



ZONING BY-LAW N° 448

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PROVINCE OF QUEBEC
VILLAGE OF SENNEVILLE

BY-LAW N° 448

ZONING BY-LAW

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THE MUNICIPAL COUNCIL DECREES THE FOLLOWING:

ZONING BY-LAW NO. 448
VILLAGE OF SENNEVILLE

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4.	The maximum height shall be 12 meters;	53
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CHAPTER 1
Declaratory, Administrative and Interpretative Provisions



ZONING BY-LAW N° 448

CHAPTER 1:

Declaratory, Administrative and Interpretative Provisions

CHAPTER 1
Declaratory, Administrative and Interpretative Provisions

Division 1.1: Declaratory Provisions

1.1.1 Title of the By-Law

This by-law bears the title « *Zoning By-Law* » and carries the number **448**.

1.1.2 Repeal

The present by-law repeals By-Law 308, entitled « *Zoning By-Law* » and By-Law 411, entitled « *By-Law Governing the Construction and Installation of Private Pools in Senneville in Regard to Security* », and all their amendments, as well as any other incompatible provision in any other by-law in force.

The present by-law also has precedence over By-Law 408, entitled « *By-Law Concerning the Protection and Maintenance of the Trees* ».

This repeal does not affect legally-issued permits issued under the authority of the replaced by-law and acquired rights from before the coming into force of the present by-law.

1.1.3 Scope of the by-law and subject territory

The present by-law, of which the provisions are imposed on all persons, applies to the whole territory of the Village of Senneville.

1.1.4 Incompatibility with other by-laws or laws

Conforming to the present by-law does not absolve the obligation to obey the laws of the provincial or federal government as well as any other applicable municipal by-law.

1.1.5 Appendices

The following documents are annexed and are an integral part of the present by-law:

1. Appendix 1, entitled « *Zoning Plan* »;
2. Appendix 2, entitled « *Schedules of Uses and Standards* »;
3. Appendix 3, entitled « *Senneville Forest Ecoterritory, Bodies of Water and Wetlands* ».
4. Appendix 4, entitled « *Wetlands of interest* ».

1.1.6 Part-by-part adoption

The municipal Council of Village of Senneville hereby declares that it is adopting the present by-law, chapter by chapter, section by section and article by article, paragraph by paragraph, sub-paragraph by sub-paragraph, so that if a part of the present by-law were to be declared null and void by a tribunal, such

CHAPTER 1
Declaratory, Administrative and Interpretative Provisions

a decision would have no effect on the other parts of the by-law, except in cases where the significance and scope of the by-law or of one of its provisions should be altered or modified as a result.

CHAPTER 1
Declaratory, Administrative and Interpretative Provisions

Division 1.2: Administrative Provisions

1.2.1 Administration and application of the by-law

The administration and application of the present by-law are entrusted to any person nominated as a «designated official », by a resolution of the Municipal Council.

1.2.2 Powers of the designated official

The powers of the designated official are stated in the *Permits and Certificates By-Law*.

1.2.3 Subject interventions

Following the coming into force of the present by-law, any intervention (new construction, renovation, extension, reconstruction, demolition, displacement) on a structure, work or lot (or any part of these) must be carried out in a manner compliant to the provisions of the present by-law.

The occupation or use of a structure or lot (or any part of these) must be carried out in compliance with the present by-law, including the extension or the replacement of a use.

The requirement for compliance to the present by-law also applies when a permit or certificate is not required.

The terms and conditions of issuance of permits and certificates are defined in the *Permits and Certificates By-Law*.

CHAPTER 1
Declaratory, Administrative and Interpretative Provisions

Division 1.3: Interpretative Provisions

1.3.1 Interpretation of provisions

When two standards or provisions of the present by-law apply to a use, building, lot or any other object governed by the present by-law, the following rules apply:

1. A specific standard or provision prevails over a general provision;
2. The most restrictive provision prevails.

Unless the context specifies otherwise, it is understood that:

1. The use of the words « MUST » and « SHALL » implies an absolute obligation;
2. The use of the verb « CAN » implies a non-obligatory option, except in the expression « CANNOT » which means « MUST NOT » ;
3. The word « WHOMEVER » includes individuals and corporations.

The table of contents and the chapter titles, the divisions and the sections of the present by-law are provided to improve the text's readability. In the case of contradiction between the text and the concerned title(s) of table of contents, the text prevails.

Plans, appendices, tables, graphics, and symbols and all forms of expression aside from the text, contained in the present by-law, are an integral part of the by-law for all legal purposes.

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

In the case of a contradiction between the Schedules of Uses and Standards, the text and the Zoning Plan, the Schedules of Uses and Standards prevails, or the most restrictive provision.

The dimensions, areas and other measures stated in the by-law are expressed in units of the International System.

1.3.2 Numbering

The numbering method used in this by-law is the following (when the section's text does not contain numbering related to a paragraph or sub-paragraph, it is referred to as an indented line):

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

CHAPTER 1
Declaratory, Administrative and Interpretative Provisions

1.3.3 Terminology

Unless there is an explicit indication of the contrary or unless the context indicates otherwise, the expressions, terms and words have the meaning and application attributed to them in the *Permits and Certificates By-Law*.

CHAPTER 2
Provisions Relating to the Classification of Uses and to the Zoning Plan



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CHAPTER 2:

Provisions Relating to the Classification of Uses and to the Zoning Plan

CHAPTER 2
Provisions Relating to the Classification of Uses and to the Zoning Plan

Division 2.1: General Provisions

2.1.1 Interpretation rule

For the purpose of the present by-law, the uses are categorized by group, by class and identified by a specific use code. Unless it is specifically mentioned in more than one class or group, a use can only belong to one class or one group. Associating a class or group to a use automatically excludes the use from any other class or group, therefore:

1. Uses are only explicitly authorized for specific zones;
2. A use authorized in one zone is prohibited in any other zone unless it is explicitly authorized;
3. In the absence of a use specifically defined in a group, a class or a code, the use is prohibited over the whole territory.

2.1.2 Schedules of Uses and Standards

The present by-law includes Schedules of Uses and Standards applicable to each zone, containing the authorized uses and the specific provisions that apply to them.

The uses are authorized when a dot (●) is present on the line corresponding to the use class. There may be one or more authorized or prohibited use codes in a given use class: if such is the case, the authorized or prohibited use codes are identified in the « specifically authorized use(s) » or « specifically prohibited use(s) » section.

The Schedules of Uses and Standards are presented in Appendix 2 of the present by-law.

2.1.3 Main use

The following provisions apply to a main use:

1. A single main use is authorized per building, except if there is a provision specifying the contrary in the present by-law;
2. A single main use is authorized per lot, except if there is a provision specifying the contrary in the present by-law.

2.1.4 Multiple use

Notwithstanding sections 2.1.3, the following provisions apply to buildings containing multiple uses:

1. When it is indicated as such in the corresponding Schedule of Uses and Standards, a main building can contain two (2) or more main uses of the following use classes: commercial (C), public (P), recreational (R), agricultural (A) and industrial (I);
 2. In the case where a single use class or use code is authorized in the zone, the main building must only contain the uses authorized in the Schedule of Uses and Standards.
-

CHAPTER 2
Provisions Relating to the Classification of Uses and to the Zoning Plan

2.1.5 Groups, classes and use codes

The classification of uses under the present by-law occurs as such; use groups, use classes and use codes, for example:

Use group:	Use class:	Use code:
Public (P)	P1	P101, P102, P103, etc.
	P2	P201, P202, P203, etc.

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

2.1.6 Uses authorized over the whole municipal territory

The following uses are authorized over the whole municipal territory, in any zone without any minimum standards relating to the dimensions of buildings, except if there is a provision stating otherwise in the present by-law (certain interventions require a certificate of authorization, even though they are realized on the public domain):

1. Distribution lines for water, sewer, electrical, gas, phone and cable networks, including shafts, intakes, connectors and panels, water reservoirs, pumping and monitoring stations and any other type of station. Also included is electrical equipment necessary for underground networks (pad-mounted transformers, sectioning cubicles, etc.);
2. Phone booths and post office boxes;
3. Public shelters under the authority of a public agency.

The new transmission facilities of hydrocarbons (natural gas, oil, petroleum products) must be located at a distance of 300 meters and more from a residential use or from use codes P101, P102, P103, P106 and P109.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

CHAPTER 2
Provisions Relating to the Classification of Uses and to the Zoning Plan

Division 2.2: Classification of Main Uses

2.2.1 Residential use group (H)

The residential use classes are the following (the use must be carried out inside the main building):

1. Are part of class « H1 »: **single-family dwellings**, buildings containing only one (1) dwelling.

2.2.2 Commercial use group (C)

The commercial use classes are the following:

1. Are part of class « C1 » (funerary complex), establishments whose activities relate to funerary services (parlour, crematorium, columbarium, cemetery, mass grave and mausoleum). For the exercise of this class use, more than one principal use, included among those described above, may be carried on one same property or in a same building and more than one main building can be erected on the property where use C1 is carried on. The following accessory uses are authorized in class C1: the cutting and sale of tombstones, sale of flowers.
2. Are part of class « C2 » (**business services**), establishments whose activities relate to technical and professional services for businesses, as well as coordination, logistics, business planning and management.

2.2.3 Public use group (P)

The public use classes are the following:

1. Are part of class « P1 » (**public and institutional**), the following public, governmental and institutional uses and services:

Use code	Description
P101	Health and social service establishments, such as local community services, hospital complexes, hospitals, youth protection centres, health and social service centres, nursing homes and long-term care facilities, rehabilitation centres and reception centres. Intermediate resources, as defined in the <i>Act Respecting Health Services and Social Services</i> , RSQ, c S-4.2, are also included in this use code provided that the use is not carried out in a dwelling.
P102	Childcare centres and daycares in compliance with the <i>Educational Childcare Act</i> , RSQ, c S-4.1.1.
P103	School establishments and training centres (including university research activities).
P104	Governmental and paragonovernmental services.
P105	Post offices.
P106	Municipal services (Town Hall, cultural, recreational or community centre, library and other municipal buildings).
P107	Public security services (police, fire department).

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P108	Public parking lots.
P109	Places of worship.

2. Are part of class « **P2** » (**public utility**), the following uses related to public utility services:

Use code	Description
P201	Municipal road works, public works and municipal garages (including storage areas).
P202	Storage area, distribution, service and maintenance centre for electricity, telephone and gas companies or other public services.
P203	Telecommunications, including antennae for public utility use.

2.2.4 Recreational use group (R)

The recreational use classes are the following:

1. Are part of class « **R1** » (**extensive recreational**), the following extensive residential uses and activities:

Use code	Description
R101	Parks, playgrounds and green space administered by a public organization. These activities can also include service buildings and installations (washroom facilities, locker room, reception post, boat launch, landing stage) outdoor sports facilities.
R102	Non-motorized multifunctional trails, including bike paths, walking trails, cross-country ski paths, nature interpretation paths. These activities can also include visitor service buildings and installations (washroom facilities, locker room and reception post).
R103	Nature interpretation centres (museum, arboretum, botanical garden, experimental farm, ecological centre, agricultural park). These activities can also include visitor service buildings and installations (washroom facilities, locker room and reception post).
R104	Nature conservation and preservation activities.

2. Are part of class « **R2** » (**intensive recreation**), the following intensive recreational uses and activities:

Use code	Description
R201	Golf courses and golf practice facilities.
R202	Yacht clubs.

2.2.5 Agricultural use group (A)

The agricultural use classes are the following:

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1. Are part of class « **A1** » (**agricultural activities**), agricultural uses and activities carried out in the identified agricultural zone, recognized and authorized in the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*, RSQ, c P-41.1, according to the conditions stated in Chapter 8 of the present by-law.

Included in this use class are soil and vegetable cultivation activities carried out in a « community garden » administered by a public organization or not. Specific conditions are stated in Chapter 8 of the present by-law.

In the case of a stable, commercial accessory uses relating to the keep and boarding of horses are authorized as well as horseback riding lessons.

When the growing of crops or the raising of animals occurs, accessory activities related to product tasting are authorized.

2.2.6 Forest use group (F)

The forest use classes are the following:

1. Are part of class « **F1** » (**forest activities**), forest uses and activities, the cultivation of trees (silviculture) as well as reforestation (restoration of the forest cover).

2.2.7 Industrial use class (I)

The industrial use classes are the following:

1. Are part of class « **I1** » (**prestige and light industrial**), the following establishments with the use being carried out inside the main building.

By the nature of their activities, these establishments cause little or no nuisance to the neighbourhood (noise, odour, smoke, vibration, light pollution, dust, etc.) and do not generate considerable traffic of heavy vehicles.

Exterior storage is prohibited, except if otherwise stated in the present by-law. Interior storage of products must be accessory to the establishment's main use.

These establishments can also include administrative activities, training, distribution, showrooms and service desks, for wholesale (which excludes retail) and distribution to outlets for retail or processing of products normally made or assembled by the establishment.

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Use code	Description
I101	Technological research and development centres, including the handling and storage of data.
I102	Biotechnological and scientific research and development centres, specialized laboratories.
I103	Industries producing pharmaceuticals, medication and toiletries.
I104	Industries producing electronics, computer hardware and peripherals.
I105	Telecommunications, media and sound recording industries.
I106	Printing and editing industries, and related activities.
I107	Transportation, logistics and product distribution industries.

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Division 2.3: Classification of Accessory Uses

2.3.1 Accessory uses to residential: home-based professional activities

When authorized in the Schedule of Uses and Standards, home-based professional activities are permitted as an accessory use to a residential main use.

Following home-based professional activities are permitted:

1. Professional services and offices as defined in the *Professional Code*;
2. Business management, administration and insurance services or offices;
3. Offices for businesses, self-employed workers, micro-businesses;
4. Private lessons for no more than three (3) students at a time;
5. Catering services, the preparation of meals;
6. Boarding and keep services for domestic animals, for a maximum of three (3) animals at a time.

The conditions for establishing and practicing home-based professional activities are the following:

1. Only one (1) home-based professional activity among those identified in the present section is authorized per main building;
2. The home-based professional activity can occupy a maximum of 25% of the building's floor space, without exceeding 50 square meters;
3. Aside from the occupants, one (1) employee can work there;
4. The establishment and carrying out of the professional activity must not generate modifications to the architecture of the building;
5. The establishment and carrying out of the professional activity must be practiced inside the main building or inside the accessory building situated on the same lot;
6. No additional parking spot must be added for the carrying out of the use;
7. Signs announcing the home-based professional activity are prohibited;
8. Exterior display or storage tied to professional activities and to retail and on site sale are prohibited;
9. Despite the authorization of home-based professional activities in the Schedules of Uses and Standards, the use board and keep of domestic animals can only be carried out in agricultural zones (A) identified on the Zoning Plan and when it is specifically authorized by the corresponding Schedule of Uses and Standards.

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2.3.2 Accessory uses to residential: bed and breakfast

When authorized in the Schedule of Uses and Standards, a bed and breakfast is permitted as an accessory use to residential.

The conditions for establishing and practicing the use are the following:

1. Only one (1) bed and breakfast is authorized per detached single-family dwelling;
2. A maximum of three (3) rooms for rent is authorized;
3. The use must be carried out by the occupant of the main building;
4. Aside from the property owners, one (1) employee can work on site;
5. The rooms cannot occupy more than 50% of the main building's floor area;
6. No room can be located in the basement;
7. No exterior storage is authorized;
8. Signage for a home-based professional activity is prohibited, with the exception of a classification sign as required in the *Regulation Respecting Tourist Accommodation Establishments*, RRQ, c E-14.2, r.1;
9. Parking spots, equivalent to the number of rooms for rent, must be provided on the lot where the use is being carried out, in conformity with the present by-law.

2.3.3 Accessory uses to residential: intergenerational dwelling

When authorized in the Schedule of Uses and Standards, an intergenerational dwelling is permitted as an accessory use to a residential main use.

The conditions for establishing and practicing the use are the following:

1. One (1) intergenerational dwelling is authorized per single-family building. The said intergenerational dwelling must have a different civic address than the main building;
2. The intergenerational dwelling cannot occupy more than 25% of the building's floor space;
3. The intergenerational dwelling's layout shall not modify the building's architecture, except for the addition of a means of egress;
4. One (1) additional parking space can be added in conformity with the present by-law.

2.3.4 Accessory uses to residential: boarding and keep of horses

When authorized in the Schedule of Uses and Standards, the boarding and keep of horses is permitted as an accessory use to a residential main use.

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The conditions for establishment and carrying out are the following:

1. A maximum of three (3) horses can be kept or boarded at the same time on a lot;
2. The lot on which the accessory use is carried out must have a minimum area of 16,000 square meters;
3. One (1) accessory building designed to shelter horses is authorized, with a maximum area of 200 square meters. The maximum height of the building is set at 8 meters;
4. Horses must be kept in the building described in the preceding sub-paragraph or in an exterior paddock at all times;
5. Animal manure must be stored in a sealed container or structure designed for this purpose;
6. No building, structure or paddock, designed to shelter or keep horses, or store animal manure can be established at less than:
 - a) 75 meters from a high-water mark;
 - b) 25 meters from a lot line;
 - c) 50 meters from a dwelling located on another lot;
 - d) 15 meters from a dwelling located on the lot.

2.3.5 Accessory uses to residential: Raising of farm animals (hens)

In zone RR-02, the raising of farm animals (hens) is authorized as an accessory use to a residential main use.

The following conditions apply for the establishment and carrying out of the said accessory use:

1. A maximum of three (3) hens may be kept at any given time on the lot: any other farm animal is prohibited;
2. One (1) accessory building designed for the shelter of animals with a maximum area of 15 square meters is authorized. The maximum height of the building is set at 3.5 meters;
3. At all times, the animals must be kept inside of the accessory building specified in the sub-paragraph above or in an exterior enclosed pen having a maximum area of 15 square meters;
4. Animal manure must be stored in a sealed container or structure designed for this purpose;
5. No building, pen designed for the keep of animals or a structure designed for the storage of manure may be established within 2 meters of a lot line.

2.3.6 Accessory uses to residential: Home childcare services

Home childcare services, namely the care of a maximum of six (6) children in conformity with the *Educational Childcare Act*, RSQ, c S-4.1.1, are authorized over the whole territory, as an accessory use to a residential main use.

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2.3.7 Accessory uses to residential: Intermediate and family resources

Family resources, namely foster families and foster homes receiving a maximum of nine (9) children, adults or seniors and intermediate resources in conformity with the *Act Respecting Health Services and Social Services*, RSQ, c S-4.2 are authorized over the whole territory, as an accessory use to a residential main use.

2.3.8 Accessory uses to non-residential uses

The authorization of a non-residential main use implies authorization of uses that are typically accessory to the said main use, provided that they respect all provisions of the present by-law.

Despite the first paragraph, when accessory uses are explicitly listed in Division 2.2 of the present by-law, only these accessory uses can be carried out.

2.3.9 Accessory uses: exterior display and storage

Exterior display and storage is prohibited over the whole territory.

Notwithstanding what precedes, exterior storage is authorized for the following uses:

1. Public uses;
2. Agricultural uses.

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Division 2.4: Classification of Temporary Uses

2.4.1 Authorized temporary uses

Only the temporary uses specifically listed in the present division are authorized.

Temporary uses related to sporting, cultural or social activities or events are governed by the by-laws adopted in accordance to *Municipal Powers Act*, RSQ, c C-47.1.

2.4.2 Temporary exterior sale for a residential use (garage sale)

Temporary exterior sale for a residential use (garage sale) is authorized with the following conditions:

1. Exterior sales are authorized on the lot where the main building is erected with a residential use;
2. Exterior sales are authorized twice per year;
3. The maximum duration is two (2) days and the activity must occur between 9 a.m. and 7 p.m.;
4. Displayed merchandise must be located in front and lateral yards, however without encroaching into the visibility triangle;
5. The sign must be compliant with the provisions of Chapter 6 of the present by-law.

2.4.3 Temporary exterior sale tied to social, sporting or cultural activities

Temporary exterior sales tied to social, sporting or cultural activities are authorized with the following conditions:

1. Exterior sale is authorized in all zones, with the exception of residential zones, for the duration of the event;
2. Displayed merchandise must be located in front and lateral yards, however without encroaching into the visibility triangle;
3. The merchandise must be located more than 2 meters from the lot lines;
4. The exterior display of merchandise must not hinder pedestrian access to the building;
5. Display panels and any other element used to display merchandise must be removable and have a maximum height of 2 meters;
6. The sign must be compliant with the provisions of Chapter 6 of the present by-law.

2.4.4 Temporary exterior sale of horticultural products and crops

The temporary exterior sale of horticultural products (flowers, plants, Christmas trees) or crops (fruit and vegetables) is authorized with the following conditions:

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1. Exterior sale is authorized on the lot on which the majority of products for sale were cultivated or produced, with the exception of the sale of Christmas trees which is authorized in public, recreational and agricultural zones;
2. The sale of Christmas trees is authorized as of December 1st, for a maximum of 30 days;
3. Displayed products can be located in all yards, however without encroaching into the visibility triangle;
4. Products must be located at least 2 meters from the lot lines;
5. The exterior display of products must not hinder pedestrian access to the building;
6. Display panels and any other element used to display products must be removable and must have a maximum height of 2 meters;
7. Signage must be compliant with the provisions of Chapter 6 of the present by-law.

2.4.5 Activities or special events that use fire

The use of fire in the course of activities or special events must be done in compliance with the *Règlement sur le service de sécurité incendie de Montréal* (RCG 12-003). This bylaw requires an authorization from the City of Montreal's fire department for bonfires, exterior home fires, fireworks, etc. An authorization from the Village of Senneville is also required. Any other exterior fire (bonfires, exterior fires, etc.) is prohibited on the whole of the territory, including those for domestic purposes.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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Division 2.5: Provisions Relating to the Contribution for Parks, Playgrounds or Natural Space

2.5.1 General provisions

Upon an application for a permit or a certificate of authorization, the following interventions are subject to the provisions of the present division relating to the contribution for parks, playgrounds or natural space:

1. The construction of a new main building for which the registration of the distinct lot on which it is to be erected has not been subject to the issuance of a subdivision permit, due to the fact that it was created by the cadastral renovation.
2. The immovable is part of a redevelopment project.

For the present section, a « redevelopment project » means an immovable used for non-residential purposes that has been changed to a residential use.

2.5.2 Determination of the contribution

A building permit or a certificate of authorization cannot be issued, unless the owner has, according to the Municipal Council's selection:

1. Transferred to the Village, gratuitously, a lot representing 10% of the total area of the lots included in the plan relating to the cadastral operation and that is situated in a location that, in the opinion of Council, is appropriate for the establishment or the extension of a park, a playground, or the preservation of a natural space;
2. Paid the Village a sum of money representing 10% of the value of the concerned immovable;
3. Transferred a lot as described in the first subparagraph and paid a sum of money as described in the second subparagraph to the Village. The value of the lot transferred gratuitously and the sum of money paid must represent 10% of the total value of the concerned immovable.

2.5.3 Location of lots to transfer

A lot transferred gratuitously by the owner, according to Section 2.5.1, can be a lot that is not part of the subject lands, provided it is located within the Village of Senneville's municipal boundaries.

2.5.4 Calculation rule

For the purposes of the present by-law, the total value of the concerned immovable is considered on the date the Village receives the completed permit or certificate application and deems it compliant to the urban planning by-laws.

The value must be established, at the owner's expense, by a chartered appraiser mandated by the Village, according to the concepts applicable to expropriation.

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The calculation must take into account, to the owner's credit, any transfer or any installment made upon a previous cadastral operation concerning all or part of the concerned immovable.

Municipal Council can decide to modify the mode of contribution for subsequent phases of the project or upon the application for a new permit and certificate for the concerned immovable.

2.5.5 Notarized contract

The fees for the notarized deed of transfer of land for parks, playgrounds or natural space are at the expense of the transferor, including, if required, the technical description.

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Division 2.6: Zoning Plan

2.6.1 Division of the territory into zones

For the purposes of the present by-law, the territory of the Village of Senneville is divided into zones, as identified in the Zoning Plan and annexed to the present by-law as « Appendix 1 ».

2.6.2 Interpretation zone limits

Unless otherwise indicated, the zone limits shown in the Zoning Plan coincide with the median line of the right-of-way of streets, railroads, infrastructure, watercourses, lakes or of any other circulation lane, the lot limits or the limits of the territory of the Village of Senneville.

When a limit does not coincide with any of these elements and no other measure is indicated, the distances must be measure to the scale of the plan: in this case, it must be assumed that the exact limit of a zone is located in the middle of the line separating it from the neighbouring zone

Following a cadastral operation after the coming into force of the present by-law, if a lot that makes up a property is partly located in a zone and partly located in another zone, the most restrictive use authorized in the Schedules of Uses and Standards applies.

2.6.3 Identification of zones

For the purposes of identification and reference, each zone is designated by an alphanumeric symbol allowing reference to the various provisions of the present by-law and in the Schedule of Uses and Standards pertaining to it. The letters used to identify zones refer to the main vocation of the zone, in conformity with the Master Plan By-Law, namely:

R:	Residential
RR:	Rural Residential
P:	Public
REC:	Recreational
CONS:	Conservation
A:	Agricultural
I:	Industrial
CIM:	Cemetery

All zones are identified by a letter and a number, for example « R-01 ».

Modified by By-law no. 448-7, in force on February 17, 2021.

CHAPTER 3
Provisions Relating to Main Buildings



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Division 3.1: Provisions Relating to Main Buildings

3.1.1 Number of main buildings

For all uses, only one (1) main building is authorized per lot. This provision does not apply to buildings that are part of a planned unit development or of when specifically authorized by the present by-law.

3.1.2 Building typology

The authorized building typologies for main buildings in each zone are determined in the Schedules of Uses and Standards.

3.1.3 Footprint of a main building

The maximum footprint of a main building is determined in the Schedules of Uses and Standards.

In the case of a contradiction with the maximum floor area, the maximum footprint prevails over the prescribed maximum floor area.

3.1.4 Area and dimensions of the main building

The main building's footprint and minimum and maximum dimensions are determined in the Schedules of Uses and Standards.

In the case of a contradiction with the maximum footprint, the maximum footprint prevails over the prescribed maximum floor area.

3.1.5 Land use density

The maximum (net) land use density in dwellings per hectare is specified in the Schedules of Uses and Standards.

3.1.6 Main building height

The authorized height of main buildings in meters and in storeys is determined in the Schedules of Uses and Standards.

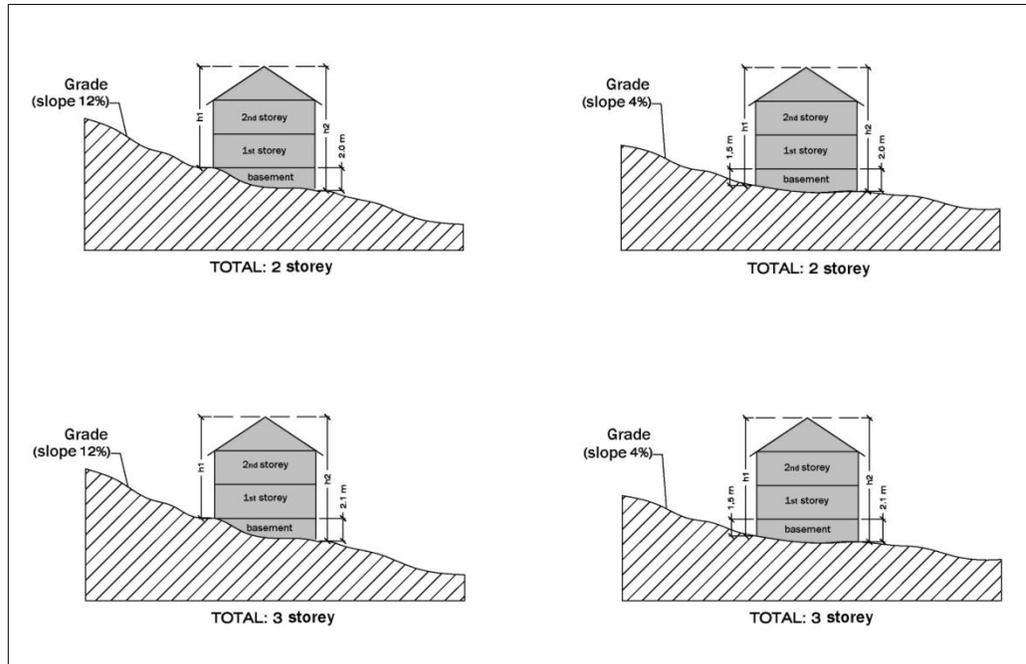
The following diagram is provided as an indication for the calculation of the height of the main building if the lot is uneven or sloped.

The authorized main building heights in meters and in storeys prescribed in the Schedules of Uses and Standards do not apply in the following cases:

1. An above-roof structure, such as a mezzanine (specific provisions are prescribed in the present chapter);

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2. Equipment installed on the roof (specific provisions are prescribed in Chapter 4 of the present by-law);
3. Chimneys, steeples, parapets, skylights, emergency staircases, staircases for roof access and other structures or works required for the building's use.



3.1.7 Maximum height of the ground floor

The maximum height of the ground floor is set at 2 meters from the level of the street located in front of the building.

3.1.8 Provisions relating to mezzanines in dwellings

The provisions of the present section apply to mezzanines on the condition that mezzanine's floor area is less than 40% of the floor located immediately beneath it. In other cases, namely when the floor area is greater than 40% of the floor located immediately beneath it, the standards relating to main building height apply.

A mezzanine is authorized, on a main building, at the following conditions:

1. The mezzanine cannot exceed by more than 2 meters the maximum height prescribed in the Schedule of Uses and Standards;
2. The mezzanine must be located at a distance equivalent to at least twice the height of the mezzanine from the plane of the building's front facade;

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3. The mezzanine must be located at a distance equivalent to at least the height of the mezzanine from the plane of the building's rear facade;
4. The mezzanine must be accessible from inside the main building.

3.1.9 Displacement of buildings

A principal building may be moved to a different location on the same lot or to a different lot than the one on which it was built. The following conditions apply:

1. The foundations receiving the building must be erected before the date of displacement;
2. The displacement must be carried out on the date, at the time and following the itinerary indicated on the certificate of authorization.

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Division 3.2: Setbacks and Yards

3.2.1 Permanence of minimum setbacks

The requirements relating to setbacks, established in the present by-law, are continuous obligations and shall prevail so long as the use to which they apply exists.

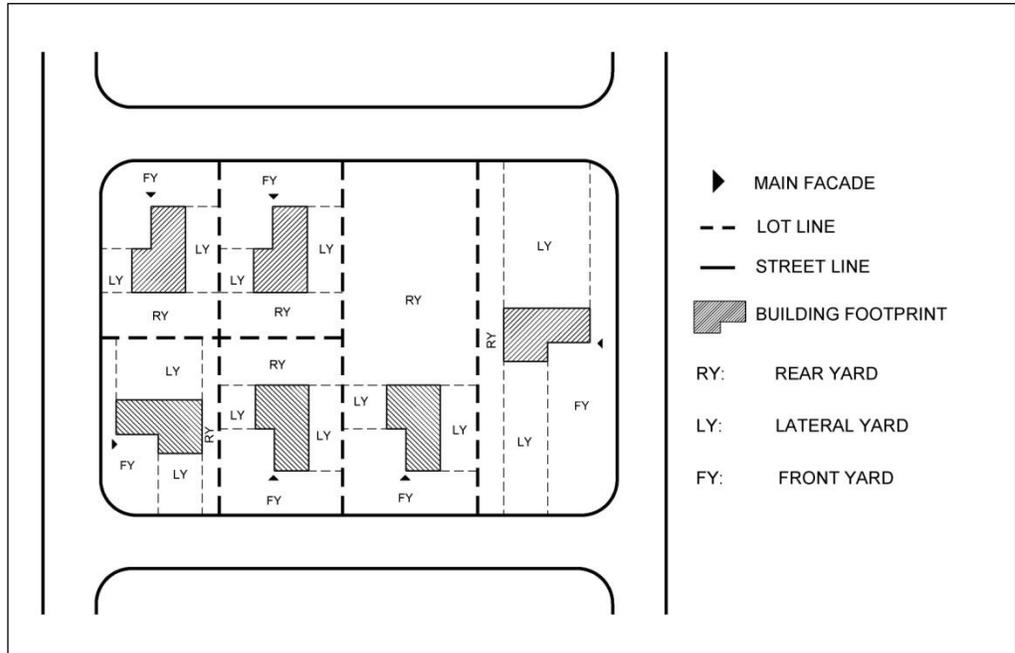
Except in the case of expropriation or unless otherwise stated in the present by-law, any modification to a lot that makes a structure non-compliant and that involves a reduction of a setback to less than the prescribed minimum is prohibited.

Front, lateral, total lateral and rear minimum setbacks are determined in the Schedules of Uses and Standards (minimum or maximum).

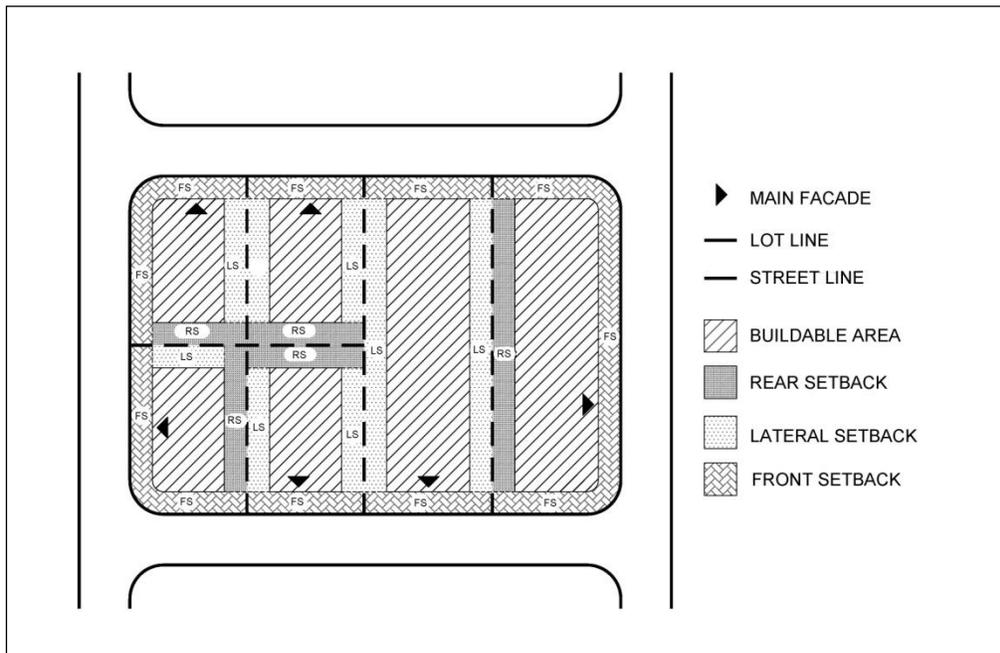
3.2.2 Delimitation of yards and setbacks

For each lot, front, rear and side yards are designated. A yard includes the established setback and can be bigger when the building is located further back than the setbacks established in the present by-law.

The following diagram illustrates the delimitation of setbacks and yards.



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3.2.3 Setback measurement

The following provisions for setback measurement apply:

1. A setback is measured from the lot lines of the lot on which the structures are located;
2. A setback is measured from the exterior face of the exterior wall of the main building, towards the lot line in reference;
3. In a case where the face of the exterior wall is composed of one or more checks or projections, the setback is measured from the point closest to the lot line in reference.

The prescribed setbacks apply to all underground structures forming part of the main building.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

3.2.4 Reduction of the front setback in the case of a lot adjacent to a street

In the case of a lot that is adjacent to more than one street, the front setback can be reduced to half for the lateral facade facing the second street.

3.2.5 Front setback in built areas

Notwithstanding the front setback prescribed in the Schedules of Uses and Standards, the following provisions apply to built areas:

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1. When one (1) main building can be established on a vacant lot located between one or two built lots having a front setback which is lesser or greater than the front setback prescribed in the Schedule of Uses and Standards, the applicable front setback must be equal to the average of the front setbacks of the existing adjacent buildings.
2. When the concerned lot is adjacent to more than one street, the applicable setback is the one of the existing adjacent building with a front facade facing the same street.

The provisions of the present section do not apply to zones R-04 and R-03 as identified on the Zoning Plan.

Modified by By-law no. 448-7, in force on February 17, 2021.

3.2.6 Minimum setback along Highway 40

Notwithstanding the setback prescribed in the Schedules of Uses and Standards, a main building must have a minimum setback of 30 meters from the limit of the Highway 40 right-of-way.

In the case of a building with a non-residential use, this setback can be reduced to 15 meters.

3.2.7 Setback for an industrial use

A main building with an industrial use must be located at a minimum distance of 30 meters from the lot line of a property with a residential use and situated in a «residential» (R) or «rural residential» (RR) zone. This distance can be reduced to 10 meters in the case of a property with a residential use and situated in an «agricultural» (A) zone.

Special provisions in Chapter 9 apply to the R-04 zone.

Modified by By-law no. 448-07, in force on February 17, 2021.

3.2.8 Setback from a lake or watercourse

A main building must be located at a minimum distance of 12 meters from the high-water mark of Lake of Two Mountains or of a permanent or intermittent watercourse. However, this distance must be extended to 15 meters if the bank has a depth of 15 meters, as defined in Chapter 7 of the present by-law.

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Division 3.3: Architectural Standards

3.3.1 Prohibited shapes and elements

The following shapes and elements are prohibited over the whole territory:

1. The use of vehicles (functional or not), railroad wagons, buses, trailer containers or other vehicles or parts of these vehicles, as a main or accessory building;
2. A building having the shape of a human being, animal, fruit or vegetable;
3. The erection of permanent or temporary inflatable structures (excluding game structures for children and structures for temporary use during an event);
4. The erection, construction or installation of movable or retractable structures, tents, and other similar structures as a main or accessory building;
5. A building with a semi-circular or dome shape, with the exception of buildings with an agricultural use or for public utility purposes.

3.3.2 Authorized exterior cladding materials

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

1. Sheet metal, not prepainted and prebaked in the factory, or not anodized or treated in a similar manner;
2. Cardboard or fiber paper, tarred or not;
3. Exposed particle board or chipboard or plywood;
4. Mineralized paper or tar paper or similar cladding;
5. Insulation, rigid or other (including urethane, sprayed or otherwise applied);
6. Wood that is unpainted, not bleached with lime or not treated to prevent blackening, with the exception of cedar shake and hemlock;
7. Asbestos boards or fiberglass, flat or corrugated;
8. Polyethylene and polyurethane;
9. Unglazed sheet metal (without baked enamel applied in a factory), except for the roof of a building and the metal fascia on the roof;
10. Wooden railroad ties.

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3.3.3 Maintenance of exterior cladding materials

Exterior cladding or finish materials must be maintained in order to preserve their original appearance.

3.3.4 Appearance of foundations

The foundation of a building must be clad in an exterior cladding material authorized in the present by-law.

3.3.5 Authorized number of exterior cladding material

A maximum of three (3) distinct exterior cladding materials can be used for main buildings, excluding roof materials, trim around openings and soffits.

3.3.6 Finished attic space

A residential building's attic space can be finished in livable space with the said attic space not being counted in the authorized number of storeys.

3.3.7 Private garage adjoining a main building

A private garage adjoining a main building is authorized for a building having a residential use and is considered to be an integral part of the main building.

The conditions that apply to the establishment of a private garage are the following:

1. The width of the private garage cannot exceed 75% the width of the main building;
2. The height of the private garage cannot exceed the height of the main building (at the roof peak);
3. The maximum height for a garage door is 3.1 meters;
4. A maximum of four (4) garage doors is authorized per private garage;
5. A private garage can be converted into a habitable room. The garage door must be removed and replaced by openings;
6. One (1) or more rooms of livable space can be finished above the garage. However, the said rooms cannot have openings to the garage.

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ZONING BY-LAW N° 448

CHAPTER 4:

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Division 4.1: The Establishment of Accessory Structures

4.1.1 General rule

An accessory structure can be established on a lot in the following cases:

1. On a lot that is occupied by a main building;
2. On a lot where there is no main building and a main use that is part of the following use groups: public, recreational, agricultural or forest.

4.1.2 Authorized or prohibited accessory structures (interpretation of tables)

The tables of the present division present the accessory structures that are authorized or prohibited, in the yards and setbacks, by use group.

When an accessory structure is authorized, « yes » is indicated in the tables of the present division, and when it is prohibited, « no » is indicated in the corresponding column for yards and setbacks (front, lateral or rear).

Specific provisions apply to accessory structures on a river bank or shoreline.

When an accessory structure is authorized in a setback, it can encroach up to the lot line, unless there is a specific provision stating otherwise (maximum encroachment into the setback or minimum distance from the lot line). The prescribed distance is calculated from the lot line up to the closest point of the structure.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

4.1.3 Accessory structures for all uses in yards and setbacks

Accessory structures, for all uses, are authorized or prohibited in yards and setbacks with the following conditions:

Accessory structures	Front		Lateral		Rear	
	Yard	Setback	Yard	Setback	Yard	Setback
1. Sidewalk, walkway, ramp and lift device	Yes	Yes	Yes	Yes	Yes	Yes
2. Fence, pilaster, entrance gate and hedge	Yes	Yes	Yes	Yes	Yes	Yes
Minimum distance from the lot line adjacent to a street	1 m	1 m				
3. Garden wall and retaining wall	Yes	Yes	Yes	Yes	Yes	Yes
Minimum distance from the lot line adjacent to a street	1 m	1 m				

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Accessory structures	Front		Lateral		Rear	
	Yard	Setback	Yard	Setback	Yard	Setback
4. Installation of exterior lighting, detached from the main building	Yes	Yes	Yes	Yes	Yes	Yes
Minimum distance from the lot line	1 m	1 m	2 m	2 m	2 m	2 m
5. Overhanging elements: canopy, cornice, awning, eave (without a balcony)	Yes	Yes	Yes	Yes	Yes	Yes
Maximum encroachment in the setback		1.5 m		1.5 m		1.5 m
6. Overhanging elements: chimney and window	Yes	Yes	Yes	Yes	Yes	Yes
Maximum encroachment in the setback		1.5 m		1.5 m		1.5 m
7. Heating, cooling and ventilation equipment, heat pump, generator, reservoir or tank	No	No	Yes	Yes	Yes	Yes
Minimum distance from the lot line when the equipment is screened from view:			2 m	2 m	2 m	2 m
Minimum distance from the lot line when the equipment is not screened from view:			3 m	3 m	3 m	3 m
8. Solar collector	No	No	Yes	Yes	Yes	Yes
Minimum distance from the lot line			1.5 m	1.5 m	1.5 m	1.5 m
9. Exterior staircase built on the lot	Yes	Yes	Yes	Yes	Yes	Yes
Minimum distance from the lot line	0.5 m	0.5 m	1 m	1 m	1 m	1 m
10. Exterior staircase providing access to the ground floor or providing access to the basement	Yes	Yes	Yes	Yes	Yes	Yes
Maximum encroachment in the setback	2 m	2 m	2 m	2 m	2 m	2 m
Minimum distance from the lot line	1 m	1 m	1 m	1 m	1 m	1 m

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Accessory structures	Front		Lateral		Rear	
	Yard	Setback	Yard	Setback	Yard	Setback
11. Exterior staircase providing access to a building that is 2 meters in height or more Maximum encroachment in the setback Minimum distance from the lot line <small>*Only for an emergency staircase if it is impossible to build elsewhere to comply with the Quebec Building Code.</small>	No *	No *	Yes	Yes	Yes	Yes
			3 m	3 m	3 m	3 m
			1 m	1 m	1 m	1 m
12. Balcony, deck or front porch Minimum distance from the lot line	Yes	Yes	Yes	Yes	Yes	Yes
	3 m	3 m	1.5 m	1.5 m	1.5 m	1.5 m
13. Patio Minimum distance from the lot line	No	No	Yes	Yes	Yes	Yes
			1 m	1 m	1 m	1 m
14. Shed Minimum distance from the lot line	No	No	Yes	Yes	Yes	Yes
			1 m	1 m	1 m	1 m
15. Private garage detached from the main building Minimum distance from the lot line	No	No	Yes	Yes	Yes	Yes
			3 m	3 m	1 m	1 m
16. Gazebo and pergola Minimum distance from the lot line	No	No	Yes	Yes	Yes	Yes
			1 m	1 m	1 m	1 m
17. Entrance pergola Minimum distance from the lot line	Yes	Yes	Yes	Yes	Yes	Yes
	1 m	1 m	1 m	1 m	1 m	1 m
18. Veranda Minimum distance from the lot line	Yes Refer to Section 4.2.9					
19. Pool and spas (including access platforms and equipment) Minimum distance from the lot line	No	No	Yes	Yes	Yes	Yes
			1.5 m	1.5 m	1.5 m	1.5 m
20. Water garden	Yes	No	No	No	Yes	No
21. Greenhouse Minimum distance from the lot line	No	No	Yes	Yes	Yes	Yes
			2,5 m	2,5 m	2,5 m	2,5 m
22. Stand-alone antenna Minimum distance from the lot line	No	No	Yes	Yes	Yes	Yes
			1.5 m	1.5 m	1 m	1 m
23. Domestic wind turbine	No	No	No	No	Yes	No

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Accessory structures	Front		Lateral		Rear	
	Yard	Setback	Yard	Setback	Yard	Setback
24. Yard furniture, play structures	Yes	No	Yes	Yes	Yes	Yes
25. Playground and equipment (tennis, etc.)	No	No	Yes	Yes	Yes	Yes
Minimum distance from the lot line			3 m	3 m	3 m	3 m
26. Building designed to shelter horses (refer to the specific conditions in Chapter 2 of the present by-law – accessory use to residential)	No	No	No	No	Yes	No
27. Building designed for domestic storage	No	No	No	No	Yes	Yes
Minimum distance from the property line					3m	3m
28. Septic installation or water withdrawal facility	Yes, subject to applicable provincial provisions.					

Modified by Bylaw no. 448-1 in force on July 2, 2015.

4.1.4 Specific provisions for accessory structures in yards and setbacks, for non-residential uses

For non-residential uses, the following accessory structures are authorized or prohibited in yards and setbacks, as well as the structures specified in Section 4.1.3, with the following conditions, unless otherwise stated in the present by-law:

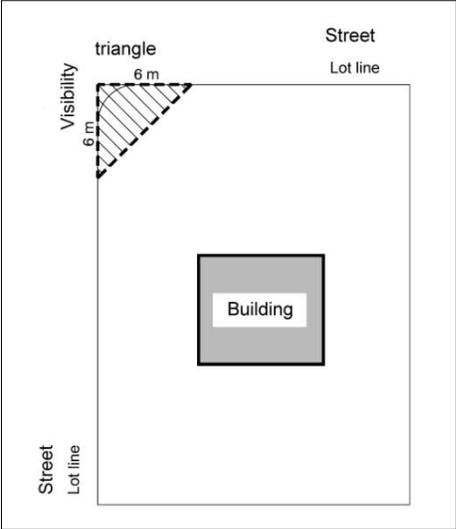
Accessory structures	Front		Lateral		Rear	
	Yard	Setback	Yard	Setback	Yard	Setback
1. Sign detached from the building	Yes	Yes	Yes	Yes	No	No
2. Building for interior storage	No	No	Yes	Yes	Yes	Yes
Minimum distance from the lot line			3 m	3 m	3 m	3 m
3. Building serving agricultural purposes	No	No	Yes	Yes	Yes	Yes
Minimum distance from the lot line			10 m	10 m	10 m	10 m
4. Gatehouse / security post	Yes	Yes	Yes	Yes	Yes	Yes
Minimum distance from the lot line	2 m	2 m	2 m	2 m	2 m	2 m

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4.1.5 Visibility triangle

The space located within the visibility triangle must be free of any structure, work, equipment, landscaping or planting having a height of more than 1 meter.

The length of the triangle segment is set at 6 meters, as indicated below.



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Division 4.2: Architectural Standards, Volumes and Specific Provisions for Certain Accessory Structures

4.2.1 Architectural standards

The following general provisions relating to the architecture and appearance of accessory building apply:

1. Section 3.3.1 of the present by-law relating to prohibited shapes and elements;
2. Section 3.3.2 of the present by-law relating to prohibited exterior cladding materials. However, a greenhouse for domestic or commercial use can be clad in glass, rigid plastic (plexiglass) or a similar material;
3. Section 3.3.3 of the present by-law relating to the maintenance of exterior cladding materials;
4. Section 3.3.5 of the present by-law relating to the number of authorized cladding materials;
5. The construction of a basement in an accessory structure is prohibited, except for a private detached garage.

4.2.2 Volumes and building typology: general provisions

For the present division, the following general provisions apply to authorized accessory structures:

1. The area of an accessory structure cannot exceed the area of the main building, except in the case of an accessory building serving an agricultural purpose;
2. The maximum area for accessory structures on a lot with a residential use is determined as follows:
 - a) For a lot with an area of less than 2,000 square meters, the total area for structures is set at 400 square meters, so long as the area does not exceed 20% of the lot area;
 - b) For a lot with an area of at least 2,000 square meters and less than 8,000 square meters, the total area for structures is set at 1,100 square meters, so long as the area does not exceed 15% of the lot area;
 - c) For a lot with an area of 8,000 square meters or more, the total area for structures is set at 1,500 square meters, provided that the area does not exceed 10% of the lot area.

Are excluded from the calculation of the maximum area of accessory structures, underground structures such as a geothermal system, a septic system, a water withdrawal facility, the part of a construction found entirely underground, etc.

3. The maximum area for accessory structures on a lot occupied by a non-residential use is set at 1,500 square meters;
4. The height of accessory structure cannot exceed the height of the main building. The height of an accessory structure corresponds to the vertical distance measured from adjacent grade to the highest point of the building;

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5. The number of storeys is set at one (1) for accessory structures. In the case of a sloped roof, the use of attic space is authorized;
6. Accessory structures can be established as to be entirely detached from the main building, at a minimum distance of 2 meters, unless otherwise stated in the present by-law. When an accessory building is attached to the main building, the setbacks prescribed for the main building apply;
7. The minimum distance between two accessory buildings is 2 meters.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

4.2.3 Balcony, deck or front porch

The following provisions apply to balconies, decks and front porches

1. Balconies and decks located in the front yard must have a depth of 3 meters or less, excluding the steps and access to the balconies or decks in question;
2. Despite the standards provided in Division 4.1, a balcony or a deck may be established on the shared lot line in the case of a semi-detached or contiguous building.

4.2.4 Patio

The following provisions apply to patios:

1. The number of patios per lot is unlimited;
2. The maximum height is set at 0.60 meters;
3. The patio can be covered by a wood structure (elevated): in this case, it is considered to be a gazebo and must respect the corresponding prescribed standards.

4.2.5 Shed

The following provisions apply to sheds:

1. One (1) shed is authorized per lot;
2. The maximum height is set at 3.5 meters;
3. The maximum area is set at 15 square meters.

Notwithstanding the provisions of section 4.1.4, a shed is permitted in the front yard when the lot is adjacent to more than one street. In this case, the shed can be installed on the lateral side of the main building (side yard) back from the front plane of the main building. The minimum distance between the shed and the street line is 4 meters.

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4.2.6 Private garage detached from the main building

The following provisions apply to private garages detached from the main building:

1. One (1) private garage detached from the main building is authorized per lot;
2. The maximum height of a garage door is 3.10 meters;
3. A maximum of four (4) garage doors is authorized for a private garage;
4. The maximum area of the private garage must not exceed 50% of the built area of the main building;
5. If the detached private garage is attached to the main building by an enclosed or covered passageway of more than 1 meter in length, the setbacks prescribed for the main building in the Schedule of Uses and Standards apply. If the length of the passageway is less than 1 meter, the detached private garage is considered to be attached to the main building.

Despite the provisions of Section 4.1.4, a private garage that is detached from the main building is authorized in the front yard when the property has a front yard with a depth of 30 meters or more, or when the property is adjacent to more than one street. In the latter case, the private detached garage can be placed on the lateral side of the main building (side yard) back from the front plane of the main building. The minimum distance between the private detached garage and the street line is 4 meters.

4.2.7 Gazebo and pergola

The following provisions apply to gazebos and pergolas:

1. One (1) gazebo and one (1) pergola are authorized per lot;
2. The maximum height is set at 5.5 meters;
3. The maximum area is set at 25 square meters;
4. A structure covering a pool or spa is considered to be a gazebo for the purpose of the present by-law.

4.2.8 Entrance pergola

The following provisions apply to entrance pergolas:

1. Two (2) entrance pergolas are authorized per lot;
2. The maximum height is set at 5.5 meters;
3. The maximum area is set at 3 square meters per entrance pergola.

4.2.9 Veranda

The following provisions apply to verandas:

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1. One (1) veranda is authorized per main building;
2. The maximum area is set at 50 square meters;
3. The minimum distance of the lot line is the one prescribed in the Schedule of Uses and Standards relative to main building. If the veranda is not closed, the minimum distance corresponds to half of the setback prescribed in the table.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

4.2.10 Domestic Greenhouse

The following provisions apply to domestic greenhouses:

1. One (1) greenhouse is authorized per lot. For a property having an area of 8 000 square meters or more, 2 domestic greenhouses are authorized per property;
2. The maximum height is set at 5.5 meters;
3. The sale of products is prohibited.

4.2.11 Exterior fireplace

Repealed.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

4.2.12 Playground and play structures

Despite the provisions of Section 4.1.4, a playground is authorized in a front yard having a depth of 30 meters or more, without encroachment into the front and lateral setbacks. In all cases, the maximum height of a play structure (playhouse, swing, etc.) is set at 5.5 meters.

4.2.13 Building designed for storage

The following provisions apply to buildings designed for interior storage, for non-residential uses:

1. There is no maximum limit to the total number of buildings designed for storage on a lot;
2. The maximum height is set at 12 meters.

4.2.14 Building designed for agricultural activities

The following provisions apply to buildings designed for agricultural activities:

1. There is no maximum limit to the total number of buildings designed for agricultural activities on a lot;

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2. The maximum height is set at 12 meters.

4.2.15 Gatehouse / security post

The following provisions apply to gatehouses and security posts:

1. One (1) gatehouse / security post is authorized per lot;
2. The maximum height is set at 5.5 meters;
3. The number of storeys is set at 1;
4. The maximum area is set at 10 square meters.

4.2.16 Building designed for domestic storage

The following provisions apply to a building designed for the storage of household materials (garden equipment, etc.) for the residential use groups (for the purpose of the application of the present bylaw, this structure is considered as an accessory structure):

1. One (1) building for the purpose of storage is permitted per lot;
2. The land on which the building is erected must have an area of 8000 square meters or more;
3. The maximum area shall be 225 square meters;
4. The maximum height shall be 12 meters;
5. The construction must sit on a ground structure consisting of cement blocks, of asphalt or of a pavement;
6. Despite the prohibitions in section 4.2.1, the construction must be made from a metal frame and covered with a soft material (polyethylene), and can be semi-circular in shape or a dome;
7. The storage and parking of automobile vehicles is prohibited within the structure.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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Division 4.3: Specific Provisions for Pools and spas

4.3.1 Scope of application

The present division applies to the installation and replacement of pools and spas.

Above-ground pools are only authorized in zones R-01 and RR-02.

Portable pools are prohibited.

Article 4.3.3 applies to all new installations that have been installed on or after July 1, 2021. However, the 2nd indentation of paragraph 3, the 4th indentation of paragraph 6 and paragraph 8 do not apply to a new installation acquired before that date, provided that such installation is completed no later than September 30, 2021.

Article 4.3.3. also applies to all new installations existing before July 1, 2021, with the exception of the 2nd indentation of paragraph 4, the 4th indentation of paragraph 6 and paragraph 8. Any such facility existing prior to November 1, 2010, must comply with the applicable provisions of Article 4.3.3 no later than September 30, 2025.

Modified by Bylaw no. 448-9 in force on November 17, 2025.

4.3.2 General standards

The following general standards apply to the installation of pools and spas:

1. A maximum of one (1) pool and one (1) spa is authorized per lot.
2. The minimum distance between a pool and a main building is 2 meters.
3. The minimum distance between a spa and a main building is 1 meter.
4. When the surface adjacent to a pool or spa is landscaped, the surface must be slip-resistant.
5. Slides and diving boards are prohibited in above-ground pools and spas.
6. The lighting system for a pool or a spa must be arranged to avoid direct lighting of a neighbouring property, and the electrical supply must be underground or from inside a building. Lighting must be turned off when not in use.

Modified by Bylaw no. 448-9 in force on November 17, 2025.

4.3.3 Safety standards

The provisions of this article are taken from the *Residential Swimming Pool Safety Regulation* (RLRQ, c. S-3.1.02, r.1) and apply to swimming pools.

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1. All in-ground and semi-in-ground pools must be equipped with a ladder or steps used to enter or exit the water.
2. Subject to paragraph 5, a swimming pool must be surrounded by an enclosure to restrict access.
3. An enclosure must:
 - a) Prevent the passage of a spherical object 10 cm in diameter;
 - b) Be at least 1.2 m in height;
 - c) Have no fixture, projection or open parts enabling it to be climbed.

When the enclosure is a chain-link fence, the mesh must have a maximum width of 30 mm. If slats are inserted in the mesh, their width may be greater than 30 mm, but they must not allow the passage of a spherical object more than 10 cm in diameter.

A wall forming part of an enclosure must not have any opening enabling to enter the enclosure. Despite the foregoing, such a wall may have a window if the window is situated at a minimum height of 3 m from the ground on the inside of the enclosure, or, otherwise, if its maximum opening does not allow the passage of a spherical object more than 10 cm in diameter.

A hedge or bushes may not constitute an enclosure.

The use of chain-link fences is conditional on their approval under the present by-law.

4. Every gate forming part of an enclosure must have the features described in paragraph 3;

The gate referred to in the first indentation must also be equipped with a self-closing and self-latching passive security device. The device may be installed on the inside of the enclosure in the upper part of the door or on the outside of the enclosure at a minimum height of 1.5 m from the ground.
5. An above-ground pool with a wall height of at least 1.2 m at any point in relation to the ground does not have to be enclosed when access to the pool is gained in either of the following ways:
 - a) By means of a ladder equipped with a self-closing and self-latching safety door preventing its use by children;
 - b) By means of a ladder or a platform access to which is protected by an enclosure having the features described in paragraphs 3 and 4;
 - c) By means of a patio attached to the residence and laid out so that the part giving access to the swimming pool is protected by an enclosure having the features described in paragraphs 3 and 4.
6. In order to prevent a child from climbing to gain access to the swimming pool, every device linked to its operation must be installed more than one (1) meter from the pool wall or, as the case may be, the enclosure.

The pipes linking the device to the swimming pool must be flexible and not be installed in a way that facilitates the climbing of the pool wall or, as the case may be, the enclosure.

Despite the first indentation, a device may be less than one (1) meter from the swimming pool or enclosure if it is installed:

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- a) Inside an enclosure having the features described in paragraph 3 and 4;
- b) Under a structure that prevents access to the swimming pool from the device and that has the features described in subparagraph's b) and c) of the first indentation of paragraph 3;
- c) In a shed or an enclosed accessory building authorized by the present by-law.

A structure or fixed equipment likely to be used for climbing over the wall or the enclosure must also be installed at more than 1 m from the pool wall or, as the case may be, the enclosure. That minimum distance applies to a window situated less than 3 m from the ground, except if its maximum opening does not allow the passage of a spherical object more than 10 cm in diameter.

- 7. Every installation intended to allow or prevent access to the swimming pool must be kept in a good working order.
- 8. A swimming pool with a diving board must be installed in accordance with the BNQ 9461-100 "Residential Swimming Pools Equipped with a Diving Board – Minimum Water Envelope to Prevent Cervical Spinal Cord Injuries Resulting from diving from a Diving Board", in force at the time of the installation".

Modified by Bylaw no. 448-9 in force on November 17, 2025.

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Division 4.4: Fences, Hedges and Garden Walls

4.4.1 Authorized height

The height of fences and garden walls is measured in relation to average grade within a radius of 1.5 meters around the location where they are built, erected or planted. The following heights apply (these are total heights authorized, including ornamental details and decoration on the fence or garden wall):

Types	Maximum authorized height		
	Front yard and setback	Side yard and lateral setback	Rear yard and setback
Fence	1.25 m or 1.6 m if it allows passage of light over 40% of its surface	2 m	2 m
Hedge	No limit	No limit	No limit
Garden wall	1.3 m	2 m	2 m

Despite the preceding table, the maximum height of an ornamental fence made of metal (wrought iron, iron, welded aluminum or formed cast iron) assembled in the front yard or front setback is 2 meters.

For agricultural uses involving the raising or boarding of animals, a fence with a maximum height of 2.5 meters can be erected anywhere on the lot.

For non-residential uses, the maximum height of a fence can be increased to 2.5 meters on the condition that it allows the passage of light over 25% of its surface. For tennis courts and similar installations, including those installed on lots receiving a residential main use, the maximum height is 3.75 meters.

The height of retaining walls is not limited. However, specific provisions are provided in the *Building By-Law*.

The fence may include pilasters, i.e. structures generally composed of materials distinct from the fence, installed at intervals of at least 2.5 meters from each other. The number of pilasters is not limited. For residential uses, the following dimensions apply: maximum height of 3 meters, maximum width of 1.25 meters and maximum depth of 1.25 meters. For uses other than residential, the following dimensions apply: maximum height of 4.25 meters, maximum width of 1.75 meters and maximum depth of 1.75 meters. Sections 4.4.2, par. 2 and 4.4.3 apply subject to the necessary adaptations.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

4.4.2 Authorized materials

The materials authorized for fences are:

1. Painted, varnished or stained wood. However, wood in its natural state is permitted for rustic fences made of poles.

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2. Metal.
3. PVC.
4. Aluminum.
5. Painted or vinyl covered chain link, with or without lattices. However, if this material is used for a fence located within 20 meters of the street, a dense hedge having the same height as the fence must be planted.
6. Formed or prepainted elements.

The materials authorized for garden walls and retaining walls are:

1. Masonry.
2. Wood.
3. Natural stone.
4. Stone.
5. Concrete blocks.
6. Reinforced concrete.
7. Tempered glass.

Modified by By-law no. 448-7, in force on February 17, 2021.

4.4.3 Prohibited materials

Prohibited materials for fences, garden walls and retaining walls are:

1. Chicken wire.
 2. Barbed wire and other wires, except for agricultural and industrial uses.
 3. Wood lattice used for snow fences.
 4. Exposed particle board or chipboard or plywood.
 5. Wooden railroad ties.
 6. Any flexible material, made of plastic, cardboard, paper or other, not rigid enough to ensure the safety of persons or to prevent intrusion.
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4.4.4 Entrance gate

An entrance gate is authorized at each driveway entrance.

The maximum height authorized for an entrance gate is two and a half (2.5) meters for a residential use and 3.5 meters for a use other than residential. The maximum width is ten (10) meters.

Sections 4.4.2 and 4.4.3 apply.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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Division 4.5: Provisions Specific to the Antennae

4.5.1 Antenna as accessory use only

An antenna must not serve as a main use or be installed on a lot where there is no main building: an antenna must be accessory to the main use.

Notwithstanding what precedes, when use code P203 is authorized, antennae are authorized on a lot not having a main building. Specific provisions are stated in Chapter 9 of the present by-law.

4.5.2 Locations where the installation of an antenna is prohibited

The locations where the installation of an antenna is prohibited are:

1. On or in front of an opening (door, window).
2. On a fence, a tree, a hedge or on vegetation.
3. On a light post or a public utility post that has not been erected for this purpose, except for relay antennae.

4.5.3 Provisions relating to antennae for residential uses

The following provisions apply to antennae for residential uses:

1. One (1) antenna is authorized per dwelling.
2. An antenna can be installed on a main or accessory building or directly on the ground.
3. Antennae having a diameter of more than 1 meter in diameter are prohibited on main and accessory buildings: they must be installed directly on the ground.
4. The total authorized height for an antenna installed on a building must not exceed 2 meters, including the structure that supports the antenna.
5. The total authorized height for an antenna installed directly on the ground is 5 meters, measured from grade, including the structure that supports the antenna.
6. Antennae are prohibited on the front facade of the main building, that is on the wall from the ground all the way to the junction with the roof.
7. An antenna installed on a pitched roof must be installed on the roof slope facing the rear yard or on the back half of the roof in other cases.

4.5.4 Provisions relating to antennae for uses other than residential

The following provisions apply to antennae for uses other than residential:

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1. Antennae with a diameter greater than 1 meter are prohibited on a sloped roof.
2. Antennae are prohibited on the front facade of the main building, that is on the wall from the ground all the way to the junction with the roof.
3. The total authorized height for an antenna installed on a roof, measured from the roof immediately below it, must not exceed 3 meters, including the structure supporting the antenna.
4. The total authorized height for an antenna detached from the building, measured from grade including the structure supporting the antenna, must not exceed 5 meters or the height of the main building.
5. The structure of an antenna detached from the building, measuring more than 2 meters, must not be visible from the street and must be hidden by a hedge, a garden wall, vegetation or a fence having a minimum height of 1 meter.

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Division 4.6: Provisions Specific to Equipment and Various Mechanical Devices

4.6.1 Exterior lighting

The following provisions apply to the installation of exterior lighting on structures and buildings:

1. Exterior lighting is authorized when the light flux is directed towards and attached to the structure or building. The light flux aimed towards the structure or building must have a maximum angle of 75 degrees in relation to a vertical line to the ground.
2. Light fixtures or lanterns, pad-mounted or on the ground of a lot, with a maximum height of 2.1 meters, are authorized for residential uses. For industrial uses, the maximum height is set at 15.5 meters. For non-residential uses, the maximum height is set at 3.6 meters. The light flux must project towards the ground and the light source must be covered. Lighting must be limited to within the lot limits.
3. Direct or indirect lighting must be limited to within the lot on which the structure in question stands.
4. In all cases, the light flux must not project upwards or in any manner that could create glare on any roadway.

4.6.2 Heating, cooling and ventilation equipment, and other similar equipment

Heating, cooling and ventilation equipment, and other similar equipment are authorized.

Despite Section 4.1.3, air conditioning equipment installed in openings is authorized in the front yard.

In all cases, when the equipment specified in the present section is installed permanently in lateral yards, the said equipment must be screened from view by opaque landscaping as not to be visible from the street.

4.6.3 Equipment installed on the roof

Mechanical equipment and shelters, or other equipment installed on the roof of the main building for a non-residential use must be hidden by a screen with a minimum opacity of 75%.

Mechanical equipment and shelters, or other equipment must not occupy more than 25% of the roof area. They must not exceed a maximum height of 3 meters.

4.6.4 Solar collectors

The following provisions apply to solar collectors:

1. Solar collectors can be installed on the roof of main or accessory buildings, on the ground, on supports designed for this purpose and on walls of buildings.

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2. When installed on a pitch roof, they must be parallel to the roof slope and must not exceed the peak, including pipes and conduits. The maximum height of solar collectors installed on a roof (roof peak) is 3 meters.
3. When installed on a flat roof, solar collectors must be installed at a minimum distance of 1 meter from the roof's edge.

4.6.5 Domestic wind turbines

The following provisions apply to domestic wind turbines:

1. One (1) wind turbine is authorized per lot. The lot must have an area greater than 8,000 square meters.
2. The wind turbine must be located at a distance corresponding to 1.5 times the height of the wind turbine from a main building and from lot lines.
3. The maximum height of any wind turbine cannot exceed 15 meters between the peak of the nacelle and average grade. The maximum width of the rotor is 3 meters.
4. The electrical wires connecting the wind turbine must be underground.

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Provisions Relating to Accessory and Temporary Structures

Division 4.7: Temporary Buildings and Structures

4.7.1 Authorized temporary buildings and structures

The following temporary buildings and structures are authorized (any temporary building or structure not listed in the present section is prohibited):

1. Snow fences are authorized from November 15 of a given year to April 15 of the following year;
 2. Fences or barriers serving to delimit spaces to protect during work are authorized during the period of work;
 3. Temporary buildings and structures required for an authorized social, sporting or cultural activity are authorized, with the following conditions:
 - a) They must be installed on the lot where the activity is being carried out;
 - b) They cannot be used for residential purposes;
 - c) They can be installed a maximum of two (2) days before the beginning of the activity;
 - d) They must be removed no later than two (2) days after the end of the activity or at the date of expiration of the certificate of authorization.
 4. Temporary buildings, structures and trailers required for construction sites, with the following conditions:
 - a) They must be installed on the construction sites;
 - b) They cannot be used for residential purposes;
 - c) They can be installed a maximum of seven (7) days before the beginning of construction;
 - d) They must be removed no later than 30 days after the end of construction, or when interrupted for a period greater than three (3) months, or at the date of expiration of the certificate of authorization.
 5. Temporary buildings and structures required for the sale of houses or lots in a residential development project of more than ten (10) houses or lots, including the "model home", with the following conditions:
 - a) They must be installed on a lot included in the development project;
 - b) They cannot be used for residential purposes;
 - c) They must be removed no later than 30 days after the end of construction, or at the date of expiration of the certificate of authorization.
 6. Temporary buildings, structures and trailers required for the temporary relocation of employees or the transfer of belongings during the renovation, extension or reconstruction of a main building, with the following conditions:
 - a) A permit must have been issued for the building's renovation, extension or reconstruction;
 - b) They are authorized for a maximum period of 12 months and must be removed no later than 14 days after the end of the work or at the date of expiration of the certificate of authorization.
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CHAPTER 5
Provisions Relating to Parking Areas and Loading and Unloading Areas



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CHAPTER 5
Provisions Relating to Parking Areas and Loading and Unloading Areas

Division 5.1: Obligation to Provide Parking Areas

5.1.1 General provisions

The present division applies to any building and main use as well as any change or extension of an existing use, and compliance constitutes a continuous obligation.

Upon a change in use or an extension of a use that requires more parking spots than the previous use, the additional number of spots required for the new occupation or existing use extension, including access to the said parking spots, must be in conformity with the provisions of the present by-law.

If modifications or extensions change the area of a building, there is an automatic modification to the number of spots required to respect the applicable provisions of the present by-law.

If a building regroups different types of uses, the number of parking spots required must be calculated as if all these uses were considered individually, in compliance with the standards prescribed by the present by-law.

The storage of snow during the winter period cannot result in a reduction of the minimum number of parking spots required by the present by-law.

5.1.2 Off-street parking

Any use or building must provide, in order to be authorized, a sufficient number of off-street parking spots, in compliance with the standards prescribed in the present by-law.

The parking of vehicles must be carried out in parking spots designed for this purpose.

5.1.3 Calculation of parking spots required

In order to be considered a parking spot and to meet the minimum requirements, a parking spot must be accessible at all times and must not require the displacement of another vehicle in order to access or leave the spot.

5.1.4 Minimum number of parking spots required

The number of parking spots required is determined below according to use class and code defined in Chapter 2 of the present by-law.

Any fraction of a spot greater than 0.5 must be considered as an additional spot.

For example, when one (1) spot per 75 square meters is indicated, it is a requirement to provide one (1) parking spot per 75 square meters of floor area of the main building.

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Residential group	Number of parking spots required
H1	1 spot per dwelling

Commercial group	Number of parking spots required
C1	1 spot per 75 m ²
C2	1 spot per 75 m ²

Public group	Number of parking spots required
P1, except P108	1 spot per 75 m ²
P2	None

Recreational group	Number of parking spots required
R1, except R101	5 spots
R2	5 spots

Agricultural group	Number of parking spots required
A1	1 per 2 employees (occupants are not included). For community gardens, 1 spot per garden or space rented.

Forest group	Number of parking spots required
F1	None

Industrial group	Number of parking spots required
I1	1 spot per 150 m ²

5.1.5 Parking spots for disabled persons

For non-residential uses, one (1) parking spot for disabled persons or with reduced mobility is required per 25 parking spots.

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Division 5.2: Provisions Relating to the Location and the Layout of Parking Areas

5.2.1 Location of parking areas

The following standards for siting apply to parking areas:

1. Parking areas must be located on the same lot as the main use. Notwithstanding what precedes, parking areas are authorized on a lot located less than 150 meters from this lot, belonging to the same owner or to a third party that has explicitly authorized it in writing, with the condition that the host lot has spots in excess.
2. Each parking area must lead directly to a street.
3. Parking areas are authorized in all yards and setbacks, except within the visibility triangle. They must be located at minimum distance of 1 meter from lot lines (except the front lot line), except in the case of a parking area with a shared entrance. In the case of a parking area including six (6) spots or more, the minimum distance from lot lines is set at 1.5 meters.
4. For single-family dwellings (H1) with a detached typology, the parking area cannot encroach into more than 40% of the space delimited by the extension of lines formed by the main building's lateral walls (excluding the façade portion of the attached garage).
5. For single-family dwellings (H1) with a semi-detached typology, the parking area can be established in front of the attached private garage's facade. If no such garage is present, the parking area cannot encroach into more than 60% of the space delimited by the extension of lines formed by the main building's lateral walls.
6. For single-family dwellings (H1) with a contiguous typology, the parking area can be established in front of the attached private garage's facade. If no such garage is present, the parking area cannot encroach into more than 80% of the space delimited by the extension of lines formed by the main building's lateral walls.
7. When more than one (1) parking spot is provided on a lot, the spots can be located one behind the other and be accessible by the same curb. Specific provisions apply for parking areas containing six (6) parking spots or more.

5.2.2 Minimum dimensions of parking spots

The minimum dimensions of parking spots and aisles must comply with the following provisions:

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Parking angle (in degrees)	Width of aisle between parking spots		Width of parking spots	Length of parking spots
	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	4.0 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

When parking spots for disabled persons or persons with reduced mobility are required, the dimensions of the said spots must comply with the provisions of the present section. However, the minimum width of the parking spot is set at 3.5 meters.

5.2.3 Layout of parking areas

All parking areas must be laid out and maintained in compliance to the following provisions:

1. The surfaces used for the parking areas must be fitted with a material that prevents the lifting of dust and that is the most appropriate according to the site (gravel, asphalt, pavement, concrete, honeycombed slabs or pavers, gravel-grass, etc.).
2. For uses other than residential, when a parking area is adjacent to a lot with a residential use, it must be separated from this lot by an opaque fence or hedge with a minimum height of 1.5 meters.
3. In the case of a parking area containing six (6) spots or more, all vehicle manoeuvres must be carried out within the parking area of this lot.
4. In the case of a parking area containing 20 spots or more, landscaped dividers must be built or established per 30 spots parking area. These dividers must be grassed at the very least. These landscaped dividers can also include a pedestrian walkway.

5.2.4 Delay for completion of parking areas

Parking areas must be built and laid out within 12 months of the building's occupation or of the end of construction.

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Division 5.3: Provisions Relating to Driveway Entrances

5.3.1 Number of driveway entrances

For all uses, only one (1) driveway entrance is authorized per lot with a frontage of less than 25 meters wide. In the case of a lot with a frontage of more than 25 meters wide, the maximum number of curb cuts is 2.

In the case of a lot that is adjacent to more than one (1) street, an additional driveway entrance is authorized, for a maximum of two (2) driveway entrances per street.

5.3.2 Minimum distance between driveway entrances

The minimum distance between two (2) driveway entrances on the same lot is 5 meters in the case of residential use and 10 meters for other uses.

Parking areas in a semi-circular shape are authorized when two (2) driveway entrances are authorized. In this case, the minimum distance between two (2) driveway entrances can be reduced to 5 meters. Within the semi-circle, an area corresponding to a minimum radius of 2.5 meters must be landscaped (vegetation and shrubs).

5.3.3 Width of driveway entrances

For a residential use, the minimum width of a driveway entrance is 2.50 meters and the maximum width is set at 6 meters.

For non-residential uses, the minimum width of a driveway entrance is 6 meters and the maximum width is set at 12 meters. The width of the driveway may be reduced to 4 meters if it is shown that a minimum clearance of meters allowing fire services access to the building is maintained.

5.3.4 Location of driveway entrances

Driveway entrances are authorized in a front yard. In the case of a lot that is adjacent to more than one street, driveway entrances are also authorized in the yard adjacent to a street.

Driveway entrances must be located at least 1 meter away from lot lines. In the case of a driveway entrance leading to a parking area containing six (6) spots or more, the distance is set at 1.5 meters.

Driveway entrances must be located at least 6 meters from an intersection.

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Division 5.4: Parking and Vehicle Storage

5.4.1 Parking of vehicles

The parking of a vehicle is prohibited on a vacant lot.

The first paragraph does not apply to vehicles for agricultural use, namely the tractors and other heavy vehicles required for agricultural activities, on a lot with an agricultural use.

5.4.2 Parking for residential use

On lots having a residential main use, motor vehicles can be parked within the parking area. An unlimited number of vehicles can be parked.

The parking of recreational vehicles in the front yard is prohibited. The parking of such vehicles can be carried out in the lateral or rear yard within a parking area established in conformity with the present by-law.

When required for an occupant's professional activities authorized by the present by-law, the parking of a vehicle required for the said activities is authorized. The maximum capacity of this vehicle is set at 3 000 kg.

5.4.3 Storage for residential use

The storage of vehicles, with the exception of heavy vehicles and vehicles required for the carrying out of a professional activity with a maximum capacity of 3,000 kg, is authorized on a lot with a residential main use.

The storage of vehicles must be carried out in lateral or rear yards, within a parking area established in conformity with the present by-law. The storage area must not exceed a length of 9.5 meters and a height of 4 meters. The area being used for storage must be surrounded by a fence or hedge authorized in the present by-law as to not be visible from the street.

5.4.4 Parking and storage for non-residential uses

The parking and storage of vehicles, for non-residential uses, are authorized only if the parking and storage of these vehicles is tied to the main use of the lot or building.

The storage of vehicles and the parking of heavy vehicles are only authorized in lateral or rear yards. The space used for storage must be surrounded by a fence, a hedge or a screen authorized by the present by-law as to not be visible from the street.

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Division 5.5: Provisions Relating to Loading and Unloading Areas

5.5.1 Location of loading and unloading areas

Loading and unloading areas are authorized in side and rear yards within a distance of 5 meters from all lot lines. If the lot is adjacent to a residential lot, this distance is set at 10 meters.

The aisle leading to a loading and unloading area is authorized in any yard with a minimum distance of 2 meters from all rear and side lot lines. If the lot is adjacent to a residential lot, this distance is set at 10 meters.

The aisle leading to a loading and unloading area must be located on the same lot as the use it is tied to and must be accessible at all times. Any vehicular maneuver to access or to leave a loading and unloading area must be executed off the street.

Loading and unloading areas and their aisles must not, in all instances, encroach on the parking areas required in compliance to the provisions of the present by-law.

5.5.2 Access to the street

All loading and unloading areas must have access to a street. No access to a loading and unloading area shall be located at less than 10 meters from a street intersection. This access can be shared with access to the lot's parking area.

5.5.3 Location of the doors of the loading and unloading dock

The doors of the loading and unloading dock must be located on the side or rear wall of the building.

The doors of the loading and unloading dock must be installed so that no trailer or trailer truck may encroach onto the front yard when parked at one of these doors.

5.5.4 Surface covering

All loading and unloading areas and the areas serving for parking of transport vehicles (including aisles) must be paved, graveled, asphalted, or covered in concrete or other materials in order to prevent the blowing of dust and the formation of mud. In the case of zone I-02, the spatial planning of the loading and unloading areas must reduce artificial surfaces (concrete, etc.) and thus reduce heat islands.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

CHAPTER 6
Provisions Relating to Signage



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Division 6.1: General Provisions

6.1.1 Application

Over the whole territory, the construction, installation, maintenance, modification and preservation of any posting, sign or billboard must be compliant to the provisions of the present chapter.

The provisions of the present chapter apply to signs, including their supports (casing, frame, panel, etc.) necessary for the installation and preservation of the sign.

Unless there is a provision stating otherwise, any posting, sign or billboard requires a certificate of authorization.

6.1.2 Types of sign authorized

The types of signs authorized are the following:

1. Commercial sign: a sign for an establishment or a group of establishments located on the lot or building where the main use is carried out.
 - a) Flat-mounted (wall-mounted): sign attached to the building, with or without an overhang, affixed parallel to the building.
 - b) On a window: sign attached to a building installed one of the facade's glazed surfaces.
 - c) Perpendicular projection: sign attached to a building affixed as to form a right angle with the building's facade, with or without overhang.
 - d) On an awning: sign attached to a building, affixed directly on an awning servicing the concerned establishment.
 - e) On posts: sign detached from the building, attached, suspended or otherwise affixed by one or more posts on the ground.
 - f) Pad-mounted: sign detached from the building, on posts, where the space between the posts is hidden by material.
 - g) On a garden wall: sign detached from the building, affixed on or above a garden wall.
2. Directional sign: sign only indicating a direction to follow in order to reach a destination requiring identification for orientation, safety or the convenience of the population.
3. Community sign: sign erected and maintained by the Village of Senneville, a public organization or a community group, permanently or for an event.
4. Temporary sign: sign to be installed for a temporary period.

6.1.3 Calculation of a sign's area

A sign's area corresponds to the surface area of the sign including its support.

In the case of a sign with postings visible on two (2) sides, only one (1) side is counted in the maximum area authorized, to the extent that both sides are separated by a maximum distance of 30 centimeters.

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In the case of a sign in three dimensions, the surface area that can be calculated for each of the surfaces shall be included as part of the total area of the sign.

Notwithstanding the first paragraph, in the case of a sign formed of detached letters or symbols, affixed directly onto the facade of the building without framing (flat-mounted sign), on a window or on an awning, the area of the sign corresponds to the smallest right-angled polygon that can be formed around the letters or symbols affixed on the building, the window or the awning. The present paragraph also applies to a sign formed by detached letters or symbols attached directly on a pedestal, a post or wall.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

6.1.4 Establishment of signs

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

6.1.5 Locations where sign installation is prohibited

The installation of signs is prohibited in the following locations:

1. On a roof, a balcony, a veranda, an opening (door or window) or in a location partially or completely hidden or blocked by part of an opening, balcony, or a veranda.
2. On an emergency staircase.
3. On an accessory structure.
4. On a mezzanine, a chimney or equipment installed on the roof.
5. On a fence, unless otherwise stated in the present by-law.
6. On a tree or a shrub.
7. Within the visibility triangle.
8. On a lamp post or a public utility post that was not erected for signage services.
9. In a place blocking, masking or hiding, in part or in whole, a traffic light, street signage or any other sign in compliance to the *Highway Safety Code* (RSQ, c C-24.2).
10. On or above the public domain, except for community signs.
11. Within 3 meters of an electrical line.

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6.1.6 Prohibited signs

The following signs are prohibited over the whole territory:

1. « Billboard » type signs.
2. Mobile, portable or removable signs, excluding « sandwich » type signs, whether they be installed mounted or built on a vehicle, on rolling or portable mounts or directly painted or otherwise printed on any material. However, this prohibition does not apply to the commercial identification of a vehicle provided that it is not used with the explicit intention of constituting a sign or billboard for a product, a service or an activity.
3. Signs with intermittent or blinking lights (stroboscope or other) or imitating a rotating light, siren or other of police and fire vehicles, ambulance, or using such devices to attract attention.
4. Signs designed to resemble an indication, a street sign or signal, other than those authorized in the application of the *Highway Safety Code*, as well as signs presenting a glare for drivers.
5. Rotating or otherwise mobile signs (signs turning on an angle of at least 90 degrees).
1. Signs painted directly on a structure, except on awnings affixed to a building.
2. Signs and other devices suspended that are inflatable or in the air.
3. « Pennant » type signs.
4. Signs projected by electronic, luminous or audio-visual material.

6.1.7 Lighting

Only reflective lighting is authorized, with the light source placed outside the sign and facing it in order to illuminate only the sign (maximum angle of 90 degrees from the vertical to the ground) and installed at a certain distance from the sign is authorized.

The electrical source for sign lighting must be located underground or be otherwise hidden: no overhead wires are authorized. Lighting must present constant, non-glaring intensity, and the lighting equipment must be affixed.

When it is stated in the present by-law that a sign shall be non-luminous, no lighting is authorized.

6.1.8 Authorized materials

Materials authorized for signs are:

1. Painted or pre-painted wood and wood imitations.
 2. Brick or stone.
 3. Wrought iron.
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4. Painted, pre-painted or anodized metal, except brass and bronze that can be left in their natural state.
5. Glass.
6. Textiles or cloths for temporary signs only.
7. Plastic adhesive materials for window signage.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

6.1.9 Prohibited materials

Prohibited materials for signs are:

1. Materials not protected from corrosion.
2. Gypsum boards.
3. Polyethylene.
4. Plastic, plexiglass, fibreglass, polymer, high-density urethane.
5. Neon filigree.
6. Paper, cardboard, corrugated plasticized cardboard (undulated polypropylene commonly called coroplast).

Notwithstanding what precedes, paper, cardboard or corrugated plasticized cardboard are authorized for the temporary signs authorized by Section 6.2.2 of the present by-law.

6.1.10 Maintenance of signs

All signs must be maintained and kept in good condition and must not present any danger for public safety.

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

6.1.11 Cessation or abandoning of an activity

Any sign tied to an activity or an establishment that no longer exists must be removed, including its support, no more than 30 days following the date of the cessation of the activity, of the closing of the establishment or of the abandoning of business in that location.

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Division 6.2: Signs Not Requiring a Certificate of Authorization

6.2.1 Permanent signs

The permanent signs listed hereafter are authorized in all yards and do not require a certificate of authorization. Their area is not calculated within the maximum total sign area authorized per establishment.

1. Signs emanating from the public authority of municipal, provincial or federal governments, or those required by a or by-law, including those under the *Highway Safety Code* (RSQ, c C-24.2).
 2. Signs indicating public or governmental services (telephone, postal, fire hydrant and others of the same type).
 3. Community signs with a maximum area of 5 square meters.
 4. Flags of a civic agency of governmental authority, on the concerned lot:
 - a) Maximum area per flag: 2.5 square meters;
 - b) Maximum number: three (3) flags per establishment.
 5. Historical inscriptions or commemorative plaques, on the concerned lot or building.
 6. Signs indicating an establishment's business hours in the concerned building:
 - a) Maximum area: 0.60 square meters per sign;
 - b) Maximum number: one (1) per establishment;
 - c) Distance from lot lines: 1 meter;
 - d) Type of installation: flat-mounted (attached to the building) or on a window or on a pedestal or a wall (detached from the building).
 7. Directional signs serving for the orientation of vehicles, cyclists and pedestrians, for security or convenience of clientele on the concerned lot:
 - a) Maximum total area: 0.25 square meters per sign;
 - b) Maximum number per establishment: one (1) sign per curb cut and three (3) signs per lot;
 - c) Distance from lot lines: 1 meter;
 - d) Maximum height: 1 meter;
 - e) Type of sign: flat-mounted (attached to the building) or on a post (detached from the building).
 8. The signs identifying the building's civic numbers.
 9. Informational signs or panels serving to inform or to educate the users or clientele on the uses exercised on the property or on the elements that are show cased (ex.: nature interpretation center, park, green space, conservation site, cemetery, institutional and community venues). These panels cannot be used to announce the service from the public road or to offer, promote or sell a product or service. The following conditions apply:
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- a) Maximum area per sign : 1.5 square meters;
- b) Maximum height : 2.5 square meters;
- c) Maximum number per establishment : 50;
- d) Distance from lot lines : 5 meters;
- e) Type of installation: detached (pedestal, wall or post).

Modified by Bylaw no. 448-1 in force on July 2, 2015.

6.2.2 Temporary signs

The temporary signs listed here after are authorized in all yards and do not require a certificate of authorization. Their area is not calculated within the maximum total sign area authorized per establishment.

1. Signs for an election or a public consultation held in compliance with a provincial or federal law;
 2. Non-luminous signs placed on a lot, advertising the rental or sale of a lot or an immovable (or dwelling) where it is placed:
 - a) Maximum area: 0.5 square meters;
 - b) Maximum number: one (1) per lot;
 - c) Distance from any lot line: 3 meters;
 - d) Distance from a street line: 1 meter;
 - e) Term: they must be removed no later than 14 days after the sale or rental of the concerned immovable.
 3. Non-luminous signs advertising a temporary exterior sale for residential uses (garage sale), on the concerned lot:
 - a) Maximum total area: 1 square meter;
 - b) Maximum height: 2 meters;
 - c) Maximum number: one (1) per lot or building;
 - d) Distance from any lot line: 1 meter;
 - e) Term: they can be installed one (1) day before the beginning of the sale and must be removed no later than one (1) day after the end of the sale.
 4. Non-luminous signs advertising a temporary exterior sale of horticultural products or vegetables or crops or the sale of products cultivated on site (kiosk) on the concerned lot:
 - a) Maximum total area: 2.5 square meters;
 - b) Maximum height: 2 meters;
 - c) Maximum number: one (1) per lot or building;
 - d) Distance from any lot line: 3 meters;
 - e) Distance from a street line: 1 meter;
 - f) Term: they can be installed four (4) days before the beginning of the sale and must be removed no later than three (3) days after the end of the sale.
 5. Non-luminous signs advertising an occupation or construction project, installed on the concerned lot, including the professionals involved in the project:
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- a) Maximum total area: 2.5 square meters;
 - b) Maximum number: 1 per project or per phase of a given project;
 - c) Maximum height: 2 meters;
 - d) Type of installation: flat-mounted (attached to the building and no higher than the ceiling of the ground floor) or on posts (detached from the building) even when a building is not present;
 - e) Distance from any lot line: 1 meter;
 - f) Maximum term: 12 months or during the course of the work. The sign must be removed no later than 14 days after the end of the work.
6. Non-luminous signs advertising a temporary exterior sale concerning a social, sporting or cultural event, on the concerned lot:
- a) Maximum total area: 2.5 square meters;
 - b) Maximum height: 3 meters;
 - c) Maximum number: one (1) per lot or building;
 - d) Distance from any lot line: 3 meters;
 - e) Distance from a street line: 1 meter;
 - f) Term: they can be installed 14 days before the beginning of the sale and must be removed no later than three (3) days after the end of the sale.

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Division 6.3: Signs Requiring a Certificate of Authorization

6.3.1 Scope of application

The present division applies to authorized signs requiring a certificate of authorization.

6.3.2 Number of commercial signs authorized

For all uses, except residential, the number of commercial signs authorized per establishment is set at one (1), among the types of signs authorized in the present chapter.

Notwithstanding the foregoing, two additional signs on pedestals are authorized in zone CIM-01.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

6.3.3 Maximum area for commercial signs

For all uses except residential, the maximum area of a commercial sign authorized per establishment is set at 5 square meters or 0.3 square meters per linear meter of main facade of the main building in which the establishment's activities are carried out.

6.3.4 Standards for commercial signs attached to a building

The following standards apply to commercial signs attached to a building:

Type of sign / standards	Flat-mounted	Window	Perpendicular projection	On an awning
Area of content (text, graphics, logo, emblem):	-	Maximum of 20% of the window's total area	-	Maximum of 60% of the awning's facade on which the sign is affixed
Maximum height:	1.5 meters	1.5 meters	1.5 meters	1.5 meters
Maximum overhang from the wall:	0.40 meters	-	1 meter (between the wall and the casing/support) a total projection of 2.5 meters	1 meter
Location on the building:	On the plane of the building's facade	Glazed surface	On the plane of the building's facade	-

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Provisions Relating to Signage

6.3.5 Standards for commercial signs detached from a building

The following standards apply to commercial signs detached from a building:

Type of sign / standards	Pad-mounted	On posts	On a garden wall
Maximum height measured from average grade:	6 meters or the height of the building	6 meters or the height of the building	1.5 meters
With of the pad, post or garden wall:	2 meters	2 meters	2 meters
Maximum overhang:	0.75 meters	0.75 meters	0.75 meters
Projection:	Within the lot limits	Within the lot limits	-
Minimum distance from a building:	2 meters	2 meters	2 meters
Minimum distance from a curb cut:	1.5 meters	1.5 meters	1.5 meters
Minimum distance from any lot line:	1 meter	1 meter	1 meter
Minimum distance from the street line:	3 meters	3 meters	3 meters
Minimum distance from Highway A-40's right-of-way:	15 meters	15 meters	15 meters

Notwithstanding the foregoing, the maximum width of the pedestal is 6.10 meters and the maximum depth is 1 meter in zone CIM-01.

In the case of a sign advertising more than one establishment, the certificate of authorization must be applied for by the building owner or designated representative. The said owner or designated representative must manage the distribution and the area of each establishment's sign contained in the building's signage.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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ZONING BY-LAW N° 448

CHAPTER 7:

Provisions Relating to the Protection and Enhancement of the Environment

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Division 7.1: Provisions Relating to the Landscaping of Open Space and to the Protection of Trees and of the Forest Cover

7.1.1 Obligation to landscape open space

Open space around structures must be grassed and landscaped (plants, shrubs or trees) no later than 12 months following the end of the construction or the change in use.

7.1.2 Authorized tree felling

Over the whole territory, tree felling is permitted only in the following cases:

1. The tree is dead or in a state of irreversible deterioration.
2. A tree must be cut down when it could propagate a disease or if it is an exotic invasive species and in such cases, it must be replaced.
3. A tree must be cut down when in a state of irreversible deterioration caused by disease, when a structural deficiency affects its solidity or causes damages to property. Does not constitute a serious damage the normal inconveniences inherent to the presence of a tree, including branchlets, leaves, flowers or fruit, the presence of aboveground roots, insects or animals, shade, unpleasant odors, sap exudates or honeydew and pollen.
4. The tree must be felled to allow for a public works project.
5. The tree is part of the clearing area. The clearing area, a space required to construct a structure or carry out works authorized by the present by-law, is a 5 meter strip around a main structure or a 2.5 meter strip around an accessory structure (the strip is calculated horizontally from the structure's wall or foundation). In the case of the renovation or replacement of a building's foundation, this strip is set at 5 meters.

In the front yard, the tree is located in the parking or the loading and unloading areas, if it is impossible to relocate these areas in another treeless part of the property.

For the application of the present paragraph, a sign is not considered as a construction. Furthermore, to obtain an authorization to cut down a tree located within 3 and 5 meters from the construction, the tree must be replaced.

6. The tree is located within a 2.5 meter strip around an existing main structure or within a 1.25 meter strip around an existing accessory structure or work (the strip is calculated horizontally from the structure's wall or foundation).
7. The tree is part of a woodlot or a forest cover of 4 hectares or more where silvicultural activities are authorized in conformity with Division 7.2 of the present chapter.

To fell a tree in conformity to the present bylaw, a certificate of authorization for this purpose must be obtained prior to its felling and the tree clearly identified on the lot at least five days prior to the felling work.

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For the purposes of the present section, felling restrictions apply to trees with a stem or trunk of at least 10 centimeters in diameter, as measured at 1.3 meters from grade. There are no restrictions on the felling of other wooded vegetation not corresponding to this definition.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

7.1.3 Conservation of trees or forest cover

Notwithstanding Paragraphs 5, 6, and 7 of Section 7.1.2, tree felling is not authorized if it results in a reduction of the number of existing trees on the property to less than the percentage set in the following table, considering the presence of the core and of movement corridors of the Senneville Forest Ecoterritory as well as the associated ecological value, as illustrated in Appendix 3 of the present by-law:

Sector*:	Minimum percentage of trees to conserve within the Ecoterritory of the Senneville Forest	
L.B. Pearson Forest	Associated ecological value:	Moderate to high
	Ecoterritory sector:	Core
	Corresponding zones on the Zoning Plan (as an indication):	R-03
	Percentage to conserve:	80%
McGill Forest	Associated ecological value:	High
	Ecoterritory sector:	Core
	Corresponding zones on the Zoning Plan (as an indication):	P-05
	Percentage to conserve:	90%
Veterans' Lodge*	Associated ecological value:	Moderate
	Ecoterritory sector:	Transition corridor, except the portion north of the watercourse which is part of the core
	Corresponding zones on the Zoning Plan (as an indication):	R-04, I-03 and P-09
	Percentage to conserve:	60% for the corridor 80% for the Core
Village	Associated ecological value:	Low
	Ecoterritory sector:	Transition corridor (for the part located between the McGill Forest and the L.B. Pearson Forest)
	Corresponding zones on the Zoning Plan (as an indication):	R-02
	Percentage to conserve:	60% for the corridor

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		40% for the other portions of the sector
Senneville Cemetery	Associated ecological value:	Moderate
	Ecoterritory sector:	Transition corridor
	Corresponding zones on the Zoning Plan (as an indication):	CIM-01, A-06, A-07
	Percentage to conserve:	60%
Des Vergers	Associated ecological value:	Moderate to High
	Ecoterritory sector:	Transition corridor
	Corresponding zones on the Zoning Plan (as an indication):	RR-04, RR-05, A-05, P-03
	Percentage to conserve:	60%
Golf	Associated ecological value:	Moderate
	Ecoterritory sector:	Transition corridor
	Corresponding zones on the Zoning Plan (as an indication):	RR-04, REC-01, A-03, A-04
	Percentage to conserve:	60%
West shore	Associated ecological value:	Moderate
	Ecoterritory sector:	A small portion in a transition corridor
	Corresponding zones on the Zoning Plan (as an indication):	RR-04
	Percentage to conserve:	60%
Corridor Philipps	Associated ecological value:	Moderate
	Ecoterritory sector:	Transition corridor
	Corresponding zones on the Zoning Plan (as an indication):	P-01, P-02, RR-02, RR-03
	Percentage to conserve:	60%
Corridor Beaurivage	Associated ecological value:	Moderate to high
	Ecoterritory sector:	Transition corridor
	Corresponding zones on the Zoning Plan (as an indication):	RR-01, CONS-06
	Percentage to conserve:	60%
Corridor à l'Orme	Associated ecological value:	Moderate to high
	Ecoterritory sector:	Transition corridor
	Corresponding zones on the Zoning Plan (as an indication):	CONS-06
	Percentage to conserve:	60%

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Morgan	Associated ecological value:	High
	Ecoterritory sector:	Core
	Corresponding zones on the Zoning Plan (as an indication):	CONS-01, CONS-02, CONS-03, CONS-05, A-02, A-03, A-06, CIM-01
	Percentage to conserve:	90%

* Correspond to the sectors' denominations given in the Biofilia report (2013). The denomination "Veterans Lodge" corresponds to the sector named "Canada Lands" in the Biofilia report (2013).

Within the Senneville Forest Ecoterritory buffer zone, that is the excess space between the limit of the Ecoterritory and the Core or the corridors, the minimum percentage of conservation of trees is set at 60%.

Beyond the Ecoterritory of the Senneville Forest, the minimum percentage of conservation of trees is set at 40%.

For the purposes of the application of this section, the calculation is done as follows (example for a fictitious property located within the ecoterritory and where the minimum percentage is set at 80%): if 10 trees exist on the lot at the time of the request, a maximum of two trees can be cut down to permit the constructions (subject to the provisions of this by-law and those in the Bylaw on Site planning and architectural integration programs).

Modified by By-law 448-7, in force on February 17, 2021.

7.1.4 Replacement of a felled tree

Despite Section 7.1.3, a tree that is part of the minimum percentage to be conserved can be felled if it is impossible to erect the structures authorized by the present by-law elsewhere on the lot. In this case, each felled tree must be replaced.

In the case of a tree felled within the Senneville Forest Ecoterritory, the choice of the tree's location must be selected in consideration of existing trees and so as not to hinder the movement of fauna in the corridors.

To be considered a replacement tree, the tree must have a stem with a minimum diameter of 4 centimeters, measured at 0.3 meters from grade. The tree must reach a minimum height of 5 meters at maturity. In the case of a conifer, the tree must have a height of at least 1.2 meters when planted and reach a minimum height of 3 meters at maturity.

Modified by By-law 448-8, in force on July 7, 2022.

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7.1.5 Minimum tree planting on a lot

On a lot occupied by a main building with a residential use, two (2) trees must be planted and maintained in the front yard and one (1) tree in the rear yard. However, if the front yard has a width of less than 10 meters or a depth of less than 4.5 meters, trees can be replaced by shrubs.

In the case of a main building with a non-residential use, with the exception of an agricultural use, one (1) tree must be planted every 10 meters of linear street frontage.

To be considered a tree for planting, a tree must have a stem or trunk of 4 centimeters in diameter measured at 0.3 meter from grade. The tree must reach a minimum height of 5 meters at maturity. In the case of a conifer, it must have a minimum height of 1.2 meters when planted and a minimum height of 3 meters at maturity.

Modified by By-law 448-8, in force on July 7, 2022.

7.1.6 Specific provisions applicable to industrial uses

A buffer zone must be provided along the lot line on a lot receiving an industrial use, when the lot is adjacent to a residential zone or to a residential use class, according to the following conditions:

1. The minimum depth of the buffer zone is set at 3 meters.
2. This buffer strip must be free of any structure and composed of a screen of trees where the planting of conifers is predominant (minimum of 60%). The trees must have a minimum height of 1 meter when planted and must reach a minimum height of 3 meters at maturity.

7.1.7 Pruning and trimming

Pruning and trimming on a tree must not reduce the tree's life span nor make it perish. The work must be carried out according to the rules prescribed in the NQ 06-05-200-IV standard or a more recent version of the said standard.

7.1.8 Protection of trees during the carrying out of work

During the carrying out of work or landscaping on a lot, trees likely to be damaged, including the root system, must be protected with the following measures:

1. A protection fence at least 1.2 meters in height must be erected and maintained in good condition during the course of the work as to form a protection perimeter around the tree with an equivalent or greater diameter than the drip line of the tree's canopy.
 2. Construction materials, earth and debris must be placed beyond the protection perimeter.
 3. The displacement of machinery, equipment and workers, as well as the depositing and temporary storage of construction materials, excavated materials, fill or other similar materials must occur beyond the protection perimeter.
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4. If it is impossible to carry out required work on a lot without encroaching into the tree protection perimeter, a temporary encroachment is authorized to the extent that the intrusion into the perimeter must not reduce the tree's life span nor make it perish. In this case, the tree must be protected against physical damage by covering it with wooden planks affixed by the exterior plastic or steel strips with a minimum of two (2) rubber strips between the planks and the trunk.

7.1.9 Prohibited planting

It is prohibited to plant the following tree species at less than 7.5 meters from a main building, a lot line, a street's right-of-way and at less than 10 meters from underground infrastructure and conduits for public services or sanitary installations:

1. Silver Maple (*Acer saccharinum*);
2. Manitoba Maple (*Acer Negundo*);
3. Poplars (*Populus spp.*);
4. Willows (*Salix spp.*).

The following invasive tree and plant species are prohibited on the whole of the territory:

1. Garlic mustard (*Alliaria petiolata*)
2. Reed canarygrass (*Phalaris arundinacea*)
3. Wild chervil, cow parsley, or wild parsley (*Anthriscus sylvestris*)
4. Giant hogweed (*Heracleum mantegazzianum*)
5. Flowering rush (*Butomus ombellatus*)
6. Water chestnut (*Trapa natans*)
7. Dog-strangling vine or Pale swallow-wort (*Cynanchum rossicum*)
8. Black dog-strangling vine or Black swallow-wort (*Cynanchum louiseae*)
9. Goutweed, Bishop's weed or Snow-on-the-mountain (*Aegopodium podagraria*)
10. Manitoba maple or Boxelder (*Acer negundo*)
11. Norway maple (*Acer platanoides*)
12. Smooth bedstraw, white bedstraw or false baby's breath (*Galium mollugo*)
13. Reed mannagrass or Reed sweetgrass (*Glyceria maxima*)

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14. Frog-bit (*Hydrocharis morsus-ranae*)
15. Himalayan balsam or Policeman's helmet or Jewelweed (*Impatiens glandulifera*)
16. Yellow iris or Yellow flag (*Iris pseudacorus*)
17. Amur silvergrass or Miscanthus (*Miscanthus sacchariflorus*)
18. Chinese silvergrass (*Miscanthus sinensis*)
19. Eurasian watermilfoil or Spiked watermilfoil (*Myriophyllum spicatum*)
20. Glossy buckthorn or Alder buckthorn (*Frangula alnus*)
21. European buckthorn or Common buckthorn (*Rhamnus cathartica*)
22. Siberian Elm – often mistakenly called “Chinese elm” (*Ulmus pumila*)
23. Lesser periwinkle or Dwarf periwinkle (*Vinca minor*)
24. White poplar or Silver poplar (*Populus alba*)
25. Bohemian knotweed (*Fallopia x bohemica*)
26. Giant knotweed (*Fallopia sachalinensis*)
27. Japanese Knotweed (*Fallopia japonica*)
28. Black locust or False acacia (*Robinia pseudoacacia*)
29. Amphibious yellowcress or Great yellowcress (*Rorippa amphibia*)
30. Common reed or Common reedgrass (*Phragmites australis*)
31. Multiflora rose (*Rosa multiflora*)
32. Rugosa rose (*Rosa rugosa*)
33. Purple loosestrife (*Lythrum salicaria*).

Modified by Bylaw no. 448-1 in force on July 2, 2015.

7.1.10 Location of trees

Trees must be located at a minimum distance of 1.5 meters from the following installations:

1. Streetlights;
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2. Sewers and aqueducts.
3. Drainage pipes of buildings.
4. Any electric or telephone cables.
5. Any post carrying electrical wires.
6. Edge of street or sidewalk.
7. Buried electrical equipment.
8. Fire hydrants.

In the case of a pad-mounted transformer (above ground), this distance is reduced to 1 meter for trees.

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Division 7.2: Provisions Relating to Sylviculture

7.2.1 Scope of application

The provisions of the present division apply to the whole territory when tree felling occurs in the course of sylviculture (F1 use group).

7.2.2 General conditions

Sylviculture is authorized in the following situations:

1. On a lot with a minimum area of 4 hectares or more.
2. A salvage cut is authorized and these trees must be removed. Windfall recovery is authorized.
3. A thinning cut of no more than 1/3 of commercial stems per ten year period is authorized. Stems must be removed with uniformity.
4. A clear cut within 30 meters of a public street is prohibited, except for the lot access.
5. An access road with a maximum width of 8 meters is authorized on the lot.

7.2.3 Sylvicultural assessment

An applicant requesting a certificate of authorization for sylviculture use must submit a sylvicultural assessment for which the content is established in the *Permits and Certificates By-Law*.

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Division 7.3: Provisions Relating to River Banks and Shorelines

7.3.1 Requirement to obtain a permit or a certificate of authorization

For all structures, projects and work on the bank or on the shoreline of a watercourse or a lake authorized by the present by-law, a permit or a certificate of authorization is required.

7.3.2 Bank width

The bank is set at 10 meters when the slope is less than 30%, or when the slope is greater than 30% with an embankment at least 5 meters high.

The bank is set at 15 meters when the slope is continuous and greater than 30%, or when the slope is greater than 30% with an embankment at least 5 meters high.

The width of the bank is measured horizontally from the high-water mark, going inland, on both sides of the watercourse.

7.3.3 General rule

On the bank and on the shoreline, all structures, projects and work are prohibited, except the structures, projects and work specifically authorized in the present division.

7.3.4 Structures, projects and work authorized on the bank

The following structures, projects and work are authorized on the bank, if they are compatible with the protection measures for floodplains:

1. The maintenance, repair and demolition of existing structures and projects.
2. Structures, projects and work for municipal, commercial, industrial or public purposes or for public access, if they are subject to obtaining an authorization according to the *Environment Quality Act*, RSQ, c Q-2.
3. The following projects and work related to vegetation:
 - a) Tree felling is authorized in Section 7.1.2 of the present chapter, with the exception of felling for silviculture;
 - b) When the slope is less than 30%, tree felling required for the creation of an opening (path) 5 meters in width giving access to the lake or to a watercourse, with the following conditions:
 - No more than one (1) opening is authorized per lot;
 - The opening must be created in a manner that conserves herbaceous vegetation and that does not create a soil erosion site;
 - Its course must form a maximum angle of 60 degrees with the shoreline, except when it is impossible to respect the angle due to a natural obstacle;

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- It is authorized to create a walking surface with a maximum width of 2 meters along the entire depth of the bank, only if the work conserves the natural vegetation, and if no excavation and fill is required;
- The installation of a boat launch is authorized only if no excavation or fill is required; in such a case, herbaceous vegetation must be conserved as not to create a soil erosion site;
- No excavation or fill is authorized except rough leveling after the felling of trees.

If the width of the lot, measured at the high-water mark from one lateral lot line to the other, is less than 10 meters, the width of the opening is reduced to 3 meters.

- c) When the slope is greater than 30%, the trimming and pruning of trees and shrubs required for the creation of a green opening having a maximum width of 5 meters. If the width of the lot, measured at the high-water mark from one lateral lot line to the other, is less than 10 meters, the width of the opening is reduced to 3 meters;
 - d) When the slope of the bank is greater than 30%, the creation of a pathway or stairway providing access to the lake or watercourse with the following conditions:
 - One (1) pathway is authorized per lot;
 - The maximum width of the pathway or stairway is 1.2 meters;
 - The pathway must be laid out in a manner that will not create a soil erosion site;
 - Its path must adapt to the area's topography and follow a winding course when possible;
 - In the case of a stairway, it must be built on stilts in order to conserve natural vegetation.
 - e) Sowing and planting of trees and shrubs, and work required to restore the permanent and durable vegetation cover;
 - f) The various harvesting methods of herbaceous vegetation when the slope of the bank is less than 30% and only on top of the embankment when the slope is greater than 30%.
4. The cultivation of soil for agricultural production, with the following conditions:
- a) A minimum strip of 3 meters along the bank must be conserved in its natural state;
 - b) When the highest point of an embankment is less than 3 meters from the high-water mark, the protection strip must also include a minimum of 1 meter on top of the embankment.
5. The following projects and work:
- a) Installation of a fence;
 - b) The installation of underground or above-ground drainage outlets, as well as pumping stations;
 - c) The installation of watercourse crossings relating to fording diversions, culverts and bridges as well as the paths providing their access;
 - d) Stand-alone water treatment systems in compliance with the *Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings in Partially-Serviced Sectors*, RRQ, c Q-2, r.22;
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- e) The groundwater withdrawal facilities used for purposes other than municipal, commercial, industrial, public or for the purpose of public access and constructed in compliance to the *Water Withdrawal and Protection Regulation* (L.S.Q. c. Q-2, r. 35.2);
- f) Bank stabilization work with the following conditions:
 - The work must be carried out in order to prevent erosion and to restore the vegetation cover and the site's natural character;
 - The work must not add fill to the bank or allow an encroachment on watercourses by reducing their width;
 - When the slope, soil type and lot conditions do not allow for the restoration of the vegetation cover and of the bank's natural character, stabilization can be achieved through mechanical means, namely works comprised of solid materials capable of resisting to active erosive forces such as waves, currents and ice. In all cases, priority must be given to the technique most likely to facilitate the recovery of natural vegetation, in the following order: vegetation cover combined with rock fill, rip-rap, gabion wall, a retaining wall made of wood or fill blocks and a retaining wall in poured concrete.
- g) The reconstruction or widening of an existing street, including farm roads;
- h) Projects and work that are necessary for structures, projects and work authorized on the shoreline in conformity with the provisions of the present by-law.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

7.3.5 Structures, projects and work authorized on the shoreline

The following structures, projects and work are authorized on the shoreline, if their execution is compatible with the protection measures for floodplains:

1. Docks and boat shelters on stilts, piles or built on floating platforms.
 2. Boat landings.
 3. The installation of watercourse crossings relating to fording diversions, culverts and bridges.
 4. The installations of surface water withdrawal facilities constructed in compliance to the *Water Withdrawal and Protection Regulation* (L.S.Q. c. Q-2, r. 35.2) with the exception of installations consisting of supply or diversion channels and intended for non-agricultural purposes.
 5. Encroachment on the shoreline required for the carrying out of authorized work on the bank.
 6. Work for the cleaning and maintenance of watercourses, without excavation, carried out by the municipality in conformity with the powers and duties legally conferred on them.
 7. Structures, projects and work for municipal, commercial, industrial or public purposes or for public access, including their maintenance, repair or demolition, subject to obtaining an authorization
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according to the *Environment Quality Act*, RSQ, c Q-2, the *Act Respecting the Conservation and Development of Wildlife*, RSQ, c C-61.1, the *Watercourses Act*, RSQ, c R-13 and any other law;

8. The maintenance, repair and demolition of existing structures.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

7.3.6 Specific provisions for docks and boat shelters

For lots with a residential use, docks on stilts, piles or built on floating platforms and boat shelters must respect the following conditions for their installation:

1. One (1) dock is authorized per waterfront lot.
2. Dock dimensions are the following:
 - a) A maximum area of 60 square meters;
 - b) The maximum width, calculated from the anchor points at shore up to 3 meters towards the lake or watercourse, is set at 3 meters;
 - c) The maximum length, calculated from the shore, is 20 meters.
3. The dock must be installed perpendicularly to the lot, within the limits of the extension of the lateral lot lines.
4. A maximum of two (2) boat shelters can be installed on the dock.
5. Boat shelter dimensions are the following:
 - d) The maximum height is set at 4.5 meters;
 - e) The area of the shelter must not exceed the area of the dock.

In zone REC-02, the provisions of the first paragraph do not apply. However, the maximum combined area of all docks is set at 700 square meters.

The maximum area of any structure built on the shoreline is limited to the maximum areas prescribed under this section and this, notwithstanding any authorization issued by the Minister responsible for the application of the Regulation respecting the water property in the domain of the State, c. R-13, r. 1.

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Division 7.4: Provisions Relating to Floodplains

7.4.1 General Rule

The present division applies to all interventions carried out in the floodplain.

The floodplains are annexed to the present by-law and correspond to the following sheets: 31H05-020-1302, 31H05-020-1402, 31H05-020-1501-1502, 31H05-020-1602, 31H05-020-1603 and 31H05-020-1703.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

7.4.2 Requirement for a permit or a certificate of authorization

For all structures, projects and work in a floodplain authorized in the present by-law, a permit or certificate of authorization is required.

7.4.3 Authorized structures, projects and work in the high-velocity zone

In a high-velocity zone (0-20 year recurrence), all structures, projects and work are prohibited with the following exceptions, if their establishment remains compatible with the shoreline and bank protection measures:

1. Work to maintain lots in good condition, to repair, modernize or demolish existing structures and projects, on the condition that this work does not increase the area of the property that is exposed to flooding. However, for work aiming to modernize or reconstruct infrastructure tied to a public road, the area of work's exposure to flooding can be increased by 25% for public security reasons or to make the said infrastructure comply with the applicable standards. In all cases, major interventions to a structure or to a project must include the addition of flood-proofing features.
2. Linear underground installations for public utility services such as pipelines, electrical and telephone lines as well as the installation of aqueduct and sewer conduits bearing no service entrances for structures, projects and work in a high-velocity zone.
3. The construction of an underground aqueduct or a sewer network in built sectors not yet serviced by these in order to connect existing structures and projects only, upon the coming into force of a by-law prohibiting new installations.
4. Septic installations servicing existing structures or projects, only if they conform with the *Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings in Partially-Serviced Sectors, RRQ, c Q-2, r.22*.
5. The modification or the replacement, for a same use, of an existing water withdrawal facility, as well as the installation of a surface water withdrawal facility located underground in compliance to the *Water Withdrawal and Protection Regulation*.

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6. An open-air work for recreational purposes, other than a golf course, not requiring any excavation or fill. However, levelling is permitted provided that the general topography of the area remains unchanged.
7. The reconstruction of a structure or project that has been destroyed by a catastrophe other than flooding. Reconstructions must be flood-proof in conformity with the *Building By-Law*.
8. Wildlife development sites not requiring fill and those requiring fill, but for the latter only if they are subject to obtaining an authorization in accordance with the *Environment Quality Act*.
9. Land drainage works.
10. Agricultural activities carried out without excavation or fill.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

7.4.4 Authorized structures, projects and work in the low-velocity zone

In a low-velocity zone (20-100 year recurrence), the following structures, projects and work are authorized:

1. Flood-proof structures and projects in conformity with *Building By-Law*.
2. Fill works required for the flood-proofing of authorized structures or projects.

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Division 7.5: Provisions Relating to Wetlands

7.5.1 Scope of application

When the wetland is adjacent to a lake or watercourse, it is considered to be an open wetland. A wetland that is not adjacent to a lake or watercourse is considered to be a closed wetland.

The provisions of this section apply to all wetlands, whether or not they are mapped in Appendix 3, with the exception of wetlands of interest identified in Appendix 4 and governed by section 7.7.

Modified by Bylaw no. 448-9 in force on November 17, 2025.

7.5.2 Prohibited interventions

The following interventions are prohibited in wetlands with an area greater than 0.3 hectares:

1. All excavation or fill of soil and the displacement of humus.
2. Any structures, projects or work.

7.5.3 Authorized interventions

Notwithstanding the provisions of Section 7.5.2, the following structures, projects or work are authorized in wetlands with an area of 0.3 hectares or more:

1. Private installations on stilts or piles for municipal purposes or providing public access for nature observation by the public in general.
2. Private installations on stilts or piles providing access to the shoreline of a lake or watercourse, with the following conditions:
 - a) Have a maximum width of 1.2 meters and remain rectilinear;
 - b) Have no anchor points or boat slips in a wetland;
 - c) Have a minimum distance of 150 meters between two (2) private installations.

These structures, projects and work are subject to obtaining a certificate of authorization in accordance with the *Environment Quality Act, RSQ, c Q-2*.

7.5.4 Protection buffer

In the case of a closed wetland, a minimum protection buffer of 15 meters is applicable (this band is measured horizontally from the limit of the wetland, towards inland). The authorized interventions are those listed in Section 7.5.3.

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In the case of an open wetland, this protection buffer corresponds to the width of the applicable bank and the authorized interventions are those listed in the present chapter for banks.

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Division 7.6: Provisions Relating to Topography

7.6.1 Excavation and fill operations

For the purposes of this section, are considered excavation and land fill operations, the work done from land fill or backfill (that is not black soil or topsoil) or the work resulting in the maximums authorized under section 7.6.2 when leveling a property (regardless of the type of soil or material).

The following provisions apply to excavation and land fill operations:

1. The operations are authorized on a property intended to receive a structure or a work authorized under this bylaw and solely to permit the realization of the structure or work. In such cases, the soil must be compacted to the level required for the erection of the structures or works. Operations may not commence before obtaining the authorization under the Permits and Certificates Bylaw for the proposed structure or work and must be executed within 90 days of the end of construction to avoid dust drifts, surface water runoffs, and to restore the site, if required.
2. The operations are authorized on a property for the purposes of levelling (suppression of mounds less than 0.6 meters high and filling of cavities less than 0.6 meters deep), drainage work, burying linear infrastructures, seeding or landscaping and other similar work. The site must be landscaped or seeded within ninety (90) days following the operations to avoid dust drifts, surface water runoffs and to restore the site, if required.
3. Excavation and land fill operations are authorized for drainage work.
4. The operations cannot result in elevating or lowering a property in such a way as to permit the run off of water on an adjacent property, as stipulated in the Quebec Civil Code.
5. The operations aiming the removal of topsoil in the decreed agricultural zone are subject to an authorization under the Act respecting the preservation of agricultural land and activities.
6. The operations cannot result in the obstruction of a watercourse, a ditch or a natural drainage axis.
7. The backfill with construction materials and debris, tree trunks or other objects and artificial materials is prohibited.
8. The backfill must be calibrated so as not to create a vacuum likely to cause collapses.
9. The operations must be carried out in such a manner as to prevent any land collapses, land slide, erosion or other such natural phenomena. Erosion control measures must be taken during the operations and thereafter, if necessary.
10. In the case of excavation and land fill operations for the erection of a retaining wall required for the safety of the premises and approved by an engineer, specific provisions stipulated under the Building By-Law apply.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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7.6.2 Excavation and fill operations

The levelling of the property and the modification of the natural topography are solely authorized for the purposes of landscaping and seeding by the addition of a layer of black earth or topsoil, no thicker than 0.15 meters. The landscaping or seeding must be finalized within ninety (90) days following the levelling of the property to avoid dust drifts, surface water runoffs and to restore the site. In all other cases, the interventions are demmed excavation and fill operations under this bylaw.

The levelling of the property cannot result in making a structure's height non compliant, as measured in meters, from grade.

Modified by Bylaw no. 448-1 in force on July 2, 2015.
Modified by By-law no. 448-6, in force on November 26, 2021.

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Division 7.7: Provisions Relating to Wetlands of Interest

7.7.1: Scope of Application

This section applies to wetlands of interest to be protected or restored and their protection areas:

1. Identified in Appendix 4 of this by-law.
2. Resulting from a characterization study. In the event of contradiction with Appendix 4 of the present by-law, the delimitation of a wetland and protection area resulting from the characterization study shall prevail.

7.7.2: Prohibition on encroachment into a wetland and its protection area

In a wetland of interest to be protected or restored and in its protection area, any land use, any construction including reconstruction and expansion, any work, any activity involving clearing, filling or moving humus or non-invasive native plants is prohibited, except:

1. For the purpose of widening an existing roadway.
 2. For the purpose of establishing electricity, gas, telecommunications, cable distribution, water or sewer service, or a railroad.
 3. For the purpose of the implementation of a major road project or a public transit infrastructure projected in the "*Schéma d'aménagement et de Développement de l'agglomération de Montréal*" or a facility of metropolitan interest projected in the "*Plan métropolitain d'aménagement et de développement de la Communauté métropolitaine de Montréal*" or of agglomeration interest projected in the "*Schéma*".
 4. For the implementation of infrastructure or equipment for which an agreement has been reached prior to December 21, 2023.
 5. For the purpose of maintaining, restoring or creating a wetland or protected area.
 6. A use, construction or work related to the observation of nature and the interpretation of the environment, under the following conditions;
 - a) In a wetland environment, buildings and structures are built above ground, on piles, and excavation or fill activities are authorized for ground anchoring elements;
 - b) In the protection area, paths are a maximum of 4 meters wide and, as with other constructions or structures on the ground, are laid with a permeable surface;
 - c) In the protection area, buildings must be constructed without foundations and in such a way as to allow the free flow of water;
 7. A fence or hedge separating a property or part thereof from another property under the following conditions:
-

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- a) The fence or hedge must be located outside the wetland, unless it separates the property or part of it from a traffic lane or public space;
 - b) The fence must be openwork and allow water to circulate freely;
 - c) Excavation and backfilling are authorized for ground anchors;
8. The reconstruction or extension of a main building existing on December 21, 2023, provided there is no additional encroachment into the protection area and wetland. Excavation and backfilling activities are authorized but must be limited to what is required for the reconstruction or extension of the building.
9. The construction, including the reconstruction and the extension, of an accessory building to a main building existing on December 21, 2023, subject to the following conditions:
- a) The building or its extension must be built without foundations and allow free flow of water;
 - b) The building or its extension must be located more than 15 meters from the edge of the wetland.
10. The reconstruction of a vehicular access road or outdoor parking area serving a main building existing on December 21, 2023, on condition that it is made of permeable materials. Excavation and backfilling activities are authorized but must be limited to what is required to rebuild the vehicular access road or outdoor parking area.

Notwithstanding the foregoing, for a property located outside a wetland of interest to be protected or restored, and upon the demonstration that the property is legally occupied and developed in its entirety, a new land use, a new structure and a new construction, including any reconstruction or enlargement, are authorized within the protection area.

For the purposes of the first indentation, a demonstration of the occupation and development of the land is made by filling the following documents:

1. The certificate of location of the lot on which the work area covered by the application is shown;
2. The permit or the certificate of authorization related to the work leading to the occupation and development or, failing that, the date or period when the work was carried out;
3. A photograph or other document illustrating that the work area covered by the application has been anthropized and is not a natural area.

7.7.3: Encroachment into a protected area

Notwithstanding Article 7.7.2, for an undeveloped lot, a land use, a construction, a work and an activity involving the excavation, backfilling or moving of humus or non-invasive native vegetation is authorized to encroach into the protection area, without otherwise being located within the first 15 meters calculated from the edge of the wetland, if the following conditions are met:

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:

1. The cadastral delimitation is prior to December, 2023.
2. The total footprint of buildings on the entire property must be less than 25%.
3. The buildings must allow the free flow of water.
4. A vehicular access road and an exterior parking, loading or unloading area serving a main building must be made of permeable materials.
5. The excavation, backfilling or removal of humus or non-invasive native vegetation must be limited to that required for the establishment of a main building, a vehicular access road and, if no other space is available elsewhere on the lot, an outdoor area for an accessory use to the main use, notably an outdoor parking area and a recreation area.

The condition set out in paragraph 3 of the first indentation does not apply in the protection area of a wetland of interest to be protected or restored located in zone R-03, with respect to a new main building.

7.7.4 : Requirement to fence

In the protection area of a wetland of interest to be protected or restored, the riparian side of a built property that does not encroach on a wetland must be fenced off with no openings or access to the wetland, in accordance with the provisions of Chapter 4.

7.7.5 : Characterization study

A characterization study must accompany any application for a permit or certificate to carry out a use, construct (or transform) a main building or perform a work, proposing an encroachment or additional encroachment into a wetland of interest to be protected or restored, or in its protection area. The content of the characterization study is set out in the *Permits and Certificates By-law*.

Notwithstanding the first indentation, a characterization study is not required in the case of the reconstruction of a building with the same layout.

Modified by Bylaw no. 448-9 in force on November 17, 2025

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Division 8.1: General Provisions

8.1.1 Scope of application

The provisions of the present chapter apply to the identified agricultural zone as well as to decisions rendered by the *Commission de la protection du territoire agricole du Québec* relating to inclusions and exclusions in the agricultural zone.

8.1.2 Residential use in the agricultural zone

Provided the farmer has obtained authorization in accordance to Section 40 of the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*, one or more dwellings can be erected on the same lot: these will be considered as main buildings for the purpose of the present by-law. In this case, the standards prescribed in the present by-law apply to each of the dwellings.

8.1.3 Installations for the breeding of livestock generating strong odours

In addition to the compliance to the prescribed separation distances in the present chapter, any new breeding installation, any extension to an installation, any increase in the number of animal units or any conversion of a breeding installation must meet an urbanization perimeter protection band of:

1. 150 meters for breeding installations generating strong odours of 0.7 or less.
2. 151 to 500 meters for breeding installations generating strong odours less than 1.0.

Beyond the 500 meters of the urbanization perimeter, all types of breeding installations are authorized, with the exception of swine breeding installations which are prohibited on the whole of the territory.

Furthermore, any new breeding installation generating strong odours (1.0 and more) are prohibited within a 300 meter protection band on either side of Senneville Road.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

8.1.4 Maximum number of animal units

The maximum number of animal units authorized on a lot is set at six (6) animal units. Animal units are determined by using Table A in Division 8.2 of the present by-law.

Regardless of what precedes, the number of animal units is set at 0.5 for animals belonging to the gallinaceous family (roosters, chickens, quails, turkeys, pheasants, etc.).

Notwithstanding the first paragraph, the number of horses in Zone A-06 for the use «stable» is set at 40 units.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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8.1.5 Setbacks between certain types of breeding

The setback from lot lines for structures and projects and breeding areas not requiring farm fertilizer storage areas or structures for storing manure, such as apiculture for example, is set at 25 meters.

8.1.6 Specific provisions relating to a community garden

When a community garden use is carried out, a maximum of 20 cultivation parcels can be made available to third parties for soil cultivation and for growing vegetables.

Despite the provisions of Division 2.4 of the present by-law, the exterior sale of horticultural products and garden vegetables is not authorized.

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Division 8.2: Determination of Separation Distances

8.2.1 Provisions relating to the determination of separation distances for the management of odours in agricultural areas

Within the identified agricultural zone, the construction, extension, installation and occupation of any breeding unit, of any area serving for the storage of farm fertilizer, of any house or protected immovable, as well as the spreading of farm fertilizer, are subject to the provisions relating to separation distances related to breeding units of the present by-law.

These provisions related to separation distances apply according to the provisions stated in the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*.

The provisions aimed at dealing with the inconveniences caused by agricultural odours and the set of proposed parameters does not address pollution control. These provisions do not preclude farmers from the obligation to respect the environmental standards contained in specific regulations of the Ministry of Sustainable Development, Environment and Parks.

8.2.2 Separation distances relating to breeding units

The separation distance to be respected between the installation of a new breeding unit and an existing non-agricultural use or between a new non-agricultural use and an existing breeding unit is obtained by multiplying the parameters B, C, D, E, F and G presented in this section.

The distance between the breeding installation and the manure storage areas, and a neighbouring non-agricultural building can be calculated by drawing a straight line between the closest point of each considered structure, with the exception of decks, front porches, eaves, patios, terraces, chimneys and access ramps.

The parameters are:

1. Parameter A corresponds to the maximum number of animal units kept for an annual production cycle. It serves to determine parameter B. It is established using Table A.
2. Parameter B corresponds to base distances. It is established by using Table B to determine the base distance corresponding to the value obtained for parameter A.
3. Parameter C corresponds to odour potential. Table C presents the odour potential according to the group or category of animal in question.
4. Parameter D corresponds to the type of manure. Table D provides the parameter's value in respect to the mode of management of farm fertilizer.
5. Parameter E corresponds to the type of project. When a breeding unit has benefitted from the totality of the development right conferred upon it by the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*, or to increase its livestock count to 75 animal units, it can benefit from departures on applicable separation distances, subject to the contents of Table E up to a maximum of 225 animal units.

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6. Parameter F is the mitigation factor. This parameter is indicated in Table F and accounts for odour mitigation depending on the technology used.
7. Parameter G is the use factor. It is a function of the type of use considered. Table G specifies the factor's value. In certain cases, the factor's value varies depending on whether it is a new breeding establishment or an extension.

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Table A: Number of animal units (Parameter A)

In order to determine parameter A, an animal unit corresponds to the number of animals indicated in the following table.

For any other animal species, an animal weighing 500 kg or more, or a group of animals of the same species with a total weight of 500 kg is equivalent to one (1) animal unit.

When weight is indicated on the table presented here forth, it is the animal's expected weight at the end of the breeding period.

The total number of animals at maturity simultaneously contained in a single breeding unit at maturity must be determined before consulting Table A. If it contains animals that are at maturity and others that are not, the required calculations must be carried out to obtain the maximum number of animal units that can be contained simultaneously in a breeding unit.

Group or category of animal	Number of animals corresponding to one animal unit
Cow, bull, horse	1
Heifers weighing 225 to 500 kg each	2
Calves weighing less than 225 kg each	5
Breeding swine with a weighing 20 to 100 kg each	5
Sows and piglets not weaned within the year	4
Piglets weighing less than 20 kg each	25
Hens and roosters	125
Chicken	250
Growing chicken	250
Turkeys (roasting) weighing 13 kg each	50
Turkeys (roasting) weighing 8.5 to 10 kg each	75
Turkeys (roasting) weighing 5 to 5.5 kg each	100
Female mink excluding males and the young	100
Female foxes excluding males and the young	40
Sheep and lamb (yearlings)	4
Goats and kids (yearlings)	6
Female rabbits excluding males and the young	40
Quails	1500
Pheasant	300

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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Table B: Base distances (Parameter B)

A.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

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Table B: Base distances (Parameter B)

A.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

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Table B: Base distances (Parameter B)

A.U	m.	A.U	m.	A.U	m.	A.U	m.	A.U	M.	A.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

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Table B: Base distances (Parameter B)

A.U	m.										
1081	774	1141	787	1201	800	1261	812	1321	824	1381	835
1082	774	1142	787	1202	800	1262	812	1322	824	1382	836
1083	774	1143	787	1203	800	1263	812	1323	824	1383	836
1084	774	1144	787	1204	800	1264	812	1324	824	1384	836
1085	774	1145	788	1205	800	1265	813	1325	825	1385	836
1086	775	1146	788	1206	801	1266	813	1326	825	1386	836
1087	775	1147	788	1207	801	1267	813	1327	825	1387	837
1088	775	1148	788	1208	801	1268	813	1328	825	1388	837
1089	775	1149	789	1209	801	1269	813	1329	825	1389	837
1090	776	1150	789	1210	801	1270	814	1330	826	1390	837
1091	776	1151	789	1211	802	1271	814	1331	826	1391	837
1092	776	1152	789	1212	802	1272	814	1332	826	1392	837
1093	776	1153	789	1213	802	1273	814	1333	826	1393	838
1094	776	1154	790	1214	802	1274	814	1334	826	1394	838
1095	777	1155	790	1215	802	1275	815	1335	827	1395	838
1096	777	1156	790	1216	803	1276	815	1336	827	1396	838
1097	777	1157	790	1217	803	1277	815	1337	827	1397	839
1098	777	1158	790	1218	803	1278	815	1338	827	1398	839
1099	778	1159	791	1219	803	1279	815	1339	827	1399	839
1100	778	1160	791	1220	804	1280	816	1340	828	1400	839
1101	778	1161	791	1221	804	1281	816	1341	828	1401	839
1102	778	1162	791	1222	804	1282	816	1342	828	1402	839
1103	778	1163	792	1223	804	1283	816	1343	828	1403	840
1104	779	1164	792	1224	804	1284	816	1344	828	1404	840
1105	779	1165	792	1225	805	1285	817	1345	828	1405	840
1106	779	1166	792	1226	805	1286	817	1346	829	1406	840
1107	779	1167	792	1227	805	1287	817	1347	829	1407	840
1108	780	1168	793	1228	805	1288	817	1348	829	1408	840
1109	780	1169	793	1229	805	1289	817	1349	829	1409	841
1110	780	1170	793	1230	806	1290	818	1350	829	1410	841
1111	780	1171	793	1231	806	1291	818	1351	830	1411	841
1112	780	1172	793	1232	806	1292	818	1352	830	1412	841
1113	781	1173	794	1233	806	1293	818	1353	830	1413	841
1114	781	1174	794	1234	806	1294	818	1354	830	1414	842
1115	781	1175	794	1235	807	1295	819	1355	830	1415	842
1116	781	1176	794	1236	807	1296	819	1356	831	1416	842
1117	782	1177	795	1237	807	1297	819	1357	831	1417	842
1118	782	1178	795	1238	807	1298	819	1358	831	1418	842
1119	782	1179	795	1239	807	1299	819	1359	831	1419	843
1120	782	1180	795	1240	808	1300	820	1360	831	1420	843
1121	782	1181	795	1241	808	1301	820	1361	832	1421	843
1122	782	1182	796	1242	808	1302	820	1362	832	1422	843
1123	783	1183	796	1243	808	1303	820	1363	832	1423	843
1124	783	1184	796	1244	808	1304	820	1364	832	1424	844
1125	783	1185	796	1245	809	1305	821	1365	832	1425	844
1126	784	1186	796	1246	809	1306	821	1366	833	1426	844
1127	784	1187	797	1247	809	1307	821	1367	833	1427	844
1128	784	1188	797	1248	809	1308	821	1368	833	1428	844
1129	784	1189	797	1249	809	1309	821	1369	833	1429	844
1130	784	1190	797	1250	810	1310	822	1370	833	1430	845
1131	785	1191	797	1251	810	1311	822	1371	833	1431	845
1132	785	1192	798	1252	810	1312	822	1372	834	1432	845
1133	785	1193	798	1253	810	1313	822	1373	834	1433	845
1134	785	1194	798	1254	810	1314	822	1374	834	1434	845
1135	785	1195	798	1255	811	1315	823	1375	834	1435	845
1136	786	1196	799	1256	811	1316	823	1376	834	1436	846
1137	786	1197	799	1257	811	1317	823	1377	835	1437	846
1138	786	1198	799	1258	811	1318	823	1378	835	1438	846
1139	786	1199	799	1259	811	1319	823	1379	835	1439	846
1140	787	1200	799	1260	812	1320	824	1380	835	1440	846

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Table B: Base distances (Parameter B)

A.U	m.										
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	688	1623	879	1683	889	1743	899
1444	847	1504	858	1564	689	1624	879	1684	889	1744	899
1445	847	1505	858	1565	689	1625	879	1685	889	1745	899
1446	848	1506	858	1566	689	1626	879	1686	889	1746	899
1447	848	1507	859	1567	689	1627	879	1687	890	1747	899
1448	848	1508	859	1568	689	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

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A.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

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A.U	m.	A.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		

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Table C: Odour coefficient by animal group or category (Parameter C)

Group or category of animal	Parameter C
Beef cattle	
- in a closed building	0.7
- on an outdoor feeding area	0.8
Milk cattle	0.7
Ducks	0.7
Horses	0.7
Goats	0.7
Turkeys	
- in a closed building	0.7
- on an outdoor feeding area	0.8
Rabbits	0.8
Sheep	0.7
Swine	1.0
Chickens	
- caged laying hens	0.8
- chickens for reproduction	0.8
- roasting or large chicken	0.7
- chicks	0.7
Foxes	1.1
Heavy calves	
- milk calves	1.0
- grain calves	0.8
Mink	1.1

For other animal species, parameter C's value is established at 0.8.

Table D: Manure type (Parameter D)

Mode of management of farm fertilizer	Parameter D
Management of solids	
Beef or dairy cattle, horses, sheep and goats	0.6
Other animal groups of categories	0.8
Management of liquids	
Beef or dairy cattle	0.8
Other animal groups of categories	1.0

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Table E: Type of project (Parameter E)

Applicable to a new project or an increase in the number of animal units.

Increase up to... (A.U)*	Parameter E	Increase up to... (A.U)*	Parameter E
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 or more	1,00
136-140	0,67	New project	1,00
141-145	0,68		

* To be considered according to the total number of animals desired in the herd, regardless of whether buildings are constructed or extended. For any project resulting in 226 animal units or more as well as any new project, parameter E=1.

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Table F: Mitigation factor (Parameter F)

$F = F1 \times F2 \times F3$

Technology	Factor
Roof on the storage area	F1
- absent	1.0
- permanent rigid	0.7
- temporary (layer of sod or plastic)	0.9
Ventilation	F2
- natural and forced with multiple air outlets	1.0
- forced with grouped air outlets and air outlets above the roof	0.9
- forced with grouped air outlets and air treatment with air scrubbers or biological filters	0.8
Other technologies	F3
- new technologies can be used to reduce the distances when their effectiveness is tested and proven	Factor to be determined upon accreditation

When the project does not contain a manure storage area, the F1 factor has a value of 1. When the project does not contain a livestock breeding building, the F2 factor has a value of 1.

Table G: Use factors (Parameter G)

Considered use	Factor
House	0.5
Protected immovable	1.0
Urban perimeter	1.5

8.2.3 Separation distances relating to storage areas for farm fertilizers located more than 150 meters from livestock breeding installations

When farm fertilizers are stored outside of the breeding installations (more than 150 meters), the separation distances are determined as a function of the capacity of storage areas must be respected.

They are established considering that an animal unit requires a storage capacity of 20 cubic meters.

Once the equivalent number of animal units has been identified, the required distance with respect to houses, protected immovables and the urban perimeter can be determined by multiplying the parameters B, C, D, E, F and G with one another.

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As a reference, the following table determines the separation distance to be respected for manure stocking facilities located at more than 150 meters from a breeding installation in the case that C, D and E equal 1. For manure or for other storage capacities, the required calculations must be carried out by multiplying the parameters B, C, D, E, F and G with each another.

Separation distance for slurry* storage areas located more than 150 meters from a breeding installation:

Storage capacity ** (cubic meters)	Separation distance (meters)			
	House	Protected immovable	Urban perimeter	Public road
1 000	148	295	443	30
2 000	184	367	550	37
3 000	208	416	624	42
4 000	228	456	684	46
5 000	245	489	734	49
6 000	259	517	776	52
7 000	272	543	815	54
8 000	283	566	849	57
9 000	294	588	882	59
10 000	304	607	911	61

* For manure, multiply the distances above by 0.8.

** For other storage capacities, calculations can be carried out using the proportionality rule or the data for parameter A.

8.2.4 Separation distances relating to the spreading of farm fertilizer

The spreading of organic fertilizer is prohibited within the minimum separation distance stated in the following table. These distances apply to a house (other than that of the farmer), a protected immovable and an urban perimeter and vary according to the type of fertilizer and the spreading method as well as the application period. However, in the case of proximity to an uninhabited urban perimeter, spreading is permitted up to the limits of the field. The spreading of manure with a spray nozzle or cannon is prohibited at all times.

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			Distance required from all houses, urban perimeters or protected immovables (meters)	
Type	Spreading method		June 15 to Aug. 15	Other periods
Slurry	Air spraying (tank)	Slurry left at the surface for more than 24 h	75	25
		Slurry incorporated in less than 24 h	25	X **
	Spraying	By ramp	25	X
		By drip hose	X	X
	Simultaneous incorporation		X	X
Manure	Fresh left on the surface for more than 24 h		75	X
	Fresh, incorporated in less than 24 h		X	X
	Compost		X	X

X = Spreading permitted up to the field limits.

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Division 9.1: PARTICULAR DISPOSITIONS APPLICABLE TO THE R-04 AND I-03 ZONES

9.1.1 Scope of application

The provisions of this division apply at the identified zones R-04 and I-03 on the zoning plan.

Modified by By-law no. 448-7, in force on February 17, 2021.

9.1.2 Location of uses, density and type of development

The uses of zones I-03 are to be planned in a traditional mode of development, along a public street (existing or projected) and accessible from Highway 40 (or eventual service road).

The zone R-04 is to be dedicated for residential and recreational purposes (parks and trails). For the residential use, the minimum net density is 10 dwellings per hectare and the maximum net density is 11 dwellings per hectare. Net density is calculated on the entire portion of the site dedicated to residential use: if required, this is an average between a traditional development (on a public road) and a residential planned unit development.

The residential use, exercised in a detached type main building, must be planned in a traditional development mode, i.e. fronting a public road. The residential use, exercised in a semi-detached or contiguous type main building (townhouse) should be developed as a residential planned unit development project, up to a maximum of 75% of the total units to be built in the zone. In both cases, the residential sector must be accessible from Senneville Road.

Modified by Bylaw 448-3 in force January 26, 2017.
Modified by By-law 448-7m in force on February 17, 2021.

9.1.3 Setbacks and buffer spaces

The following setbacks and buffer spaces apply:

1. The width of the bank of a watercourse is the one defined in Section 7.3 of this by-law.
2. The setback between an industrial building located in the zone I-03 and the limit of the zone R-04 is 30 meters.
3. The minimum setback between a main building to be built in the R-04 zone and the lot line of a property within a contiguous zone and whose use is residential is 15 meters.

Modified by Bylaw 448-3 in force January 26, 2017.
Modified by By-law no. 448-7, in force on February 17, 2021.

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9.1.4 Provisions applicable to a residential planned unit development

When a residential planned unit development is marked by a dot (●) in the Schedules of Uses and Standards R-04, the authorized use and building typology must be carried out in conformity with the present division.

1. A planned unit development must be located on one site, in compliance to the subdivision standards under the Schedules of Uses and Standards, and can be comprised of one (1) or more lots designated as private or common portions.
2. A planned unit development shall be serviced with one or more private vehicular lanes and include one or more amenity areas.
3. The standards provided in the Schedules of Uses and Standards as well as the provisions of the present by-law apply to residential planned unit developments, with the exception of the following provisions:
 - a) A limit of one (1) main building per lot;
 - b) A limit of one (1) use per building or lot;
 - c) The setbacks prescribed in the Schedules of Uses and Standards;
 - d) An obligation to be adjacent to a street: the minimal lot width prescribed under the Schedules of Uses and Standards must be adjacent to a street, and the latter lot must be considered as a common part (vehicular driveway, outdoor amenity areas, etc.).
4. The provisions relating to streets in the Subdivision By-Law apply to private driveways. However, a private driveway's minimum right-of-way can be reduced to 7 meters. However, the surface of the areas used for vehicular circulation must be paved and have a minimum width of 6 meters. In all cases, private driveways must allow for the passage of emergency vehicles.
5. The subdivision standards apply to the parcel receiving the planned unit development. However, each site where a main building is erected must have a minimum area corresponding to the built area plus 25% of the said built area. For the purposes of the present section, a site corresponds to the part of the site receiving a main building and that will be designated as a private portion of the planned unit development.
6. The following development standards apply to residential planned unit developments:
 - a) The minimum distance between two main buildings is 6 meters;
 - b) Within a set of buildings built in contiguous typology, a maximum of eight (8) buildings is authorized;
 - c) Two (2) or more dwelling units designed to have a semi-detached or contiguous typology, must be built at the same time;
 - d) Two (2) or more dwelling units designed to have a semi-detached or contiguous typology, must have the same number of storeys. The height of one building may be 1.5 meters more or less than the height of the attached or contiguous building(s);
 - e) In the case of a modification or extension of an existing semi-detached or contiguous residential building that modifies the building height, the authorized number of storeys is the same as that of attached or contiguous building(s). The height may be 1.5 meters more or less than the height of the attached or contiguous building(s);
 - f) All main buildings must be located at a distance of at least 6 meters from all lot lines;

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- g) One or more outdoor amenity areas must be provided for the common benefit of the occupants;
- h) Parking spaces must be located underground, indoors or under-slab;
- i) The minimum distance between accessory buildings and the lot limits are those prescribed under Chapter 4;
- j) Outdoor amenity areas must represent a minimum of 10 square meters per dwelling;
- k) One or more deposit areas for waste and recyclable materials must be provided. These deposit areas must be easily accessible for pick-up and must be hidden from view (hedge, trees, landscaping, garden wall or fence);
- l) One or more areas must be provided for the disposal of snow;
- m) Runoff water management must be provided on site.

Modified by By-law no. 448-7, in force on February 17, 2021.

9.1.5 Sound level along A-40

If a residential use or a use corresponding to codes P101, P102, P103, P106 and P109 is exercised and authorized by this bylaw on a property or a part thereof situated less than 300 meters from the Highway 40 roadway and adjacent to this roadway, the maximum sound level, within the building or part thereof where is exercised the use, is set at 40 dBA Leq (24h). The maximum sound level in the building (ground level relaxation area) is 55 dBA Leq (24 h).

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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Division 9.2: Antenna for Public Utility Uses

9.2.1 Scope of application

When specified in the Schedules of Uses and Standards, antennae for public utility uses (use code P203) must respect the conditions of the present division.

9.2.2 Conditions for installation

The following provisions apply to the installation of any antenna for public utility uses:

1. Antennae can be installed on a building or directly on the ground.
2. The total authorized height for an antenna is measured from average grade and cannot exceed 85 meters.
3. Antennae must be installed at least 30 meters away from any street line.
4. Antennae must be installed at least 250 meters from all residential, public or recreational uses.
5. One (1) accessory building required for the antenna's functions is authorized. The maximum area of the building is set at 25 square meters.
6. No signage shall be installed on an antenna nor on its support (including towers).
7. No antenna or its support (including towers) shall contain a light source other than traffic lights required in accordance with a law or by-law.

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Section 9.3 Regional or metropolitan dispositions

9.3.1 Equipment and installations of metropolitan interest

The following location criteria apply to new equipments and installations of metropolitan interest, subject to their approval under this bylaw:

1. To be located less than 1 km from an access point to the metropolitan public transit network.
2. To be located less on a site accessible by active transport.
3. Not located within the decreed agricultural zone or at proximity of existing urbanized sectors.
4. To be planned on a site that takes into account the natural and anthropic constraints.

The equipments and installations of metropolitan interest are:

1. Health: includes university hospitals, affiliated university centers, university institutes and hospitals affiliated to universities.
2. Education: includes university establishments and their affiliated schools, as well as college education establishments, including their specialized schools and conservatories.
3. Cultural: includes concert halls or complexes having a capacity of 650 seats or more; museums and exhibition centers with an area of 1000 square meters or more (excluding show rooms).
4. Sports and recreation: includes sports equipment of excellence which have a capacity of 500 seats or more and host national and international competitions; amusement parks attracting a million visitors or more per year.
5. Business tourism: includes business tourism facilities to hold conventions, exhibitions and trade shows with an area of 5000 square meters or more.

Their design must promote universal accessibility (for current and planned equipment and installations).

Modified by Bylaw no. 448-1 in force on July 2, 2015.

9.3.2 Equipment and installations of agglomeration interest

The following location criteria apply to new equipment and installations of agglomeration interest, subject to their approval under this bylaw:

1. To be accessible by public, active or motor transport.
 2. To be integrated in a sector, existing or planned, where various activities are found;
 3. To promote the concentration of existing equipment;
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4. To be planned on a site that takes into account the natural and anthropic constraints.

For the health equipment, only the criteria regarding transportation and the natural and anthropic constraints are applicable.

These criteria may not apply if the equipment concerns the conservation, the enhancement or the interpretation *in situ* of an environment or a resource.

Their design must promote universal accessibility (for current and planned equipment and installations). »

The equipment and installations of agglomeration interest are:

1. Health: includes hospitals, rehabilitation centers, child protection and youth centers, health and social services centers (CSSS) that do not correspond to the metropolitan criteria. Rehabilitation centers, child protection centers and youth and CSSS have been determined of agglomeration interest. They often have more than one facility; for the purposes of mapping, only the main point of service or administrative center of each facility has been indicated. However, the equipment as a whole is considered to be of agglomeration interest.
2. Education: None. As all post secondary education establishments are considered of metropolitan interest following the PMAD criteria and that the agglomeration considers primary and secondary schools of local interest, it has been decided not to name any equipment of agglomeration interest.
3. Cultural: includes concert halls or complexes having a capacity of 550 to 649 seats (the main hall must have a minimum capacity of 425 seats); museums and exhibition centers with an area of 600 to 999 square meters; the installations of the Quebec National Archive Library (BAnQ).
4. Sports and recreation (excluding those corresponding to the metropolitan criteria): includes parks open to the public or soon to be under the jurisdiction of the agglomeration in virtue of Section 19 (12o) of the *Act respecting the exercise of certain municipal powers in certain urban agglomerations* (RLRQ, c. E-20.001) or under Decree 1229-2005 concerning the agglomeration of Montréal; the sport equipment and the parks, open to the public or soon to be, enumerated in Schedule D of the City of Montreal Charter (RLRQ, c. C-11.4); equipment with a sole purpose; equipment with a capacity of 500 seats or more and part of one of the four major sports complexes.
5. Business tourism: includes business tourism facilities with an area of 2 500 to 4 999 square meters as well as the Montreal Casino.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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9.3.3 Distance of separation of organic waste treatment centers

All uses, except industrial and park uses, are prohibited within 500 meters of an organic waste treatment center (biomethanation facility, composting facility or household waste pre-treatment center). The distance is calculated from the property limits planned for the establishment of the center. The organic matter treatment center is only allowed in zone I-01.

Modified by Bylaw no. 448-1 in force on July 2, 2015.

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CHAPTER 10
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Division 10.1: General Provisions

10.1.1 Scope of application

The present chapter applies to legal non-conforming structures and uses protected by acquired rights.

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, not conforming to one or more provisions of the *Zoning By-Law* or of the *Building By-Law* upon their coming into force is considered to be a non-conforming structure or use.

A non-conforming use or structure is protected by acquired rights, if the use or structure was compliant with the by-law then in force upon its establishment, installation or construction.

A non-conforming use does not render non-conforming the structure in which it is carried out, and a non-conforming building does not render non-conforming the use carried out in the said building.

10.1.2 Conforming use and structure on a non-conforming lot protected by acquired rights

A use or structure can be carried out or established on a non-conforming lot protected by acquired rights provided that the use or structure is compliant with the urban planning by-laws.

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Division 10.2: Provisions Relating to Non-Conforming Uses Protected by Acquired Rights

10.2.1 Replacement of a non-conforming use protected by acquired rights

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

What is meant by replacement is the change of a non-conforming use for another use, whether it is from the same use group, the same use class or the same use code, or not.

10.2.2 Modification of a non-conforming use protected by acquired rights

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

By modification of a use, what is meant is the changing of the nature of use or its purpose.

10.2.3 Extension of a non-conforming use protected by acquired rights

A non-conforming use protected by acquired rights can be extended or increased, provided that it remains the same use and that the use not be modified, with the following conditions:

1. The requirements of the other urban planning by-laws are respected.
2. The non-conforming use protected by acquired rights can be increased by 50% of the occupied area inside the building.
3. The extension of the use must occur on the same lot on which the non-conforming use is carried out.

However, the extension of a non-conforming use protected by acquired rights is not authorized if it requires a lot or parcel extension.

10.2.4 Abandonment, cession or interruption of a non-conforming use protected by acquired rights

When a non-conforming use protected by acquired rights has been abandoned, has ceased or has been interrupted for a period of 12 consecutive months, or when it has been replaced by a conforming use, any subsequent use of the lot or of the structure must be carried in conformity with the urban planning by-laws. The loss of acquired rights applies to both main and accessory uses.

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Division 10.3: Provisions Relating to Non-Conforming Structures

10.3.1 Repair and maintenance

The repair and maintenance of non-conforming structures protected by acquired rights is authorized.

10.3.2 Extension of a non-conforming structure protected by acquired rights

A non-conforming structure protected by acquired rights can be extended with the following conditions:

1. The extension is in conformity with the urban planning by-laws.
2. The extension will not aggravate the non-conformity.
3. The extension cannot exceed 50% of the floor area existing prior to the extension.
4. In the case of a structure with a non-conforming location, the expansion of this structure (footprint and building height in storeys or in meters) is authorized only on a side where the extension will be in conformity with the standards applicable to the structure's establishment.
5. Notwithstanding Sub-paragraph 4, a non-conforming structure protected by acquired rights can be extended even if it does not comply with the setbacks prescribed in the Schedule of Uses and Standards, with the following conditions:
 - a) An existing wall that is encroaching into a setback can be extended, provided that the extension's encroachment is equal to or less than the existing encroachment;
 - b) An existing wall that is not encroaching into a setback can be prolonged provided that the extension does not encroach into the setback;
 - c) A building encroaching into the setback can be moved provided that the encroachment is not increased;
 - d) In the case of a main building, a minimum distance of 2 meters must be maintained between the lot line and the main building.

10.3.3 Displacement or reconstruction of a non-conforming structure protected by acquired rights

The displacement on the same lot of a non-conforming structure protected by acquired rights in regards to its siting is authorized if the displacement does not aggravate the non-conformity. In the case of a main building, a minimum distance of 2 meters must be maintained between the lot line and the main building.

The first paragraph also applies in the case of a voluntary demolition, including the foundations or not, and of the reconstruction of a building.

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10.3.4 Reconstruction or repair of a destroyed or dangerous building or one having lost more than half (50%) of its value

The reconstruction or repair of a destroyed or dangerous building or one having lost more than half (50%) of its value following a fire or by any other cause must be carried out in compliance with the urban planning by-laws in force at the moment of the reconstruction or repair.

However, if it is impossible to rebuild in accordance with the standard in force or to improve the situation to be in compliance with Section 10.3.3, the building can be rebuilt without increasing the non-conformity that existed prior to demolition, within 12 months on the same foundations. The present paragraph does not apply when the demolition is ordered by the Village.

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Division 10.4: Specific Provisions for Non-conforming Structures Located on a River Bank

10.4.1 Extension of a non-conforming residential main building protected by acquired rights located on a river bank

The extension of non-conforming residential main building protected by acquired rights located on a river bank is authorized with the following conditions:

1. The lot dimensions do not allow the extension of the main building beyond the bank's prescribed width and extension cannot reasonably be built elsewhere on the lot (the applicant must demonstrate that the building cannot be extended beyond the bank).
2. The extension is only authorized within the extrapolation of the main building's lateral walls towards the shore, and of its height.
3. The subdivision was carried out before December 21, 1983.
4. The lot is not located in a high-risk zone for erosion or landslides.
5. A minimum protection buffer of 5 meters must be conserved in a natural state or reverted back to a natural state if it has been altered.

The extension must be compliant with the other provisions of the present by-law.

10.4.2 Reconstruction or repair of a destroyed or dangerous building or a building having lost more than half (50%) of its value and located on a river bank

The reconstruction or repair of a residential main building located on a river bank that has been destroyed, has become dangerous or has lost more than half of its value following a fire or by any other cause must be carried out in conformity with the urban planning by-laws in force at the moment of the reconstruction or repair.

However, the reconstruction or repair of the said main building is authorized with the following conditions, provided it was not voluntarily demolished and on the condition that the non-conformity is not increased in relation to the initial footprint:

1. The lot dimensions do not allow the reconstruction or repair of the main building beyond the bank's prescribed width, and the reconstruction or repair cannot reasonably be carried out elsewhere on the lot (the applicant must demonstrate that the building cannot be relocated beyond the bank);
2. The subdivision was carried out before December 21, 1983.
3. The lot is not located in a high-risk zone for erosion or landslides.
4. A minimum protection buffer of 5 meters must be conserved in a natural state or reverted back to a natural state if it has been altered.

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10.4.3 Displacement of a non-conforming structure protected by acquired rights on a river bank

The displacement of a non-conforming structure protected by acquired rights located on a riverbank is authorized with the following conditions:

1. The lot dimensions and the riverbank's width do not allow for the displacement of the main building beyond the riverbank considering and the relocation of the building cannot reasonably occur elsewhere on the lot (the applicant must demonstrate that the building cannot be relocated beyond the riverbank).
2. The displacement does not result in an additional encroachment of the riverbank and does not aggravate the pre-existing non-conformity.
3. The subdivision was carried out before December 21, 1983.
4. The lot is not located in a high-risk zone for erosion or landslides.
5. A minimum protection buffer of 5 meters must be conserved in a natural state or reverted back to a natural state if it has been altered.

CHAPTER 10
Specific Provisions for Non-Conforming Structures and Uses

Division 10.5: Provisions Relating to Non-Conforming Signs Protected by Acquired Rights

10.5.1 Maintenance and repair of a non-conforming sign protected by acquired rights

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

For the purposes of the present section, the maintenance and repair of a sign, includes a change in the sign's message without any modification or extension of the sign's structure.

10.5.2 Extension of a non-conforming sign protected by acquired rights

The extension of a non-conforming sign protected by acquired rights is authorized only if this extension makes the sign compliant with the present by-law.

10.5.3 Replacement of a non-conforming sign protected by acquired rights

The replacement of a non-conforming sign protected by acquired rights is authorized only if the replacement makes the sign compliant with the present by-law.

CHAPTER 11
Final Provisions



ZONING BY-LAW N° 448

CHAPTER 11:
Final Provisions

CHAPTER 11
Final Provisions

Division 11.1 Penal Provisions and Coming into Force

11.1.1 Infractions and penalties

The provisions relating to infractions to the present by-law and applicable penalties are provided in the *Permits and Certificates By-Law*.

11.1.2 Coming into force

The present by-law comes into force in compliance with the law.

Mayor

Clerk



ZONING BY-LAW N° 448

APPENDIX 1:

Zoning Plan



ZONING BY-LAW N° 448

APPENDIX 2:

Schedules of Uses and Standards



ZONING BY-LAW N° 448

APPENDIX 3:

Senneville Forest Ecoterritory, Watercourses and Wetlands