	571	470	596	530	619	590	640	650	659	710	678
411	571	471	596	531	619	591	640	651	660	711	678
412	572	472	596	532	619	592	640	652	660	712	679
413	572	473	597	533	620	593	641	653	660	713	679
414	572	474	597	534	620	594	641	654	661	714	679
415	573	475	598	535	620	595	641	655	661	715	679
416	573	476	598	536	621	596	642	656	661	716	680
417	574	477	598	537	621	597	642	657	662	717	680
418	574	478	599	538	621	598	642	658	662	718	680
419	575	479	599	539	622	599	643	659	662	719	681
420	575	480	600	540	622	600	643	660	663	720	681

**Table B : Base distances (Parameter B)**

L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.
721	680	781	699	841	715	901	731	961	746	1021	760
722	682	782	699	842	715	902	731	962	746	1022	760

723	682	783	699	843	716	903	731	963	746	1023	760
724	682	784	699	844	716	904	731	964	746	1024	761
725	682	785	700	845	716	905	732	965	747	1025	761
726	683	786	700	846	716	906	732	966	747	1026	761
727	683	787	700	847	717	907	732	967	747	1027	761
728	683	788	701	848	717	908	732	968	747	1028	761
729	684	789	701	849	717	909	733	969	747	1029	762
730	684	790	701	850	717	910	733	970	748	1030	762
731	684	791	701	851	718	911	733	971	748	1031	762
732	685	792	702	852	718	912	733	972	748	1032	762
733	685	793	702	853	718	913	734	973	748	1033	763
734	685	794	702	854	718	914	734	974	749	1034	763
735	685	795	702	855	719	915	734	975	749	1035	763
736	686	796	703	856	719	916	734	976	749	1036	763
737	686	797	703	857	719	917	735	977	749	1037	764
738	686	798	703	858	719	918	735	978	750	1038	764
739	687	799	704	859	720	919	735	979	750	1039	764
740	687	800	704	860	720	920	735	980	750	1040	764
741	687	801	704	861	720	921	736	981	750	1041	764
742	687	802	704	862	721	922	736	982	751	1042	765
743	688	803	705	863	721	923	736	983	751	1043	765
744	688	804	705	864	721	924	736	984	751	1044	765
745	688	805	705	865	721	925	737	985	751	1045	765
746	689	806	706	866	722	926	737	986	752	1046	766
747	689	807	706	867	722	927	737	987	752	1047	766
748	689	808	706	868	722	928	737	988	752	1048	766
749	689	809	706	869	722	929	738	989	752	1049	766
750	690	810	707	870	723	930	738	990	753	1050	767
751	690	811	707	871	723	931	738	991	753	1051	767
752	690	812	707	872	723	932	738	992	753	1052	767
753	691	813	707	873	723	933	739	993	753	1053	767
754	691	814	708	874	724	934	739	994	753	1054	767
755	691	815	708	875	724	935	739	995	754	1055	768
756	691	816	708	876	724	936	739	996	754	1056	768
757	692	817	709	877	724	937	740	997	754	1057	768
758	692	818	709	878	725	938	740	998	754	1058	768
759	692	819	709	879	725	939	740	999	755	1059	769
760	693	820	709	880	725	940	740	1000	755	1060	769
761	693	821	710	881	725	941	741	1001	755	1061	769
762	693	822	710	882	726	942	741	1002	755	1062	769
763	693	823	710	883	726	943	741	1003	756	1063	770
764	694	824	710	884	726	944	741	1004	756	1064	770
765	694	825	711	885	727	945	742	1005	756	1065	770
766	694	826	711	886	727	946	742	1006	756	1066	770
767	695	827	711	887	727	947	742	1007	757	1067	770
768	695	828	711	888	727	948	742	1008	757	1068	771
769	695	829	712	889	728	949	743	1009	757	1069	771
770	695	830	712	890	728	950	743	1010	757	1070	771
771	696	831	712	891	728	951	743	1011	757	1071	771
772	696	832	713	892	728	952	743	1012	758	1072	772
773	696	833	713	893	729	953	744	1013	758	1073	772
774	697	834	713	894	729	954	744	1014	758	1074	772
775	697	835	713	895	729	955	744	1015	758	1075	772
776	697	836	714	896	729	956	744	1016	759	1076	772
777	697	837	714	897	730	957	745	1017	759	1077	773
778	698	838	714	898	730	958	745	1018	759	1078	773
779	698	839	714	899	730	959	745	1019	759	1079	773
780	698	840	715	900	730	960	745	1020	760	1080	773

**Table B : Base distances (Parameter B)**

U.A	m.	U.A	m.	U.A	m.	U.A.	m.	U.A.	m.	U.A	m.
1081	774	1141	787	1201	800	1261	812	1321	824	1381	835



1441	847	1501	857	1561	686	1621	878	1681	889	1741	898
1442	847	1502	858	1562	686	1622	879	1682	889	1742	899
1443	847	1503	858	1563	868	1623	879	1683	889	1743	899
1444	847	1504	858	1564	869	1624	879	1684	889	1744	899
1445	847	1505	858	1565	869	1625	879	1685	889	1745	899
1446	848	1506	858	1566	869	1626	879	1686	889	1746	899
1447	848	1507	859	1567	869	1627	879	1687	890	1747	899
1448	848	1508	859	1568	869	1628	880	1688	890	1748	899
1449	848	1509	859	1569	870	1629	880	1689	890	1749	900
1450	848	1510	859	1570	870	1630	880	1690	890	1750	900
1451	848	1511	859	1571	870	1631	880	1691	890	1751	900
1452	849	1512	859	1572	870	1632	880	1692	890	1752	900
1453	849	1513	860	1573	870	1633	880	1693	891	1753	900
1454	849	1514	860	1574	870	1634	881	1694	891	1754	900
1455	849	1515	860	1575	871	1635	881	1695	891	1755	901
1456	849	1516	860	1576	871	1636	881	1696	891	1756	901
1457	850	1517	860	1577	871	1637	881	1697	891	1757	901
1458	850	1518	861	1578	871	1638	881	1698	891	1758	901
1459	850	1519	861	1579	871	1639	881	1699	891	1759	901
1460	850	1520	861	1580	871	1640	882	1700	891	1760	901
1461	850	1521	861	1581	872	1641	882	1701	892	1761	902
1462	851	1522	861	1582	872	1642	882	1702	892	1762	902
1463	851	1523	861	1583	872	1643	882	1703	892	1763	902
1464	851	1524	862	1584	872	1644	882	1704	892	1764	902
1465	851	1525	862	1585	872	1645	883	1705	892	1765	902
1466	851	1526	862	1586	872	1646	883	1706	893	1766	902
1467	851	1527	862	1587	873	1647	883	1707	893	1767	903
1468	852	1528	862	1588	873	1648	883	1708	893	1768	903
1469	852	1529	862	1589	873	1649	883	1709	893	1769	903
1470	852	1530	863	1590	873	1650	883	1710	893	1770	903
1471	852	1531	863	1591	873	1651	884	1711	893	1771	903
1472	852	1532	863	1592	873	1652	884	1712	894	1772	903
1473	852	1533	863	1593	874	1653	884	1713	894	1773	904
1474	853	1534	863	1594	874	1654	884	1714	894	1774	904
1475	853	1535	864	1595	874	1655	884	1715	894	1775	904
1476	853	1536	864	1596	874	1656	884	1716	894	1776	904
1477	853	1537	864	1597	874	1657	885	1717	894	1777	904
1478	853	1538	864	1598	875	1658	885	1718	895	1778	904
1479	854	1539	864	1599	875	1659	885	1719	895	1779	904
1480	854	1540	864	1600	875	1660	885	1720	895	1780	905
1481	854	1541	865	1601	875	1661	885	1721	895	1781	905
1482	854	1542	865	1602	875	1662	885	1722	895	1782	905
1483	854	1543	865	1603	875	1663	886	1723	895	1783	905
1484	854	1544	865	1604	876	1664	886	1724	896	1784	905
1485	855	1545	865	1605	876	1665	886	1725	896	1785	905
1486	855	1546	865	1606	876	1666	886	1726	896	1786	906
1487	855	1547	866	1607	876	1667	886	1727	896	1787	906
1488	855	1548	866	1608	876	1668	886	1728	896	1788	906
1489	855	1549	866	1609	876	1669	887	1729	896	1789	906
1490	856	1550	866	1610	877	1670	887	1730	897	1790	906
1491	856	1551	866	1611	877	1671	887	1731	897	1791	906
1492	856	1552	867	1612	877	1672	887	1732	897	1792	907
1493	856	1553	867	1613	877	1673	887	1733	897	1793	907
1494	856	1554	867	1614	877	1674	887	1734	897	1794	907
1495	856	1555	867	1615	877	1675	888	1735	897	1795	907
1496	857	1556	867	1616	878	1676	888	1736	898	1796	907
1497	857	1557	867	1617	878	1677	888	1737	898	1797	907
1498	857	1558	868	1618	878	1678	888	1738	898	1798	907
1499	857	1559	868	1619	878	1679	888	1739	898	1799	908
1500	857	1560	868	1620	878	1680	888	1740	898	1800	908

Table B : Base distances (Parameter B)

L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.
1801	908	1861	917	1921	927	1981	936	2041	944	2101	953
1802	908	1862	917	1922	927	1982	936	2042	944	2102	953
1803	908	1863	918	1923	927	1983	936	2043	945	2103	953
1804	908	1864	918	1924	927	1984	936	2244	945	2104	953
1805	909	1865	918	1925	927	1985	936	2245	945	2105	953
1806	909	1866	918	1926	927	1986	936	2046	945	2106	954
1807	909	1867	918	1927	927	1987	936	2047	945	2107	954
1808	909	1868	918	1928	928	1988	937	2048	945	2108	954
1809	909	1869	919	1929	928	1989	937	2049	946	2109	954
1810	909	1870	919	1930	928	1990	937	2050	946	2110	954
1811	910	1871	919	1931	928	1991	937	2051	946	2111	954
1812	910	1872	919	1932	928	1992	937	2052	946	2112	954
1813	910	1873	919	1933	928	1993	937	2053	946	2113	955
1814	910	1874	919	1934	928	1994	938	2054	946	2114	955
1815	910	1875	919	1935	929	1995	938	2255	946	2115	955
1816	910	1876	920	1936	929	1996	938	2056	947	2116	955
1817	910	1877	920	1937	929	1997	938	2057	947	2117	955
1818	911	1878	920	1938	929	1998	938	2058	947	2118	955
1819	911	1879	920	1939	929	1999	938	2059	947	2119	955
1820	911	1880	920	1940	929	2000	938	2060	947	2120	956
1821	911	1881	920	1941	930	2001	938	2061	947	2121	956
1822	911	1882	921	1942	930	2002	939	2062	947	2122	956
1823	911	1883	921	1943	930	2003	939	2063	947	2123	956
1824	912	1884	921	1944	930	2204	939	2264	948	2124	956
1825	912	1885	921	1945	930	2205	939	2265	948	2125	956
1826	912	1886	921	1946	930	2006	939	2066	948	2126	956
1827	912	1887	921	1947	931	2007	939	2067	948	2127	957
1828	912	1888	921	1948	931	2008	940	2068	948	2128	957
1829	912	1889	922	1949	931	2009	940	2069	948	2129	957
1830	913	1890	922	1950	931	2010	940	2070	948	2130	957
1831	913	1891	922	1951	931	2011	940	2071	949	2131	957
1832	913	1892	922	1952	931	2012	940	2072	949	2132	957
1833	913	1893	922	1953	931	2013	940	2073	949	2133	957
1834	913	1894	922	1954	932	2014	940	2074	949	2134	958
1835	913	1895	923	1955	932	2215	941	2275	949	2135	958
1836	913	1896	923	1956	932	2016	941	2076	949	2136	958
1837	914	1897	923	1957	932	2017	941	2077	949	2137	958
1838	914	1898	923	1958	932	2018	941	2078	950	2138	958
1839	914	1899	923	1959	932	2019	941	2079	950	2139	958
1840	914	1900	923	1960	932	2020	941	2080	950	2140	958
1841	914	1901	923	1961	933	2021	941	2081	950	2141	959
1842	914	1902	924	1962	933	2022	942	2082	950	2142	959
1843	915	1903	924	1963	933	2023	942	2083	950	2143	959
1844	915	1904	924	1964	933	2224	942	2284	951	2144	959
1845	915	1905	924	1965	933	2225	942	2285	951	2145	959
1846	915	1906	924	1966	933	2026	942	2086	951	2146	959
1847	915	1907	924	1967	933	2027	942	2087	951	2147	959
1848	915	1908	925	1968	934	2028	942	2088	951	2148	960
1849	915	1909	925	1969	934	2029	943	2089	951	2149	960
1850	916	1910	925	1970	934	2030	943	2090	951	2150	960
1851	916	1911	925	1971	934	2031	943	2091	952	2151	960
1852	916	1912	925	1972	934	2032	943	2092	952	2152	960
1853	916	1913	925	1973	934	2033	943	2093	952	2153	960
1854	916	1914	925	1974	934	2034	943	2094	952	2154	960
1855	916	1915	926	1975	935	2235	943	2295	952	2155	961
1856	917	1916	926	1976	935	2036	944	2096	952	2156	961
1857	917	1917	926	1977	935	2037	944	2097	952	2157	961
1858	917	1918	926	1978	935	2038	944	2098	952	2158	961
1859	917	1919	926	1979	935	2039	944	2099	953	2159	961
1860	917	1920	926	1980	935	2040	944	2100	953	2160	961

**Table B : Base distances (Parameter B)**

L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.	L.U.	m.
2161	961	2221	970	2281	978	2341	986	2401	994	2461	1001
2162	962	2222	970	2282	978	2342	986	2402	994	2462	1002
2163	962	2223	970	2283	978	2343	986	2403	994	2463	1002
2164	962	2224	970	2284	978	2344	986	2404	994	2464	1002
2165	962	2225	970	2285	978	2345	986	2405	994	2465	1002
2166	962	2226	970	2286	979	2346	986	2406	994	2466	1002
2167	962	2227	971	2287	979	2347	987	2407	994	2467	1002
2168	962	2228	971	2288	979	2348	987	2408	995	2468	1009
2169	962	2229	971	2289	979	2349	987	2409	995	2469	1002
2170	963	2230	971	2290	979	2350	987	2410	995	2470	1002
2171	963	2231	971	2291	979	2351	987	2411	995	2471	1003
2172	963	2232	971	2292	979	2352	987	2412	995	2472	1003
2173	963	2233	971	2293	980	2353	988	2413	995	2473	1003
2174	963	2234	972	2294	980	2354	988	2414	995	2474	1003
2175	963	2235	972	2295	980	2355	988	2415	995	2475	1003
2176	963	2236	972	2296	980	2356	988	2416	996	2476	1003
2177	964	2237	972	2297	980	2357	988	2417	996	2477	1003
2178	964	2238	972	2298	980	2358	988	2418	996	2478	1004
2179	964	2239	972	2299	980	2359	988	2419	996	2479	1004
2180	964	2240	972	2300	980	2360	988	2420	996	2480	1004
2181	964	2241	972	2301	981	2361	988	2421	996	2481	1004
2182	964	2242	973	2302	981	2362	989	2422	996	2482	1004
2183	964	2243	973	2303	981	2363	989	2423	997	2483	1004
2184	965	2244	973	2304	981	2364	989	2424	997	2484	1004
2185	965	2245	973	2305	981	2365	989	2425	997	2485	1004
2186	965	2246	973	2306	981	2366	989	2426	997	2486	1004
2187	965	2247	973	2307	981	2367	989	2427	997	2487	1005
2188	965	2248	973	2308	982	2368	990	2428	997	2488	1005
2189	965	2249	973	2309	982	2369	990	2429	997	2489	1005
2190	965	2250	974	2310	982	2370	990	2430	998	2490	1005
2191	966	2251	974	2311	982	2371	990	2431	998	2491	1005
2192	966	2252	974	2312	982	2372	990	2432	998	2492	1005
2193	966	2253	974	2313	982	2373	990	2433	998	2493	1005
2194	966	2254	974	2314	982	2374	990	2434	998	2494	1006
2195	966	2255	974	2315	982	2375	990	2435	998	2495	1006
2196	966	2256	975	2316	983	2376	991	2436	998	2496	1006
2197	966	2257	975	2317	983	2377	991	2437	998	2497	1006
2198	967	2258	975	2318	983	2378	991	2438	998	2498	1006
2199	967	2259	975	2319	983	2379	991	2439	999	2499	1006
2200	967	2260	975	2320	983	2380	991	2440	999	2500	1006
2201	967	2261	975	2321	983	2381	991	2441	999		
2202	967	2262	975	2322	983	2382	991	2442	999		
2203	967	2263	975	2323	983	2383	991	2443	999		
2204	967	2264	976	2324	984	2384	991	2444	999		
2205	967	2265	976	2325	984	2385	992	2445	999		
2206	968	2266	976	2326	984	2386	992	2446	999		
2207	968	2267	976	2327	984	2387	992	2447	1000		
2208	968	2268	976	2328	984	2388	992	2448	1000		
2209	968	2269	976	2329	984	2389	992	2449	1000		
2210	968	2270	976	2330	984	2390	992	2450	1000		
2211	968	2271	976	2331	985	2391	992	2451	1000		
2212	968	2272	977	2332	985	2392	993	2452	1000		
2213	969	2273	977	2333	985	2393	993	2453	1000		
2214	969	2274	977	2334	985	2394	993	2454	1001		
2215	969	2275	977	2335	985	2395	993	2455	1001		
2216	969	2276	977	2336	985	2396	993	2456	1001		
2217	969	2277	977	2337	985	2397	993	2457	1001		
2218	969	2278	977	2338	985	2398	993	2458	1001		
2219	969	2279	978	2339	986	2399	994	2459	1001		
2220	970	2280	978	2340	986	2400	994	2460	1001		

**T ABLE C: ODOUR COEFFICIENT PER GROUP OR CATEGORY OF ANIMALS (PARAMETER C)**



Group or category of animals	Parameter C
Beef cattle	
- In a closed facility	0.7
- In an outdoor feeding area	0.8
Dairy cattle	0.7
Ducks	0.7
Horses	0.7
Goats	0.7
Turkeys	
- In a closed facility	0.7
- In an outdoor feeding area	0.8
Rabbits	0.8
Sheep	0.7
Hogs	1.0
Hens	
- Laying hens in cages	0.8
- Breeder hens	0.8
- Broiler hens / large chickens	0.7
- Pullets	0.7
Foxes	1.1
Slaughter calves	
- Veal calves	1.0
- Grain-fed calves	0.8
Mink	1.1

For all other animal species, use parameter C = 0.8. That factor does not apply to dogs, the nuisance related with that type of livestock being more a noise problem than an odor problem.

**Table D: MANURE TYPE (PARAMETER D)**

Farm manure management practices	Parameter D
Solid manure	
-Dairy and beef cattle, horses, sheep and goats	0.6
-Other groups or categories of animals	0.8
Liquid manure	
-Dairy and beef cattle	0.8
-Other groups or categories of animals	1.0

**Table E: PROJECT TYPE (PARAMETER E)**

Apply to a new project or to an increase in the number of livestock units.

<b>Increase up to (l. u.)*</b>	<b>Parameter E</b>	<b>Increase up to (l. u.)*</b>	<b>Parameter E</b>
10 or less	0.50	146-150	0.69
11-20	0.51	151-155	0.70
21-30	0.52	156-160	0.71
31-40	0.53	161-165	0.72
41-50	0.54	166-170	0.73
51-60	0.55	171-175	0.74
61-70	0.56	176-180	0.75
71-80	0.57	181-185	0.76
81-90	0.58	186-190	0.77
91-100	0.59	191-195	0.78
101-105	0.60	196-200	0.79
106-110	0.61	201-205	0.80
111-115	0.62	206-210	0.81
116-120	0.63	211-215	0.82
121-125	0.64	216-220	0.83
126-130	0.65	221-225	0.84
131-135	0.66	226 and more	1.00
136-140	0.67	new project	1.00
141-145	0.68		

\* To be considered depending on the total targeted number of animals in the herd, whether or not buildings are expanded or built. For any project resulting in a total of 226 livestock units or more and for new projects, parameter E = 1.

**Table F: Attenuation factor (Parameter F)**

$$F = F1 \times F2 \times F3$$

Technology	Factor
Roof over storage site	F1
- Absent	1.0
- Rigid, permanent	0.7
- Temporary (layer of peat, plastic cover)	0.9
<hr/>	
Ventilation	F2
- Natural and forced with multiple air outlets	1.0
- Forced with grouped air outlets and air outlets above roof	0.9
- Forced with grouped air outlets with air washer or biological filters	0.8
<hr/>	
Other technologies	F3
- new technologies may be used to reduce distances once their efficiency has been proven	Factor to be determined upon accreditation

**Table G: USE FACTORS (PARAMETER G)**

Intended use	Factor
Urbanization perimeter*	1.5
<hr/>	
Dwelling	0.5
<hr/>	
Protected immovable	1.0

**9.2.2: Separation distances for liquid manure storage sites situated more than 150 m from a livestock facility**

When farm manure is stored outside the livestock facility, separation distances must be respected.

They are established on the consideration that one livestock unit (LU) requires a 20 m<sup>3</sup> storage capacity. For example a 1,000 m<sup>3</sup> capacity tank, corresponds to 50 livestock units.

Once that equivalence has been determined, it is possible to determine the corresponding base distance using Table B. The formula multiplying the set of parameters B, C, D, E, F and G may then be applied.

The following table illustrates cases where C, D and E equal 1, with G varying according to the neighboring unit considered.

Separation distances for liquid manure storage sites\* situated more than 150 meters from a livestock facility:

Storage** capacity (m <sup>3</sup> )	Separation distances (meters)		
	Dwelling	Protected immovable	Urbanization perimeter
1,000	148	295	443
2,000	184	367	550
3,000	208	416	624
4,000	228	456	684
5,000	245	489	734
6,000	259	517	776
7,000	272	543	815
8,000	283	566	849
9,000	294	588	882

10,000	304	607	911
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\* For manure, multiply the above distances by 0.8.

\*\* For other storage capacity, effect the necessary calculations using a rule of apportionment or the data for parameter A.

### 9.2.3: Separation distances for spreading farm manure

The calculation of distances concerning the spreading of farm manure\* is determined with the help of the following table. The use of sprinklers or cannons is prohibited.

			Distance required from any dwelling, urbanization perimeter or protected immovable (meter)	
Type	Spreading method		From June 15 <sup>th</sup> to August 15 <sup>th</sup>	Other times
Liquid	Aero-sprinkling (tank)	Liquid manure left on the surface more than 24 hours	75	25
		Liquid manure incorporated within less than 24 hours	25	X**
	Sprinkling	By spray bar	25	X
		By drop pipe	X	X
	Simultaneous incorporation		X	X

<b>Solid</b>	Fresh, left on the surface more than 24 hours	75	X
	Fresh, incorporated within less than 24 hours	X	X
	Deodorized compost	X	X

\* No separation distance is required for uninhabited zones in an urbanization perimeter.

\*\*X = Spreading permitted up to field limits.

**9.2.4: Special provisions applicable to strong odor livestock establishments**

Any new livestock installation of more than one livestock unit of a group or category of strong odor animals (hogs, sows, piglets, fox, mink) equal to or more than 1.0 is prohibited in the following zones:

1. Any part of the permanent agricultural zone adjacent to the Rouge River measured from the high water mark up to a distance of 600 meters;
2. Any part of the permanent agricultural zone part of the Harrington Valley, as delimited and shown on the Zoning plan being part of this By-law and known as Annex 1.



## **ZONING BY-LAW NUMBER 192-2012**

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### **CHAPTER 10:**

**Special provisions for certain uses**

## **Section 10.1: Professional or commercial services practiced at home**

### **10.1.1: General provisions**

When specified in the specification grids, the «Professional or commercial services» use is authorized as an accessory use to a residential use and must respect the following requirements.

### **10.1.2: Authorized professional and commercial services**

The professional and commercial services authorized at home are:

1. A service and office of professionals within the meaning of the *Professional Code*;
2. A service and office of business management, administration and insurance;
3. A business office, a self-employed worker, a micro service company that does not have any product for sale on site;
4. The care of less than 6 children;
5. A family-type resource;
6. Rental of rooms;
7. Private courses for, at most, 3 students at a time;
8. A sewing workshop;
9. A hair, beauty and personal care salon (maximum 2 chairs).

### **10.1.3: Conditions of implementation and requirements for professional and commercial services**

The accessory use «Professional and commercial services practiced at home» must respect the following conditions (special provisions apply to the rental of rooms and are provided for in Article 10.1.4.):

1. Only one (1) professional or commercial service practiced at home per main building is authorized;
2. The accessory use must be practiced by the occupant of the main building;
3. Retail sales or sales on site are prohibited;
4. The accessory use must be practiced inside of a main building or an accessory building;
5. When the accessory use is practiced in a main building, the maximum area permitted is 40 % of the floor area occupied by the residential use;
6. When the accessory use is practiced in an accessory building, the maximum area permitted is 60 square meters and shall never exceed the footprint equal to 40 % of the floor area occupied by the residential use;
7. Notwithstanding paragraphs 5 and 6, in the URB-132, URB-134 and URB-141 zones, which correspond to the land use area «Local urban» identified in the development plan in force, the accessory use must be practiced inside the main building and the maximum area permitted is 25 % of the floor area occupied by the residential use;
8. In addition to the occupants, 2 employees may work there;
9. Outdoor display and storage pertinent to the professional or commercial service are prohibited;
10. The professional or commercial service must not bring about changes to the architecture and exterior appearance of the building in order not to affect the residential character of the property;
11. No noise must be noticeable outside the main building where the professional or commercial service is performed;
12. No dust or any other substance must be released from the main building where the professional or commercial service is performed;
13. One (1) additional off-street parking space must be provided to serve the accessory use;



This Article does not apply to family-type resources and for home childcare services.

**10.1.4: Conditions of implementation and requirements for the rental of rooms**

The conditions of implementation and requirements for the rental of rooms are the following:

1. A maximum of 2 rooms may be rented per main building;
2. The maximum authorized area for the rental of rooms may not exceed 50 square meters.

## **Section 10.2: Workshop for artists and artisans**

### **10.2.1: Special provisions applicable to the accessory use «Workshop for artists and artisans»**

When specified in the specification grids, the use «Workshop for artists and artisans» is authorized as an accessory use to the residential use and must respect the following conditions:

1. The accessory use must be carried out by the occupant of the main building;
2. In addition to the occupants, 2 employees may work there;
3. The accessory use must be carried out inside a main building or an accessory building;
4. When the accessory use is carried out in the main building, the maximum permitted area is 40 % of the floor area occupied by the residential use;
5. When the accessory use is carried out in an accessory building, the maximum permitted area is 60 square meters, without every exceeding a footprint equivalent to 40 % of the floor area occupied by the residential use;
6. Exhibitions of works made on site are authorized under the following conditions:
  - a) The maximum display area is 25 square meters;
  - b) The display in the front yard must be carried out during normal working hours, just like the business. The works and products must be removed outside the business hours.
7. Retail sale of works and products made on site are authorized;
8. Outdoor storage of material used in the production is prohibited;
9. The implementation of an artist and artisan workshop must not entail changes in the architecture and exterior appearance of the building, so that the residential character of the property is not affected.
10. The signage must conform to the provisions in Chapter 7 of this By-law;
11. No noise must be noticeable from the outside of the main or accessory building;
12. No dust or other nuisance must be released from the main or accessory building;
13. One (1) additional off-street parking space must be provided to serve the accessory use.

## **Section 10.3: Additional dwelling**

### **10.3.1: Special provisions applicable to the accessory use «Additional dwelling»**

When specified in the specification grids, the use «Additional dwelling» is authorized as an accessory use to residential use and must respect the following conditions:

1. Only one (1) additional dwelling is authorized per single family dwelling;
2. The maximum area of the additional dwelling cannot exceed 60 % of the area of the floor on which it is located. In addition, the minimum area of the additional dwelling is set at 50 square meters;
3. Only one bedroom may be set up in an additional dwelling;
4. When an additional dwelling is set up in a basement, a minimum window area is required according to the following proportions:
  - a) For a bedroom: 5 % of the area of the outside wall;
  - b) For a living-room or family room: 10 % of the area of the outside wall.
5. The minimum height of the ceiling of an additional dwelling is 2.44 meters;
6. The additional dwelling must have a separate entrance from the main dwelling. This separate entrance must be located in the back or on one of the lateral walls of the main building;
7. The additional dwelling must have a separate civic number from the main building;
8. The additional dwelling may be connected to the main dwelling via a permanent common area;
9. Setting up an additional dwelling is not authorized when the accessory use «Bed and Breakfast» or a «Bed and Breakfast (agricultural producer) » is carried out in the building;
10. One (1) additional off road parking space must be provided to serve the accessory use.

## **Section 10.4: Recording studio**

### **10.4.1: Special provisions applicable to the accessory use «Recording Studio»**

When specified in the specification grids, the use «Recording studio» is authorized as an accessory use to a residential use and must respect the following conditions:

1. One (1) recording studio is authorized for a single family dwelling and may be located in an accessory building ;
2. The maximum floor area of the accessory building hosting the accessory use «recording studio» is set at 60 square meters;
3. The minimum height of the accessory building is set at 2.5 meters and the maximum height is set at 6 meters;
4. The shape of the roof of the accessory building must be similar to the shape of the roof of the main building, except in the case where a terrace is set up on the roof;
5. The accessory building must be located at more than 2 meters from the main building and the setbacks prescribed in the specification grids used to determine the distance from the lot lines;
6. The accessory building hosting the accessory use «Recording studio» may not be used as a home.

## **Section 10.5: Bed and Breakfast and Bed and Breakfast (agricultural producer)**

### **10.5.1: Special provisions that apply to the accessory use «Bed and Breakfast or Bed and Breakfast (agricultural producer)»**

When specified in the specification grids, the use «Bed and Breakfast» or «Bed and Breakfast (agricultural producer)» is authorized as an accessory to a residential use and must respect the following conditions:

1. One (1) Bed and Breakfast or Bed and Breakfast (agricultural producer) is authorized per single family dwelling;
2. The use must be carried out by the occupant of the main building;
3. A maximum of 5 rooms may be rented out;
4. In addition to the occupants, 1 employee may work there;
5. The rooms may not occupy more than 60 % of the total area of the main building;
6. The minimum height of the ceiling of a bedroom is 2.44 meters;
7. No bedroom may be set up in the basement;
8. No outdoor storage is authorized;
9. One (1) parking space per room for rent must be provided for in accordance with this By-law;
10. When a Bed and Breakfast or a Bed and Breakfast (agricultural producer) is located in the main building, setting up an additional dwelling is prohibited.

## **Section 10.6: Booth for local farm produce**

### **10.6.1: Special provisions applicable to the accessory use «Booth for local farm produce»**

When specified in the specification grids, the use «Booth for local farm produce» is authorized as an accessory to a residential use and must respect the following conditions:

1. The maximum floor area permitted for the booth for local farm produce is set at 60 square meters.

**Section 10.7: Hobby farm**

**10.7.1: Special provisions applicable to the accessory use «Hobby farm»**

When specified in the specification grids, the use «Hobby farm» is authorized as an accessory to a residential use and must respect the following conditions:

1. The minimum dimension required for the lot as well as the maximum number of animals permitted are established according to the following table:

Minimum area of the lot (square meters)	Maximum number of small size animals  (the gallinacean, the leporidae and the anatidae)	Maximum number of medium size animals  (the ovidae , the emus, and the ostriches)	Maximum number of large size animals  (the cervidae, the bovidae, the equidae and the lamas)
10,000 sq. m – 20 ,000 sq. m	20	2	1
20,001 sq. m – 40 ,000 sq. m	30	4	2
40,001 sq. m – 60 ,000 sq. m	40	6	4
60,001 sq. m – 100,000 sq. m	50	8	6
+ than 100,000 sq. m	60	15	10

Anatidae: from the duck family

Galliaceae: from the rooster, hen, quail, turkey, pheasant, grouse,

Bovidae: from the bovine family (beef and bison)

peacock, partridge, guinea fowl and chicken family

Cervidae: from the deer family

Leporidae: from the hare, rabbit and small rodent family

Equidae: from the horse, donkey and mule family

Ovidae: from the sheep and goat family

Note: the number of animals is cumulative.

2. The maximum floor area of a building used to shelter animals and storage of material relating to the care of the animals is 85 square meters;

3. Swine animals such as pigs, wild boars and fur animals such as foxes and minks are prohibited;

4. Breeding must not be of commercial nature, open to the public or intended for slaughter; breeding of animals for commercial purposes is also prohibited;

5. Only the occupants may work at the hobby farm: no additional employee is authorized;

6. No building or enclosure, intended to shelter the animals, may be placed in the following areas:
  - a) Within 50 meters from a dwelling, with the exception of the operator's: in this case the minimum distance is 10 meters;
  - b) Within 100 meters from the high water mark of a lake;
  - c) Within 30 meters from the high water mark of a watercourse;
  - d) Within 30 meters from any well for human consumption;
  - d) Within 20 meters from a property line.
7. The movement and access of the animals, as well as any release of manure or livestock waste are strictly prohibited on the shore, in a lake, watercourse, marsh or pond that drains into a watercourse;
8. The storing of manure must be located at a minimum of 100 meters from the high water mark of a lake, of 30 meters from the high water mark of a watercourse and of 30 meters from a well for human consumption. The management of manure, most particularly concerning storage, disposal, spreading, treatment or elimination must be done in accordance with the standards provided for this in the *Agricultural Operations Regulation (Q-2. R.26)*, as if it were located in the agricultural zone as defined in *An Act respecting the preservation of agricultural land and agricultural activities*;
9. When the accessory use «hobby farm» is carried out in a zone where the main purpose is Agriculture (A) or Agroforestry (Ag), the provisions of Chapter 9 of this By-law concerning special provisions for the agricultural zone must be respected;
10. The raising facility must have the capacity to store, without overflow, on a watertight floor covered by a roof, all of the livestock waste produced between each of the occasions on which the waste is removed;
11. Any spreading of manure on frozen or snow covered ground is forbidden;
12. Display and outdoor storage are prohibited;
13. No signage is authorized.



## **Section 10.8: Retail sales of products associated with the resources**

### **10.8.1: Special provisions applicable to the accessory use «Retail sales of products associated with the resources»**

When a use part of the Agricultural (A) group is authorized in the corresponding specification grids, the use «Retail sales of products associated with the resources» is authorized as an accessory agricultural or forestry use and must respect the following conditions:

1. The use «Retail sales of products associated with the resources» must be carried-out inside of an accessory building;
2. In the case of the sale of local products or farm products (garden produce, maple products, meat, etc.), the maximum floor area permitted is set at 60 square meters;
3. When selling agricultural machinery or products necessary for the proper operation of an agricultural or forestry enterprise, the maximum allowable floor area of the accessory building is set at 200 square meters;
4. An authorization from the *Commission de la protection du territoire agricole du Québec* is required in the permanent agricultural zone.

## **Section 10.9: Integrated projects**

### **10.9.1: Implementation requirements**

When authorized in the specification grids, an integrated residential, tourist or recreational type project must comply with the provisions in this section.

An integrated project must be located on the same landsite and consist of more than one building, be serviced by private vehicular alleys and amenity areas. The landsite may be comprised of one or several lots. In all cases, at least one of the lots being part of the integrated project must be adjacent to a street that conforms to the applicable provisions of the By-law on subdivisions.

### **10.9.2: Provisions applicable to integrated projects**

The standards in the specification grids as well as the provisions in this By-law apply to an integrated residential project, subject to the standards provided in this Article and Article 10.9.3.

1. The area of the landsite including the integrated residential project corresponds to the number of dwellings provided multiplied by 2,500 square meters in the case of a landsite not adjacent to a lake or a watercourse, or multiplied by 4,000 square meters in the case of a landsite adjacent to a lake or a watercourse;
2. A maximum of 6 contiguous buildings may be implemented, and this, for all uses;
3. The minimum distance between the main buildings is 6 meters (distance calculated from the closest point, projection or not);
4. The accesses and driveways must conform to this By-law. They must also allow access to the site for emergency vehicles and also facilitate the necessary maneuvers;
5. A private vehicular alley in an integrated project must have a minimum width of 7 meters if it is a two-way alley and 4 meters if it is a one way alley;
6. A private vehicular alley must be covered with gravel or pavement or asphalt, it must have a slope inferior to 15 % and be adapted to the topography of the land. The minimum turning radius of a private vehicular alley than ends in a loop is set at 5 meters;
7. The minimum distance between a private vehicular alley and the main buildings is 3 meters;
8. Paths must be laid out in such a way as to allow access to the amenity areas, to the parking areas, to the private vehicular alleys, to the main and accessory buildings. The paths must be laid out at a minimum distance of 5 meters from the facades with openings on the ground floor;
9. A minimum of one amenity area must be developed on a lot representing a minimum of 20 % of the total area of the main buildings. The amenity area must be landscaped. The space occupied by the paths is taken into account of the total required area;
10. The minimum number of parking spaces is set at 1.5 per residential or accommodation unit. These may be located in common spaces. The distance between the parking spaces and the buildings it services is at most 30 meters. The parking spaces must not be located in front of a main entrance;
11. Outdoor lighting, conform to this By-law, must be provided for private vehicular alleys;
12. The façade of a building housing two contiguous dwellings or two twin or contiguous buildings must have a jut (portion of a wall that sticks out or is indented compared to the main façade) of at least 1 meter from one another;
13. One (1) community building is authorized per integrated project and must respect the following provisions:
  - a) The maximum area is set at 400 square meters;

- b) The maximum height is set at 2 stories;
- c) The building must respect the implementation setbacks provided in this Article;

14. One or more drop offs for garbage and recycling materials must be provided. These drop offs must be easily accessible for pick-up and be surrounded by a screen (hedge, trees, landscape, wall or fence);

15. The limits of the lot may not be fenced, except where safety measures must be implemented (i.e.: a pool).

**10.9.3: Non applicable provisions**

For an integrated project, the following regulatory provisions do not apply:

1. The obligation of having only one main building per lot;
2. The obligation of having only one use per building or lot;
3. The rate of implementation prescribed in the specification grids;
4. The method of implementation of buildings;
5. The limitation as to the number of pools or spas per lot;
6. The obligation of having to be adjacent to a street:: in this case, one of the common lots, including the lot created by a vehicular alley, must be adjacent to a street and all the lots having main buildings must be adjacent to a common lot.

## **Section 10.10: Camping and rustic camping establishment**

### **10.10.1: Field of application**

When authorized in the specification grids, a camping establishment (Usage code R204) and rustic camping (Usage Code R104) must respect the conditions of this section.

### **10.10.2: Conditions of implementation and development**

The implementation and development of a camping or rustic camping establishment must respect the following conditions:

1. A buffer strip must be left between a campground, including camp sites, and the property line. This buffer strip must have a minimum width of 25 meters from a property line other than a street line and a minimum width of 50 meters from a street line. In the case of the enlargement of an existing campground on the date this By-law comes into effect, the width of the buffer strip with respect to a street line may be 25 meters ;
2. The buffer strip must be kept in its natural state or be landscaped;
3. The minimum area of a camp site intended to accommodate a tent is 140 square meters and the minimum area of a camp site intended to accommodate a trailer, a recreational vehicle (RV) or a motor home is 275 square meters.

## **Section 10.11: Raising and boarding farm animals**

### **10.11.1: Field of application**

When authorized in the specification grids, the raising and boarding of farm animals (usage code A204) are authorized in accordance with the provisions provided in this section. In addition, country tables are authorized in the dwelling (inside the main building).

A maximum of 6 livestock units may be raised or boarded per landsite (the number of livestock units is determined in Table A of Article 9.2.1 of this By-law).

### **10.11.2: Minimum area of the landsite**

The minimum area of land required for the raising and boarding of farm animals is 10,000 square meters.

### **10.11.3: Minimum distances**

1. No building or enclosure, intended to shelter animals, and no manure deposit may, be located within 100 meters from any dwelling, with the exception of the operator's: in this case, the minimum distance is 15 meters;
2. No building or enclosure, intended to shelter animals, and no manure deposit may be located within 20 meters from the property line and 30 meters from the street line;
3. No building or enclosure, intended to shelter animals, and no manure deposit may be located within 75 meters from the high water mark or a lake, watercourse or wetland;
4. No area where animals are left free, or training area, may be located within 50 meters of any dwelling, with the exception of the operator's: in this case the minimum distance is 10 meters;
5. No area where animals are left free, or training area, may be located within 10 meters of the property line;
6. No area where animals are left free, or training area, may be located within 30 meters of the high water mark or a lake, watercourse or wetland;
7. The livestock waste and the site's wastewater must be treated and stored in accordance with the Provincial regulations.

### **10.11.4: Building to shelter the animals**

One (1) building intended to shelter animals is authorized under the following conditions:

1. The maximum area of the building is set at 300 square meters;
2. The floor must be entirely concrete and be equipped with a drain to allow wash down.

## **Section 10.12: Kennels and animal pounds**

### **10.12.1: Implementation conditions**

When authorized in the specification grids, a kennel and pound for animals (Usage Code A205) must respect the provisions in this section.

### **10.12.2: Minimum area of the lot**

The minimum area of the lot required for a kennel and a pound for animals is 40,000 square meters.

### **10.12.3: Minimum distances**

1. At all times, a maximum of 25 animals may be kept in a kennel or a pound;
2. No building, enclosure or cage to shelter animals may be located within 1,000 meters from any dwelling, with the exception of the operator's, in this case: the minimum distance is 15 meters;
3. No building, enclosure or cage to shelter animals may be located within 300 meters of the property lines;
4. No building, enclosure or cage to shelter animals may be located within 75 meters of the high water mark or lake, watercourse or wetland;
5. No area where animals are left free or training area may be located within 300 meters from any dwelling, with the exception of the operator's: in this case, the minimum distance is 10 meters;
6. No area where animals are left free or training area may be located within 100 meters from the property line;
7. No area where animals are left free or training area may be located within 30 meters of the high water mark or lake, watercourse or wetland;
8. The animal waste as well as the site's waste water must be treated and stored in accordance with the Provincial regulations.

### **10.12.4: Buildings to shelter animals**

1. Any kennel or pound must have at least one building to shelter animals. The building must meet the following conditions:
  - a) The building must have a floor area of at least 40 square meters and an inside volume of at least 120 cubic meters;
  - b) The floor must be entirely concrete and equipped with a drain to allow wash down;
  - c) The floor area must be set up in such a way that each animal is kept in a screened enclosure of a minimum area of 2 meters by 2 meters.
2. The building intended to shelter dogs is not mandatory in the case of guard dogs and the breeding of sled dogs. In this case, all the animals must be kept at a minimum distance of 1,000 meters from any dwelling.

## **Section 10.13: Extraction activities (gravel pit and sand pit)**

### **10.13.1: Implementation conditions**

When authorized in the specification grids, a use part of usage Class «I2 (extractive activities) must respect the following implementation standards:

1. The distance between the limit of the operating site of a use «I2 (extractive activities) » and the high water mark of the Rouge River is set at 500 meters;
2. The distances provided in the *Regulation respecting pits and quarries (Q-2, r.7)* must be respected.

For this Article, the operating site includes the surface of the soil from where aggregates are extracted, including any surface where are placed the crushing and screening processes and where the aggregates are loaded and stored.

This Article also applies when enlarged operating site in usage code «I2 (extractive activities) » existed on the date of the coming into force of this By-law.

**Section 10.14: Landfill trench site**

**10.14.1: Implementation of usages in proximity of a landfill trench site**

When reference to this Article is indicated in the specification grids, the following distances must be respected between the landfill trench site and the usages or other elements mentioned in the following table:

<ul style="list-style-type: none"><li>• Public thoroughfare:</li></ul>	50 m
<ul style="list-style-type: none"><li>• Road maintained by the Ministry of Transport:</li></ul>	152.4 m
<ul style="list-style-type: none"><li>• Park, golf course, outdoor recreational center, public beach:</li></ul>	150 m
<ul style="list-style-type: none"><li>• Dwelling, teaching establishment, religious temple, establishment for the transformation of food products, campground, restaurant or hotel establishment having a permit delivered in accordance with An Act respecting tourist accommodations establishments (E-14.2), summer camp and establishment within the meaning of An Act respecting health services and social services (S-4.2):</li></ul>	200 m





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### **CHAPTER 11:**

**Special provisions for non-conforming structures and uses**

## **Section 11.1: General provisions**

### **11.1.1: Field of application**

**This chapter applies to non-conforming structures and uses protected by acquired rights.**

1. Are considered a non-conforming structure or use, any structure or part of a structure or any use, in a structure or on a lot or in part of a structure or on part of a lot, that is non-conforming to one or more of the provisions of the *Zoning By-law* or *Construction By-law* when they came into force;
2. The non-conforming structure or use is protected by acquired rights if the use or the structure was conform to the by-law that was in force at the time of its implementation, its operation or its construction;
3. The non-conforming use does not render non-conforming the structure in which it is operated;
4. The non-conforming building does not render non-conforming the use that is carried out in the building.

### **11.1.2: Maintenance and repair**

The repair and maintenance of a structure or of a non-conforming sign protected by acquired rights are authorized.

## **Section 11.2: Provisions concerning non-conforming uses**

### **11.2.1: Replacement of a non-conforming use prohibited**

A non-conforming use protected by acquired rights shall not be replaced by another non-conforming use.

By replacement of a non-conforming use, we mean changing a non-conforming use by another use, whether or not it is in the same group of usage, of the same class of usage or the same usage code.

### **11.2.2: Modification of a non-conforming use**

A non-conforming use protected by acquired rights shall not be modified. By modification of use we mean a change in the nature of the use or its termination.

### **11.2.3: Extension of a non-conforming use**

A non-conforming use protected by acquired rights may be extended or increased, provided it is the same use and that this use is not modified, under the following conditions:

1. The other requirements of the Planning By-laws are respected;
2. The non-conforming use protected by acquired rights may be increased by 50% of the occupied area of the inside of the building. If the use is carried out in several buildings, the combined total area of the buildings is taken into consideration;
3. This extension may be done in more than one stage, but never exceed the maximum allowed;
4. The extension of the use must be carried out on the same lot as the one where the non-conforming use is located.

### **11.2.4: Abandonment, discontinuance or interruption of a non-conforming use**

When a non-conforming use protected by acquired rights has been abandoned, discontinued or interrupted for a period of six consecutive months, or when it has been replaced by a conforming use, any subsequent use of the lot or the structure must be carried out in accordance with the Planning By-laws. The loss of the acquired rights applies to the main use as well as to accessory uses.

## **Section 11.3: Provisions concerning non-conforming structures**

### **11.3.1: Replacement of a non-conforming structure**

A non-conforming structure protected by acquired rights may not be replaced by another non-conforming structure.

The replacement of a structure is also prohibited following voluntary or accidental destruction, or after a transformation or a series of transformations equivalent to the replacement of a non-conforming structure by another.

### **11.3.2: Modification of non-conforming structures**

A non-conforming structure protected by acquired rights may be modified under the following conditions:

1. The modification is in accordance with the Planning By-laws;
2. The modification does not worsen the non-conformity of the structure or replace the non-conforming structure.

### **11.3.3: Enlargement of non-conforming structures**

A non-conforming structure protected by acquired rights may be enlarged under the following conditions:

1. The enlargement is in accordance with the Planning By-laws;
2. The enlargement does not worsen the non-conformity of the structure or replace the non-conforming structure.

Notwithstanding the preceding, a non-conforming structure protected by acquired rights may also be enlarged even though it does not conform to the prescribed setbacks in the specification grids, and this, under the following conditions:

1. An existing wall that encroaches in a setback may be prolonged in such a way that the encroachment into the setback by the prolonged part of the wall, be equal or inferior to that of the existing wall;
2. An existing wall that does not encroach into a setback may be prolonged as long as it does not encroach into the setback;
3. A building that encroaches in a setback may be moved as long as the encroachment in the setback is not increased.

### **11.3.4: Rebuilding or repairing a building that has been destroyed, become dangerous or lost more than half (50%) of its value**

The rebuilding or repairing of a building that has been destroyed, become dangerous or lost more than half (50%) of its value following a fire or any other cause must be carried out in accordance with the Planning By-laws in force at the time of this rebuilding or repair.

For this Article, by « any other cause » we mean any natural or human cause including a demolition or willful destruction of the building.

### **11.3.5: Rebuilding or repairing a main building that has been destroyed, become dangerous or lost more than half (50%) of its value and whose implementation is non-conforming**

The rebuilding or repair of a destroyed main building that has been destroyed, become dangerous or lost more than half (50%) of its value following a fire or any other cause whose implementation is non-conforming is allowed, at the same location, under the following conditions:

1. The use was legal at the time of the construction;
2. It is impossible, considering the dimension of the lot and the topography of the lot, to conform to the provisions concerning setbacks (implementation standards) specified in the *Zoning By-law*;
3. It is impossible, considering the dimension of the lot and the topography of the lot, to decrease the existing non-conformity before the disaster or the demolition in relation to the implementation of the building (for example, the moving of the building that has the effect of decreasing the non-conformity in relation to the setbacks);
4. There is no increase of the non-conformity to the By-Laws in force, notably as to the implementation;

5. If the implementation of the building is not in accordance with the provisions of this By-Law, the dimensions and area of the building to be rebuilt must be the same as before the disaster;
6. The applicant must supply a location plan prepared by a land surveyor of the foundation of the destroyed building in order to have its implementation recognized;
7. A building permit must be issued within a period of one year following the ascertainment of the destruction, dangerous state of the building or the loss of more than half (50%) of its value.

For this Article, «by another cause» we mean any natural or human cause, including a demolition or willful destruction of the building.

## **Section 11.4: Provisions concerning non-conforming signs**

### **11.4.1: Replacement of a non-conforming sign**

The replacement of a non-conforming sign is authorized only if its replacement has the effect of making the sign conform to this By-law.

### **11.4.2: Modification of a non-conforming sign**

The modification of a non-conforming sign is authorized only if this modification has the effect of making the sign conform to this By-law.

Notwithstanding the preceding, the message on the sign may be changed, without affecting the modification or enlargement of the structure of the sign, including materials and lighting equipment.

### **11.4.3: Extension of a non-conforming sign**

The enlargement of a non-conforming sign is authorized only if this enlargement has the effect of making the sign conform to this By-law.

## **Section 11.5: Provisions concerning conforming uses and structures on a non-conforming lot**

### **11.5.1: Conforming uses and structures on a non-conforming lot**

A use or a structure may be carried out or implemented on a non-conforming lot and protected by acquired rights provided the use or the structure conform to the Planning By-laws, with the exception of the provisions concerning the dimensions and the area of the lot.



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### **CHAPTER 12:**

#### **Final provisions**



**Section 12.1: Penal provisions and coming into force**

**12.1.1: Fines and penalties**

Whoever contravenes the provisions of this By-law commits an infraction.

An infraction to this By-law renders the offender liable to the following fines (in all cases, the costs of the proceedings are additional):

	Person		Company	
	Minimum	Maximum	Minimum	Maximum
<b>First fine</b>	\$ 500	\$ 1,000	\$ 1,000	\$ 2,000
<b>Repeat offense</b>	\$ 1,000	\$ 2,000	\$ 2,000	\$ 3,000

The delays for the payment of fines and the costs imposed in accordance with this By-law, and the consequences of nonpayment of said fines and costs in the prescribed delays are established in accordance with the *Code of Penal Procedure (chapter C-25.1)*.

If an infraction lasts more than one day, the committed infraction on each day constitutes a separate infraction and the penalties decreed by each of the infractions may be imposed for each day that the infraction lasts, in accordance with this Article.

**12.1.2: Coming into force**

This By-law shall come into force in accordance with the law.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Director General**



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**ANNEX 1:**

**Zoning Plan**



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**ANNEX 2:**

**Specification grids**



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**ANNEX 3:**

**Elements of interest**



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