MUNICIPALITY OF LOW TOWNSHIP

BYLAW NUMBER _____

EFFECTIVE DATE _____

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List of appendices

Appendix A.1 Zoning plan
Appendix A.2 Zoning plan – Urban perimeter
Appendix B Land use tables and standards

Table1 . Correspondence between assignment and zone designations

In the plan	In the urban plan	To zoning
Village designation	Village	VILG
Suburban designation	Suburban	FAUB
Resort assignment	Vacation	VILL
Rural use	Rural	RUR
Agrodynamic use	Agrodynamic	AGD
Agroviable use	Agro-viable	AGV
Agrofluvial allocation	Agrofluvial	AGF
Industrial allocation	Industrial	IND
Conservation use	Conservation	CONS
Recreational use	Recreational	REC
Recreational forest use	Recreational forestry	RFOR
Recreational river use	Recreofluvial	RFLUV

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SECTION 1: DECLARATORY PROVISIONS

Title of the bylaw

The bylaw is entitled "Low Township Zoning Bylaw."

Purpose

The purpose of this Bylaw is to regulate all land use within the territory of the Municipality of Low through standards and a division into specific zones, in accordance with the guidelines and objectives for improving the living environment set out in the Municipality's urban plan.

Bylaw replaced

These zoning regulations replace, for all legal purposes, Regulation No. 02-93 and all amendments thereto.

This bylaw applies to the entire territory of the municipality of Canton de Low.

Persons affected

This bylaw applies to all individuals and legal entities.

Entry into force

These regulations shall come into force in accordance with the Act.

SECTION 2: INTERPRETATIVE AND ADMINISTRATIVE PROVISIONS

Relationship between different urban planning regulations

The use of the words "these regulations" refers to both these regulations and all urban planning regulations. They apply concurrently with other urban planning regulations, which, where applicable, may be used to interpret these provisions.

All interpretative and administrative provisions, as well as the penalties applicable in the event of a breach of this bylaw, can be found in the bylaw on permits and certificates.

SECTION 3: GENERAL RULES

Zones

Division of the municipal territory into zones and voting units (L.A.U., Art. 113 1° , 2°)

1) The zoning plan, which forms part of these regulations, divides the entire territory into zones.

2) Each zone is identified by one or more letters and a number.

3) Each zone corresponds to a voting district.

Interpretation of the zoning plan

1) Unless otherwise indicated, zone boundaries coincide with the center line of existing or planned streets, rivers, and streams, as well as with lot lines, property lines, footpaths, and territorial boundaries.

2) Zone boundaries may also be indicated by a dimension (distance) shown on the zoning plan from an above-indicated boundary. Where a zone boundary approximately follows the boundary of a lot, the former shall be deemed to coincide with the latter. In no case shall the depth of a zone be less than the minimum lot depth specified in the land use and standards grid.

3) When a zone boundary is approximately parallel to the center line of a street right-of-way, the former shall be considered truly parallel to the latter at the distance specified in the zoning plan.

4) When a zone boundary coincides with the center line of a proposed street, the zone boundary is the center line of the street when it is actually surveyed or built.

Land use grid and standards

1) The tables of uses and standards, presented in the appendix to the urban planning regulations, form an integral part of these zoning regulations and set out the uses and standards applicable to each zone in addition to any other provisions of these regulations, except where otherwise permitted.

2) The table of uses and standards shall be interpreted in accordance with the development options permitted in a given zone.

Zone number

The table of uses and standards includes a "zone number" for each zone, which identifies the zone concerned by means of a series of letters and numbers. This zone number corresponds to the zone specified in the zoning plan available in the appendix.

Groups of uses

A dot ("● ") next to one or more uses indicates that these uses are permitted in this zone as the primary use, subject to specifically permitted and prohibited uses. Only the uses indicated in the table of uses and standards are permitted in a zone.

Specific permitted uses

The land use and standards grid includes an item entitled "Specific permitted uses" which indicates the only use permitted, to the exclusion of any other use included in the same land use class for a zone. The number indicated corresponds to the numbering (section, paragraph, subparagraph) identifying the specifically permitted use.

Prohibited specific uses

The table of uses and standards includes an item entitled "Prohibited specific uses," which indicates that a use is specifically excluded even if the class of uses permitted in that zone includes it. The number indicated, if applicable, corresponds to the numbering (section, paragraph, subparagraph) identifying the specifically prohibited use.

Main building

Building structure type

The table of uses and standards includes an item entitled "Type of structure" which indicates the building structure authorized for a use in a zone. A dot ("● ") opposite an authorized use indicates the main building structure authorized for that use.

Margins

The use and standards grid includes an item entitled "Margins" that indicates the margins applicable to a main building for a use and to accessory structures for that use, unless otherwise specified in this Bylaw.

Width of the front wall

The minimum width of the main building facade in meters is indicated in the table of uses and standards for each zone, including, where applicable, the width of the garage attached to the main building.

Building height

1) The maximum height in number of floors is indicated in the table of uses and standards for each zone.

2) The height of any main building, measured from the average ground level to the ridge, may not be less than three (3) meters.

3) The height of a building in stories means the number of stories above the ground floor, including the ground floor.

Floor area

The minimum floor area of the building in square meters is indicated in the table of uses and standards for each zone, according to the number of stories.

Density

The following are indicated in the table of uses and standards for each zone:

1) Unless otherwise specified in the table of uses and standards or in the text, the number of "Dwellings/Building" refers to the minimum or maximum number of dwellings permitted per main building.

2) Unless otherwise specified, with the exception of parking spaces, access lanes, and vehicle lanes, all buildings must not exceed the floor area ratio (FAR).

Land

The table of uses and standards includes an item entitled "Land" which indicates the dimensions and minimum area of land occupied or intended to be occupied by a use.

1) A figure under the heading "Minimum area (m^2)", opposite an authorized use, indicates the minimum area, in square meters, of a plot of land occupied or intended to be occupied by that use.

2) A figure under "Minimum depth (m)" opposite a permitted use indicates the minimum depth, in meters, of land occupied or intended to be occupied by that use.

3) A figure under "Minimum width (m)" for a permitted use indicates the minimum width, in meters, of land occupied or intended to be occupied for that use.

Misc

This section is mainly intended to summarize the specific elements that may apply to the zone or to a permitted use within it. For details or validation of their application, the municipal officer must consult the regulations or part of the regulations referred to.

1) A dot ("● ") opposite the box "integrated housing project," "integrated recreational-tourism project," or "integrated mini-house project" means that a development for the uses in the corresponding category is permitted as an integrated project and/or must comply with the standards set out in section **14.1** of this bylaw.

2) A dot ("● ") next to the box "shopping center" means that a development of several commercial uses in the same building or on the same land for the uses in the corresponding category is permitted, subject to compliance with the standards set out in Article **14.7** of this bylaw.

3) A dot ("● ") opposite the "farmhouse" box means that animal husbandry is permitted as a use associated with a single-family residence, subject to compliance with the standards set out in Article **14.10** of this bylaw.

Note " " / Special standards

1) A note may be included in the "Notes/Special standards" section to facilitate reference to a particular standard applicable in a zone or, where applicable, to an article of the bylaw that must be applied or taken into consideration. This is provided for information purposes only and is not exhaustive, with the aim of facilitating the work of the officer.

2) A note may be included in this section to indicate a special provision or feature applicable to the zone.

SECTION 4: CLASSIFICATION OF ZONES AND USES

Zone classification

Zone type	Abbreviation	
Village	VILG	This designation is limited to the municipality's urban perimeter. It includes a wide range of uses. These are the predominant sectors, including commercial and public administration.
Suburban	FAUB	This designation refers to the various suburbs that make up the community centers of the municipality, namely Venosta, Brennan's Hill, and Fieldville.
Resort	VILL	This designation refers to vacation spots, mainly near lakes.
Rural	RUR	This designation covers large areas of private woodland intended for timber production, with clearings cultivated for fodder. Residential use is permitted, as are small farms under certain conditions.
Agrodynamic	AGD	This designation covers areas where agriculture in agricultural zones is most vibrant, with intensive land use. Residential uses are also permitted under certain conditions.
Agro-sustainable	AGV	This designation covers areas of the agricultural zone where farms are less intensively farmed due to various factors and where there is more woodland.
Agrofluvial	AGF	This vocation seeks to enhance the Gatineau River from the land within the agricultural zone. This designation includes the area between the banks of the Gatineau River and the municipal road that runs along the river.
Industrial	IND	This designation covers land dedicated to industrial businesses.
Conservation	CON	This designation is directly linked to the preservation of sites or natural environments of significant interest. Residential uses may be permitted under certain conditions.
Recreational	RÉ	This vocation is defined by the presence of large recreational centers whose users come mainly from outside the municipality. Uses such as downhill ski centers and golf clubs are particularly prevalent.
Recreational forestry	RFOR	This vocation essentially corresponds to public lands belonging to the Quebec government that are mainly dedicated to intensive forestry and timber harvesting.
Recreational river	RFLUV	This designation applies to the Gatineau River corridor, a popular destination for fishing and water sports.

Classification of uses

1) Uses are grouped according to common land use characteristics relating to volume, compatibility, aesthetics, environmental protection, and type of activity.

2) Any type of use that is not specifically authorized is therefore prohibited.

3) Only one (1) main use is permitted per building, unless specifically authorized .

4)

Residential Group (H)

This group includes five (5) classes of uses related to housing, the volume and occupancy density of which may vary.

Residential (H)	
H1- Housing	Single-family
H2 - Residential	Two-family
H3 – Multi-family dwelling	Residential dwellings with between three (3) and five (5) units and individual entrances at street level, either directly or through a common access.
H4 – Multifamily dwelling	Residential dwellings with more than six (6) dwellings or dwelling units.
H5 – Mobile dwelling	homes1
H6 – Collective housing	Low-rent collective housing with a maximum of twenty-four (24) dwellings.

Commercial Group (C)

The Commercial group comprises six (6) use classes with common elements related to commercial activities and services.

C1 Retail and local services

Retail establishments and local services with the following characteristics:

1) All main operations are carried out inside a building.

2) With the exception of operations authorized by this bylaw, no outdoor storage is permitted.

3) The authorized use does not produce any smoke, dust, odors, heat, gases, flashes of light, vibrations, wood or paint particles, or noise more intense than that caused by traffic on the adjacent street, within the boundaries of the property.

These uses are represented, but not limited to, the establishments listed below:

C1 Retail and local services	
Food products C101	- Neighborhood grocery store. - Specialized food shops (butcher, fishmonger, delicatessen, chocolate shop, candy store, bakery, fruit and vegetable shop, natural products, etc.). - Dairy bar. - Sale of wine, spirits, and other alcoholic beverages. - On-site production of food products is permitted provided that the production area does not exceed twice the sales area.
General merchandise C102	- Convenience store and tobacco shop. - Health-related business (pharmacy, etc.). - .
Specialized products C103	- Jewelry. - Florist. - Bookshop/stationery shop. - Neighborhood hardware store (less than 200 $m^2$of floor space). - Sports shop. - Shop selling, maintaining or renting camping equipment, bicycles, animals, toys, leisure items, etc. - Shoe, clothing, and variety store - Picture and framing shop. - Antiques and art shop. - Souvenir and craft shop.
Personal services , and shops and specialized services C104	- Computer and technology store. - Self-service laundry. - Clothes cleaning and pressing service. - Shoe repair. - Daycare. - Massage parlors (excluding erotic massage parlors), tanning salons, hair salons, beauty salons, or nail salons. - Clothing or hat making workshop. - Photography studio. - Funeral home. - Sale or rental of movies. - Taxi station. - Real estate services. - Pet grooming (no boarding). - Printing and craft workshop with a maximum area of 200 square meters.

C2 Retail and light services

Retail establishments and light services with the following characteristics:

1) These establishments are generally significant generators of motor vehicle traffic and, by their nature, need to be located along a traffic-bearing road in an arterial area.

2) These establishments generally require large operating spaces.

3) Permitted uses must not produce smoke, dust, odors, heat, gases, light glare, vibrations, wood or paint particles, or noise louder than that caused by traffic on the adjacent street at the property line.

4) These establishments may require outdoor display and storage, which is permitted in accordance with this bylaw.

5) Retail establishments with a minimum floor area of seven hundred (700) square meters.

These uses are represented, but not limited to, the following establishments:

C2 Retail and light services	
Financial services C201	- Banking. - Trust companies. - Credit union. - .
Professional services C202	- Law firm and notary office. - Office of urban planners, surveyors, engineers, architects, insurers, or other professionals. - Communications services and multimedia companies. - Physiotherapy, acupuncture, massage therapy, and chiropractic office. - Craft workshop related to an artistic trade. - Medical and dental clinics. - Optician, optometrist, prescription lens specialist. - Horticulturist and arborist. - Travel agency. - Specialized training institution (including driving, dance, pottery, or sewing schools). - Veterinary clinic without boarding facilities or outdoor enclosures.
Administrative offices C203	- Business office. - Organization and social club premises. - Rental office. - Real estate agent. - Organization/union/political party. - Professional association. - General contractor without outdoor storage.
Large retail stores C204	- Supermarket. - Department store. - - Garden center without nursery.

	- Hardware. - Renovation center. - Furniture store. - Store selling automotive and swimming pool supplies.
Specialized workshops C205	- Plumber. - Electrician. - Printing shop with more than 200 square meters. - Upholsterer.

C3 Retail and heavy services

Retail and wholesale establishments for certain products and heavy services with the following characteristics:

1) Display and storage are permitted in accordance with these regulations.

2) All repair, dent removal, or painting operations must be done indoors.

3) Permitted uses shall not produce, at the boundary of the property, any smoke, dust, odor, heat, gas, flashes of light, vibrations, wood or paint particles, or noise louder than that caused by traffic on the adjacent street.

These uses are represented, but not limited to, the following establishments:

C3 Retail and heavy services	
Sales and services C301	- Nursery, horticulture. - Sale and rental of motor vehicles, boats, mobile homes, prefabricated houses, recreational vehicles, trucks, machinery. - Sale of construction materials. - Sale and rental of new parts for automobiles, trucks, and light vehicles (without installation service). - Sale and rental of automobiles, pickup trucks, and light-duty domestic vehicles in running condition. - Sale and rental of hardware accessories, machinery, boats, trailers, recreational vehicles, etc. - Rental of tools and similar equipment. - Wholesale of food products, consumer products, restaurant and hotel products, etc. - Swimming pool sales. - Retail sale of pressurized gas. - Workshop and garage for repair and dent removal of cars, trucks, off-road vehicles, and machinery. - Shop for installation and repair of shock absorbers, mufflers, and transmissions. - Flea market. - Printing. - Pet boarding. - General contractor with outdoor storage.
Specialized workshops C302	- Tinsmith. - Cabinetmaker.

	- Boat washing. - Machine shop (welding, mechanics, electrical work, carpentry, etc.). - Mini-warehouse.
Erotic activities C303	- Erotic shows and activities. Erotic massage parlors.

C4 Recreation and entertainment

Establishments related to recreational, entertainment, cultural, sporting, or social activities, as well as related uses such as catering and accommodation. Activities related to this group of uses may be indoor or outdoor. A specialized training institution related to the uses included in this group of uses is also permitted.

1) All operations take place inside a building, with the exception of restaurant terraces, bars, and brasseries, and activities that take place outdoors (golf, tennis, etc.).

2) No outdoor display or storage is permitted.

3) Permitted uses must not produce smoke, dust, odors, heat, gases, flashes of light, vibrations, wood or paint particles, or noise louder than that caused by traffic on the adjacent street, within the boundaries of the property.

These uses are represented, but not limited to, the following establishments:

C4 recreation and entertainment	
Indoor recreation C401	- Cinema, theater, exhibition hall, art gallery, amphitheater, auditorium, theater. - Bar, cabaret, tavern, and nightclub. - Reception room. - Gym including a fitness center/sports center. - Billiard room, bowling alley, curling room, and golf practice room. - Therapeutic baths. - .
Intensive outdoor recreation trade C402 Outdoor or indoor recreational activities that, unlike extensive recreation, are generally supported by significant facilities or are likely to impose constraints on the neighborhood.	- Mini golf and golf shooting. - Tennis courts, baseball fields, volleyball courts, basketball courts, etc. - Spa - Outdoor swimming pool and water games. - Motorized model vehicles (excluding go-kart tracks). - Water park. - Summer theater, outdoor performances. - Campground. - Bicycle rental establishment. - Outdoor paintball. - Golf course and golf academy. - Outdoor center, downhill skiing center and other snow sports, cross-country skiing center. - Public beach, municipal beach. - Equestrian center (farm standards apply). - Motorized watercraft rental center.

	- Recreational trail for motorized off-road vehicles. - Vacation camp/vacation center. - Water park. - Summer theater, outdoor performances. - -rated campground.
Extensive outdoor recreation trade C403 Outdoor recreational activities that allow direct contact with the natural environment. They are characterized by low land use density and the existence of basic facilities.	- Basic campground. - Dog sledding facility. - Sailing school, rental of non-motorized watercraft. - Bicycle rental facility. - Outdoor paintball. - Hunting or fishing lodge. - Ski Jhering. - Public hunting and fishing grounds under the *State Lands Act.* - Municipal boat launch.
C404 restaurants	- seasonal restaurant. - Restaurant. - roadside restaurant. - fast food restaurant. - Catering or meal preparation service offering healthy meals.
Accommodation C405 These uses are characterized by the fact that they may be complementary to a residence or a hotel business.	- Light establishment : o tourist cottage. o tourist residence. o Village d'accueil (welcome village). - Medium-sized establishment : o Inn and hotel with a maximum of 19 rooms. o Youth hostel with a maximum of 12 rooms. o Hotel complex with 13 to 19 rooms (subject to conditional use regulations). - Large establishment : o Hotel and hotel complex with 20 rooms or more (subject to conditional use regulations). o Educational establishment. - Roadside establishment o Motel.

C5 Petroleum service

Establishments related to the maintenance and servicing of motor vehicles with the following characteristics:

1) Only customers' vehicles, employees' vehicles, and tow trucks may be stored on the premises.

2) Outdoor display is permitted in accordance with the provisions of this regulation.

These uses are represented, but not limited to, the establishments listed below:

C5 Oil service	
Petrol service C501	Retail sale of gasoline

C6 Mixed

This use class includes commercial establishments of type *C1 - Retail and neighborhood services*, *C2 - Retail and light services*, and *C404 - Food service establishments* that exist in the same building or in a building located on the same property as a residential use or a residence for the elderly (P2) and that have the following characteristics:

1) The commercial uses in question must be permitted in the zone.

2) A building comprising commercial and residential uses is permitted provided that the dwellings are located on the upper floors.

3) Basement dwellings are prohibited. A dwelling on the ground floor is permitted if it is located at the rear of a commercial premises and provided that the commercial façade on the ground floor facing the street is not reduced.

4) The number of parking spaces required must be calculated separately for each use within the building.

5) Parking spaces reserved for residential use must be separate from those reserved for commercial use.

6) The dwelling must have a separate entrance from the business, but access from the dwelling to the business is permitted.

7) Uses in the "single-family dwelling (H1)," "two-family dwelling (H2)," and "senior residence (P2)" use groups that do not appear in the use and standards grid are permitted when mixed use is permitted in the grid.

All rules relating to the types of uses carried out in a mixed-use main building are applicable.

Industry Group (I)

The Industry (I) group is defined according to land use, construction, and building occupancy, and includes manufacturing plants, workshops, factories, construction sites, and warehouses.

I1 Light Industry

The Industry 1 – Light Industry use class is characterized by industrial and craft establishments whose operations are generally carried out inside a closed building but which, in some cases, may require outdoor storage and cause only limited nuisance to the neighborhood, particularly in relation to trucking.

This use class is represented, but not limited to, the following establishments:

I1 Light industry	
Light industry I101	- . - Manufacture of high-tech products. - Laboratory - Warehouse. - Administrative office for use primarily requiring outdoor storage. - Wholesaler. - Specialized repair and dent removal service for trucks, buses, agricultural machinery, and boats. - Industrial dry cleaning and laundry company. - Vehicle recycling: a yard for recovering metal from dismantled cars, trucks, and light vehicles, provided that the vehicles are dismantled inside a building and the recovered metal is stored in a container located in the rear yard. - Transportation and trucking company.

I2 Natural resource extraction

Includes both establishments or uses whose main purpose is the exploitation of natural resources. This class of uses is divided into three (3) types of classes, which are represented in a non-exhaustive manner by the establishments listed below:

I2 Exploitation of natural resources	
Industrial exploitation I201	- Wood and mineral resources processing industry. - Heavy materials industry. - Slaughterhouse. - Sawmill. - Wood harvesting .
Extraction I202	- Quarry. - Sand pit. - Gravel pit. - Ore mining.

Community Group (P)

The Community (P) group includes both public, semi-public, and private spaces and buildings intended for civil security, cultural, hospital, sports, recreational, administrative, residential, or accommodation purposes.

This group also includes spaces and buildings that are not accessible to the public and provide a technical public service.

P1 Community buildings and spaces for extensive recreation

Sites, facilities, and buildings intended to allow for extensive recreational activities, as well as neighborhood community buildings that are publicly or communally managed.

This class of uses is divided into two (2) types of classes, which are represented in a non-limiting manner by the establishments listed below:

P1 Community buildings and spaces for extensive recreation	
Community buildings P101	- Recreational complex. - Community center. - . - Amphitheater. - arena.
Civic and social activities P102	- Cemetery. - Crematorium. - Religious buildings and other residences related to religious practices.

P2 Institutional and administrative

Facilities and buildings that serve the public in areas such as government, education, health, and community recreation.

These uses are represented, but not limited to, the following establishments:

P2 Institutional and administrative	
Institutional and administrative P201	- School - Daycare - Museum - Retirement home, nursing home, and long-term care facility. - Tourist information office. - Municipal and government administration. - Health and convalescent homes. - Hospital and CLSC. - Supervised residence. - Rehabilitation center. - Library. - Post office.

P3 Public services

Facilities and buildings intended to enable the provision of local public services or forming part of a network.

These uses are represented, but not limited to, the following establishments:

P3 Public services	
Public services P301	- Municipal garage and warehouse. - Police station, - Fire station. - Administrative offices of a public service. - Terminal. - Waste transfer or recovery. - Dry material storage. - Used snow storage. - Fuel storage. - Electricity distribution center and transformer station. - Telecommunications transmission antenna. - Light public utility uses exceeding 100 m^2.

Forestry Group (F)

The Forestry group comprises (1) use class related to the exploitation and development of natural resources.

These uses are represented, but not limited to, the following establishments:

F1 Forestry (F)

Forestry F101	- Commercial exploitation of wood. - Private forest exploitation. - Buildings used for forestry facilities such as non-commercial mechanical workshops, warehouses for forestry machinery and equipment, and other similar buildings. - Nurseries or forestry greenhouses. - Maple syrup production (maple groves).
Forestry with nuisances F102	- . - Storage and sale of raw logs

Conservation Group (CO)

The Conservation group includes only one (1) use class related to the conservation of natural environment elements.

These uses are represented, but not limited to, the following establishments:

CO1 Conservation (CO)	
Conservation CO101	- Recreational trails. - Nature Reserve. - Nature interpretation and awareness activities. - Scientific activities.

Agricultural Group (A)

The Agricultural group comprises five (5) land use groups.

Any use other than agricultural within the permanent agricultural zone designated under the Act respecting the protection of agricultural land and agricultural activities in Quebec (LRQ, c. P-41.1) is subject to authorization by the Commission de protection du territoire agricole du Québec (Quebec Agricultural Land Protection Commission) and provided that such use is authorized in the table of uses and standards for the zone concerned.

Any authorization granted by the Commission de protection du territoire agricole du Québec, under the Act respecting the protection of the territory and agricultural activities in Quebec, for non-agricultural use of land is subject to all applicable provisions of this bylaw.

Special provisions apply to uses in the "recreational tourism (RT)" class as well as to complementary "tourist lodging" uses.

A1 Agriculture and fish farming

Agricultural activities related to the cultivation and sale of their products, as well as the retail sale of related accessories. However, the sale of complementary accessories must never represent more than twenty percent (20%) of the turnover of the agricultural enterprise's main activity.

These activities include, but are not limited to, the following:

A1 Agriculture and fish farming	
Cultivation A101	- Mushroom cultivation. - Turf cultivation. - Experimental and institutional farms. - Fruit and vegetable farms. - Floriculture. - Greenhouse cultivation. - Specialized and mixed large-scale farms. - Beekeeping.
Fish farms A102	- Pond fishing.

A2 Small farms and small-scale livestock farming

The small farm and small-scale livestock farming class includes complexes consisting of a detached single-family dwelling and at least one accessory building used for storing machinery and agricultural products or for non-commercial animal husbandry.

A3 Livestock farming

These activities include, but are not limited to, the following:

A3 Livestock farming	
Livestock farming with low nuisance A301	- Spreading solid manure. - Dairy farming. - Beef. - Horses. - Sheep. - Free-range turkeys raised on dry litter. - Chickens raised on dry litter. - Horse boarding. - Pig farms with dry litter.
Livestock farming with high nuisance levels A302	- Spreading of liquid manure. - Turkey farms. - Mink farms. - Pig fattening. - Pig maternity farms. - Wild boar farms. - Kennels. - Sled dog breeding and activities.

Permitted uses in all zones

The following uses are permitted in all areas covered by the zoning plan, with the exception of Conservation (CO) areas.

Permitted uses in all zones	
Community spaces	- Non-motorized traffic lanes, bike paths, or pedestrian trails. - municipal park, green space, or playground. - Conservation area, historic or archaeological site. - community garden.
Transport	- Snowmobile trail authorized by the municipal council. - Roadside rest area. - Access to a waterway or ramp for launching boats. - Bus shelters, park-and-ride facilities, or other public transportation amenities.
Public utility	- Electricity (infrastructure). - Sanitary or storm sewer (infrastructure). - Water supply (infrastructure). - Telecommunications networks. - Natural gas (infrastructure). - Post office box or mail distribution site. - Dry well. Any extension of the public network outside the urbanization perimeter must be subject to an adjustment of said perimeter.

This list does not exclude natural or legal persons from obtaining, where applicable, any permit, certificate of authorization or external authorization (governmental, provincial or other) for the operation of the present uses.

The fact that a use is permitted in all zones does not exempt the individual or legal entity from complying, where applicable, with the standards applicable to the use provided for in these regulations or in any other provincial or government regulations, laws, or requirements.

SECTION 5: RIGHTS ACQUIRED IN RELATION TO USES AND EXEMPTED BUILDINGS (L.A.U., ART. 113, 18° AND 19°)

Scope

The term "derogatory" applies to the following:

1) Exempt uses (Article **5.4** et seq.).

2) Exempt constructions (Article **5.5** et seq.).

3) Exempt signs (Article **5.6** et seq.).

4) Ancillary buildings without a main building (Article **5.7**).

5) Constructions and uses on a lot that is exempt from the subdivision regulations (Article **5.8**).

General provisions

Provided that they meet the applicable continuity requirements, uses that began legally, constructions and signs that were built legally but are exempt on the date of entry into force of this regulation shall benefit from acquired rights under the conditions set out in the following articles of this chapter.

Acquired rights

A use, building, construction, sign, or lot is exempt when it does not comply with the provisions of this regulation. This exempt use, building, construction, sign, or lot has acquired rights if:

a. It existed before the entry into force of this regulation and a permit or certificate had been issued for this use;

or

b. No regulations existed at the time of its operation or establishment and no permit or certificate was required, the use, building, construction, sign or exempt lot is considered to have acquired rights.

Acquired rights relate to the construction, use, lot, or sign and not to the person who owns or uses them.

Tolerances

Even if there has been tolerance on the part of the municipal authorities, a prohibited construction, use, or subdivision does not create any acquired rights.

Illegal permit

A permit or certificate granted illegally does not create any acquired rights.

Loss of acquired rights

Loss of acquired rights to a derogatory use

Acquired rights are lost, to a use that is exempt from regulations and protected by acquired rights if it has been abandoned, ceased, or interrupted for a period of **twelve (12) consecutive months**; in the case of a commercial use that is exempt from regulations, this period is **twenty-four (24) consecutive months**. The premises may not be used again without complying with the uses permitted by these zoning regulations and amendments, and it will no longer be possible to return to the previous use.

A use is deemed "abandoned" when all forms of activity normally associated with the operation of the use cease.

The calculation of the twelve (12) months may include a period that began before the entry into force of the regulation in the continuity of the one replaced by this regulation.

Notwithstanding point (1), for a waste disposal site, quarry, sand pit, or other extraction site, the minimum period shall be thirty-six (36) months.

Notwithstanding point (1), for a derogatory use or a derogatory construction destroyed as a result of a natural disaster or accidental fire, the minimum period shall be twenty-four (24) months.

Loss of acquired rights to a derogatory construction or structure

A derogatory construction or structure protected by acquired rights that is completely demolished, either in a single operation or in successive operations, other than in accordance with the provisions of this chapter, shall lose all acquired rights thereto.

Notwithstanding the preceding paragraph, when a structure or work exempted by acquired rights that has been demolished in whole or in part by accidental fire or natural disaster has a right to be rebuilt in the same location in accordance with the provisions of Article 5.5 of this regulation.

This article does not apply to structures located on the shore. If the structure exempted from regulations is located on the shore, the rules set out in Article 5.5.3.1 must be complied with.

Exempt use

Re placement of an exempt use

Any exempt use protected by acquired rights may be replaced by an identical or similar use or by a use that complies with the provisions of these regulations.

Extension of an exempt use located outside a building

An exempt use located outside a building may not be extended.

Extension of a use exempt from regulations located inside a main building

1) A use exempt from regulations located in a building may be expanded within the same building once, up to fifty percent (50%) of the floor area occupied by the use exempt from regulations on the date this bylaw comes into force.

2) The expansion of the building must comply with the other provisions of municipal Bylaw.

3) The expansion may not be used for any purpose other than the exempt use existing on the date this bylaw comes into force.

4) This extension is authorized only once.

Modification or replacement of certain exempt uses

1) The exempt use of a sandpit protected by acquired rights may not be replaced by the operation of a new quarry, and the exempt use of a quarry protected by acquired rights may not be replaced by the operation of a new sandpit.

2) The exceptional use of a sandpit or quarry may not be replaced by the operation of a waste disposal site or a site for the disposal of waste of any kind.

Return to exceptional use

A construction or exempt use that has been modified to comply with this regulation may not be used or modified again in an exempt manner.

Exempt construction

Reconstruction of a construction subject to a derogation

1) A construction with a derogation that has been destroyed in whole or in part by fire or a natural disaster is eligible for reconstruction (for a period of **12 months following the disaster**) on the same site, provided that the foundations are preserved in their entirety and will be used to support the replacement construction. The condition of the foundations (sound) must be confirmed by a report from a specialist in the field.

2) When the foundations are not reused, the reconstruction project must provide for the reinsertion of the building within the building limits (limits in accordance with regulations) of the site where it is located.

3) Notwithstanding the above, where compliant reinsertion is impossible, the exempt construction must be located in such a way as to improve the previous situation and reduce, where applicable, the exemption without aggravating any other encroachment or rendering the location distance non-compliant.

4) If the exempt construction is located on the shore, the rules set out in Article **5.5.3.1** must also be complied with.

Reconstruction of a building or livestock facility exempted by acquired rights

1) A livestock facility that has been totally or partially destroyed by a disaster is entitled to reconstruction.

2) This reconstruction may involve relocating the facility on the land in order to improve the previous situation. The expansion, reconstruction, renovation, and construction of a livestock facility must, if possible, be carried out in the opposite direction of any non-agricultural use covered by this document

or comply with the minimum location standards. However, where it is not possible to move away from non-agricultural uses, the project may be subject to a minor exemption to resolve the situation.

3) In all cases, expansion or reconstruction remains subject to the margins provided for in the table of uses and standards.

4) Reconstruction following a disaster must begin within 24 months of the disaster. When unused and exempt, a livestock building may be used again for livestock purposes provided that no more than two (2) years have elapsed since the cessation or abandonment of livestock activities in the building.

5) These buildings may be modified or extended provided that all the provisions of this regulation are observed, except for the front setback. In this respect, the existing setback prior to the destruction of the buildings in whole or in part by fire or natural disaster may be retained.

Modification or extension of a building exempt from the regulations ( ) located outside the shore of a lake, watercourse or wetland

1) A building exempt from planning permission protected by acquired rights may be modified or extended if the modification or extension project, taken individually, complies with the provisions of this regulation as a whole.

2) Exempt buildings may be extended without restriction in relation to the surface area of the existing building, provided that the alignment of each of the building's exterior walls with respect to the property line is maintained or that the extension brings the building into compliance.

3) Under no circumstances shall the derogatory nature of the following elements provided for in the table of uses and standards or in Article **12.1** of these regulations be aggravated, including:

a. Greater encroachment on setbacks.
b. The floor area ratio prescribed for the zone.
c. The minimum natural space ratio.

4) No exempt construction protected by acquired rights that is modified to bring it into compliance or to move it toward compliance may be modified again to restore the elements of non-compliance that have disappeared.

5) It is permitted to move, on the same plot of land, a building whose location is exempt and protected by acquired rights without the new location complying with the provisions of the regulations, subject to the following conditions:

a. The new location of the construction must result in a reduction of the existing exemption with regard to the location.
b. No new exemption may result from the new location.
c. It is impossible to comply with the location rules given the size of the land.

Work on a building subject to an exemption located on the shore of a lake, watercourse, or wetland

On the banks of a lake or watercourse, all construction, structures, or work is prohibited, with the exception of the following construction, structures, and work, provided that their completion is not incompatible with the provisions applicable to floodplains:

1) In the first five (5) meter strip of the shore calculated from the high-water line, repair, maintenance, or demolition work.

2) In a strip of five (5) to fifteen (15) meters measured from the high-water line, all work authorized in paragraph 1) is also permitted within this strip.

Any existing main structure located wholly or partly on the shore of a lake or watercourse and in contravention of this bylaw shall be granted certain privileges.

This main structure may be modified, improved, renovated, or enlarged provided that such modification, improvement, renovation, or enlargement does not result in an increase in the area occupied on the shore.

Notwithstanding the above, the addition of an open space outside a main structure, such as a porch, balcony, staircase, or canopy, may be authorized provided that the encroachment of said space on the shoreline does not exceed 2.5 meters and that it is located more than 3 meters from the natural high-water line.

In all cases, the extension of the main building may only be authorized once after the date of entry into force of the first interim control regulation relating to the protection of riverbanks[1]

Notwithstanding the above, where feasible, the work, construction or reconstruction shall be carried out in such a way as to correct any non-compliant elements of the layout and so that the layout of the building or its extension complies as far as possible with all the provisions of this regulation or any other applicable regulation.

1) An open or closed staircase, a porch, a balcony, a gallery, a porch, an eave, a canopy, or a marquee, which are exempted by acquired rights, may not be converted into a veranda or a veranda into a habitable room or become an extension of the main building if it encroaches on the minimum margins prescribed in this regulation and if it encroaches on the riparian protection strip.

2) An open or enclosed staircase, a porch, a balcony, a gallery, a veranda, a porch, a canopy, or a marquee that is exempted by acquired rights and encroaches on the riparian protection strip may be enlarged if it complies with all of the following conditions:

   a. The extension must not encroach on the riparian protection strip from the high-water line or within a setback margin.

   b. The extension is being built as an extension of the existing ancillary structure.

Construction of foundations for a building exempt from planning permission

[1] MRC de La Vallée-de-la-Gatineau, Minimum Standards and Cost Estimates, 1988

1) As a general rule, the construction or reconstruction of foundations for a main building exempt from planning permission must be carried out in accordance with the reintegration of the building within the boundaries of the buildable area of the site on which it is located.

2) Notwithstanding the above, where this reintegration is impossible, the foundations of a main building exempt from planning permission may be laid in accordance with the current location of the building or in such a way as to reduce the exemption without aggravating any other encroachment or rendering the location distance non-compliant.

This article does not apply to buildings located on the shore. If the exempt building is located on the shore, the rules set out in Article 5.5.3.1 must be complied with.

Foundations and extension for a mobile home exempt from regulations

The construction of foundations and extensions for a mobile home that is exempt due to its use is permitted, except on campgrounds, and is subject to the application of a site plan and architectural integration program (P.I.I.A.), in accordance with the following conditions:

1) The extension is not limited in relation to the surface area of the mobile home.

2) The extension must be designed to comply with single-family use.

3) The zoning regulations for the area must be observed.

Repair and maintenance of a building exempt from regulations

Repairs and maintenance intended to maintain or preserve a building exempt from planning permission and keep it in good condition are permitted.

Exempt construction in an area prone to landslides

Any construction or structure located in areas prone to landslides that does not comply with the new provisions set out in Article 13.6 becomes exempt, but remains protected by acquired rights. However, if a construction or structure is destroyed, has become dangerous or has lost more than 50% of its value as a result of a fire or any other cause, the reconstruction or repair of the construction or structure must be carried out in accordance with the urban planning regulations in force at the time of the reconstruction or repair work.

Signs subject to derogation

Signs subject to exemptions and signs for exempt uses

A poster, sign or advertising board is exempt when:

1) A poster, sign or advertising board does not comply with a provision of this regulation.

2) A sign or poster refers to a use that has ceased, been abandoned or interrupted for a period of twelve (12) consecutive months.

Signs subject to exemptions and signs for exempt uses may be maintained and repaired at any time, but may not be enlarged or replaced in whole or in part. The renovation and relocation of a sign subject to an exemption is permitted only when the renovation or relocation is carried out in such a manner as to bring the sign into compliance with the provisions of this bylaw. Maintenance and repair work are not covered by this section.

Termination of the right to maintain an exempt sign or bill

The rights to maintain an exempt poster, sign, or billboard shall expire three (3) months after receipt of a notice of non-compliance, as well as in the following cases:

1) As soon as the poster, sign or billboard is completely removed, demolished or destroyed.

2) If the poster or sign refers to a use that has ceased, been abandoned or interrupted for a period of twelve (12) consecutive months.

3) If a billboard has not been used for a period of twelve (12) consecutive months.

4) Posters, signs, or billboards whose rights to remain in place have expired must be removed or modified to comply with the provisions of this bylaw without delay.

An exempt sign may not be replaced by another exempt sign.

Modification or enlargement of a sign subject to exemption

1) An exempt sign may only be modified, enlarged or rebuilt in accordance with the provisions of this bylaw.

2) Notwithstanding the foregoing, the message on an exempt poster, sign or billboard that remains in place may be replaced provided that such replacement does not result in any other modification to the poster, sign or billboard, unless such other modification complies with the provisions of this bylaw.

3) These changes must be made in accordance with the provisions of Section 9 of this bylaw relating to signs and posters.

Signs and change of use

In the event of a change of use, any sign, including its support, must comply with the provisions of this bylaw.

Ancillary buildings without a main building

Accessory buildings are exceptionally permitted without a main building for a maximum period of twelve (12) months after the main building has been destroyed by fire or any other cause.

New construction or extension on a lot exempt from subdivision regulations

1) The construction of a main building and its outbuildings is permitted upon the coming into force of this bylaw on lots exempt from subdivision regulations if it is a cadastral operation authorized under

sections 256.1, 256.2 or 256.3 of the Land Use Planning and Development Act, and/or protected by acquired rights.

2) In the case of land exempt from the provisions of the subdivision Bylaw concerning dimensions and area, the front, rear, or side margins may be reduced by a maximum of fifty percent (50%) of those indicated in the table of uses and standards for the zone concerned, in order to allow the construction of a main building or a use, provided that:

   a. The land forms one or more plots in accordance with the official cadastral plans described by its boundaries, following a cadastral operation carried out before **September 21**, **1983**, or in accordance with the regulations in force.

   b. All the provisions of this regulation and the building regulations are complied with, with the exception of those concerning the dimensions and surface area of the land.

   c. The privilege of reducing margins may only be used once from the date of entry into force of this regulation.

   d. No margin adjacent to a watercourse, lake or wetland may be reduced.

SECTION 6: BUILDINGS AND STRUCTURES

Main building

In all cases except where specifically stated, only one (1) main building is allowed per lot (per site) for all uses, including mobile homes.

The following exceptions apply:

1) Buildings that are part of an integrated development project, provided that the main buildings have the same primary use. Specific provisions are set out in this bylaw.

2) Shopping centers. Specific provisions are set out in this bylaw.

Architecture of buildings with contiguous units

Unless otherwise specified, no building may have more than three (3) contiguous units at ground level. The maximum length of such a structure is forty-six (46) meters.

Maximum height in the s

1) The maximum height is specific to each zone and is indicated in the table of uses and standards in the appendix.

2) In all cases, the height of any main building, measured from the average ground level to the ridge, may not be less than three (3) meters or greater than fourteen (14) meters. The height of a building must be less than 14 meters at all points except as indicated in the table of uses and standards, and may not exceed 21 meters for reasons of public safety.

3) These regulations do not apply to religious buildings, chimneys, elevated reservoirs, silos, observation towers, electricity transmission towers, radio and television towers and antennas, or roof structures occupying less than ten percent (10%) of the roof area.

Location and orientation

All main buildings must be located within the buildable area of a site in accordance with the standards contained in the table of uses and standards and in Section 11 concerning margins and yards, and must be located in accordance with the general orientation in relation to traffic routes and the nearest existing buildings, or in relation to the slopes of the land, sunlight, or the view when there are no existing buildings nearby.

Identification of the main facade

The facade of a main building must face the traffic route, i.e., the public or private road, and be equipped with an entrance door.

Small public utility buildings

The construction standards for main buildings set out in Articles 6.1 et seq. of these regulations do not apply to buildings with a floor area of less than thirty-eight (38) square meters and intended for "public utility" purposes.

Architecture and external appearance of buildings

Prohibited forms and types of buildings

With the exception of shipping containers, the use of railway wagons, waste or transport containers, trams, buses, truck boxes or trailers, or other disused vehicles or parts of vehicles of a similar nature is prohibited for all purposes.

Number of coatings on a building

A maximum of three (3) types of exterior cladding materials may be used on the same main building.

exterior cladding prohibited

The following materials are prohibited as exterior cladding (roofing or walls) for any main or accessory building:

1) Polyethylene and other similar materials, except for greenhouses and provided that they are of "extra-strong" grade.

2) Tar paper or mineralized paper and similar papers.

3) Fiberglass panels, except for small public utility buildings with a floor area of less than 38 m². Commercial, industrial, community, and public buildings with a floor area of more than 67 m² and built on permanent foundations. As well as ancillary buildings to commercial, industrial, community and public buildings with exterior cladding made of fiberglass panels.

4) Wood panels (plywood, chipboard), painted or unpainted, except when used to encase the base of buildings.

5) Urethane foam and materials or products used as insulation.

6) Any other material specified in the table of uses and standards.

Treatment of exterior surfaces

1) The exterior wood surfaces of all main and accessory buildings must be protected from the elements and insects by paint, varnish, oil, or other recognized protection, and maintained in good condition at all times. This requirement does not apply to cedar, hemlock, pine, and teak wood, which may be left in their natural state.

2) Metal surfaces of all main buildings must be painted, enamelled, anodized or treated against rust in any other equivalent manner.

Exterior cladding for buildings and ancillary structures

Only exterior cladding materials of equal or higher quality than those used for the main building are permitted.

Chimneys

1) Any chimney or flue protruding into a front yard must be covered with a facing of stone, brick, stucco, aluminum or steel siding with a sloping or vertical finish, or an equivalent material.

Outdoor stairway

1) On the main facade of any main building and on facades facing a street, it is prohibited to construct a staircase leading to a level higher than the first floor.

2) However, the provisions of the preceding paragraph do not apply to the renovation or restoration of an exterior staircase of an existing building at the time this bylaw comes into force.

Solar panel

All solar panels are permitted on the roof provided that they do not exceed the roof's limits.

Mechanical equipment

No tanks and/or ventilation ducts may be visible from the outside, except at the rear or on the side of the building.

Porch

The height of any porch may not exceed one (1) story. The width of any porch may not exceed one-third of the width of the main building.

SECTION 7: STANDARDS RELATING TO TRAILER HOUSING AND MOBILE HOMES

Standards for the placement of trailers

1) Trailers may only be installed on campgrounds and construction or work sites. In the latter case, trailers may only be installed for the duration of the work. At the end of the work, they must be removed.

2) It is strictly prohibited to convert a trailer into a residence. Trailers may be temporarily stored on residential property with a main building, provided that they are not used as a permanent residence under any circumstances.

SECTION 8: PARKING AND ACCESS TO SITES

parking standards

General rules

1) In all cases, there must be a minimum number of off-street parking spaces to meet the needs of a building's users.

2) The following requirements apply to any project involving the construction, conversion, or expansion of buildings, as well as any project involving a change in the use or purpose of all or part of a building. In the case of an expansion, only the expansion or addition is subject to these standards.

3) A building may not be occupied unless off-street parking spaces have been provided in accordance with the provisions of this section.

4) To be recognized as a parking space and to meet the minimum requirements, a parking space must be accessible at all times and not require the movement of another vehicle to enter or exit.

Parking space dimensions

Each parking space must have the following minimum dimensions:

1) Length: 5.5 meters.

2) Width: 2.5 meters.

3) The minimum length of a space perpendicular to a curb with a maximum height of fifteen (15) cm delimiting the parking area or a median strip with a minimum width of one (1) meter may be reduced to five (5) meters.

4) The minimum width of a traffic lane and the minimum width of a row of parking spaces and the traffic lane providing access to them must, depending on the angle of parking, be as follows:

Table2 . Dimensions of traffic lanes

Angle of parking spaces	Minimum width in meters for one-way traffic lane	Minimum width in meters for two-way traffic lane
0°	3.5	6
30°	3.5	6 m
45°	4 m	6 m
60°	4.5 m	7 m
90°	5 m	7 m

Permanence of parking spaces

The requirements of these parking regulations are mandatory throughout the entire period of occupancy.

Number of spaces required

1) The minimum number of spaces required to meet the needs of a use is set out below, and all uses served must be considered separately in the total calculation of the number of spaces.

2) When several establishments share the same location, the total number of spaces is calculated as follows: one hundred percent (100%) of the spaces required for the establishment requiring the most spaces, plus fifty percent (50%) of the number of spaces required for the other establishments.

3) The minimum number of parking spaces is calculated as follows: any fraction of a space greater than half (0.5) must be considered as an additional space:

3 Table. Minimum number of spaces required

GROUP OF USES	NUMBER OF PARKING SPACES SPACES
1) Housing (H)	
a. Single-, two- and three-family dwellings.	One (1) space per unit.
Housing with four or more dwellings.	One and a quarter (1.25) spaces per dwelling. For the total count, any fraction of a space must be rounded up to the next whole space.
2) Businesses (B)	
a. Personal and domestic services such as hairdressing, beauty salons, barbers and tanning salons, b. Food service. c. Food delivery services. d. Taverns, bars, nightclubs.	One (1) box per ten (10) square meters
e. Doctor's office, surgeon, dentist, and other healthcare practitioners. f. Veterinary services. g. Retail sales. h. Dance studio. i. Bank and savings bank.	One (1) space per twenty (20) square meters
j. Convenience store. k. Retail sale of automotive parts and accessories. l. Funeral home and residence.	One (1) space per thirty (30) square meters
m. Postal service. n. Association. o. Professional office. p. Government services. q. Laboratory.	One (1) box per forty (40) square meters
r. Builder, developer, and general contractor. s. Educational services.	One (1) space per seventy-five (75) square meters

t. Childcare center. u. Transportation services. v. Wholesale trade. w. Retail sale of wood and building materials. x. Trade in furniture, household appliances, and furnishings. y. Office not receiving customers on site.	
z. New car dealership. aa. Used car dealership. bb. Retail sale of funeral monuments.	One (1) space per one hundred (100) square meters.
cc. Automobile repair shop.	Two (2) spaces per repair bay.
dd. Accommodation.	One (1) space per room.
ee. Golf club.	Five (5) lockers per hole.
ff. Tennis club.	Two (2) lockers per court.
gg. Bowling alley.	Two (2) lockers per lane.
hh. Pool hall.	Two (2) lockers per table.
ii. Cinema and theater.	One box per five (5) seats up to eight hundred (800) seats, plus one (1) box per eight (8) seats above eight hundred (800) seats.
jj. Assembly areas such as private clubs, convention halls, exhibition halls, stadiums, gymnasiums, community centers, arenas, race tracks, circuses, dance halls, and other similar public assembly areas.	One (1) box per ten (10) seats and/or one (1) box for every ten (10) square meters of floor space that can be used for gatherings but does not contain fixed seats.
kk. Gas station.	Four (4) boxes.
ll. Gas station with convenience store as an additional use.	Fifteen (15) boxes, with no fewer than one (1) box per forty (40) square meters.
mm. Dwellings intended to house permanent occupants but used for room rental.	One (1) space per rented room in addition to those required for the primary use.
3) Industry (I)	
	One (1) box per seventy-five (75) square meters of gross floor area, including any space used for indoor storage. For any part of a building used for office purposes, the applicable standard is one (1) box per twenty-five (25) square meters of gross floor area.
4) Community (P)	
a. Church or place of worship	One (1) space per ten (10) square meters of gross floor area.
b. Elementary and secondary schools	One (1) space per seventy-five (75) square meters of gross floor area.
c. Middle school	One (1) box per forty-five (45) square meters of gross floor area.
d. Care facilities such as sanatoriums, convalescent homes, retirement homes, religious residences	One (1) box per three (3) rooms.

e. Library and museum	One (1) box per twenty-five (25) square feet of gross floor area.
f. Assembly places such as an arena, gymnasium, community center	One (1) box per five (5) seats or bench spaces and one (1) box per twenty (20) square feet of floor space used for assembly if there are no seats.
g. Housing for seniors, nursing homes, or community housing buildings	One (1) space per three (3) dwelling units or three (3) bedrooms or housing units. One box per seventy-five square meters (75 m²) for other uses or professional services related to the primary use.
5) Uses not mentioned in these regulations	
	For all uses not specifically mentioned, the number of parking spaces required shall be determined by applying the standard for the most similar use.

Location of parking spaces

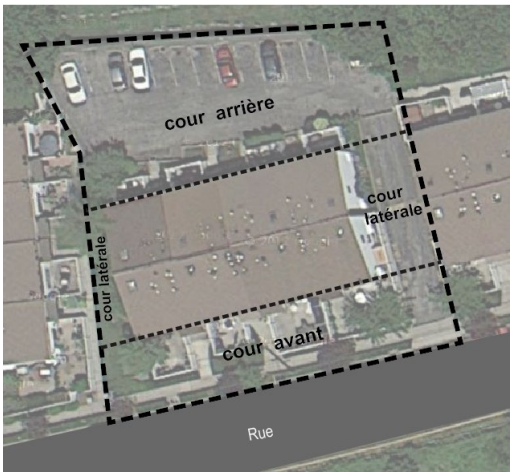
General rules

Parking spaces must be located in the same area as the facility they serve.

Residential uses

1) As a general rule, within the boundaries of sites used for residential uses H1, H2, and H3, parking is permitted on the entire lot.

2) For H4 multifamily dwellings and H6 collective dwellings, parking must be located in the side or rear yard only.



Non-residential uses

For non-residential uses, areas may be located on an adjacent lot or no more than two hundred (200) meters from the use served (walking distance) provided that:

1) They are located within the boundaries of the zone where the use served is located or in a zone allowing the same type of use.

2) Unless owned and used for that purpose, the parking area must have a notarized easement or lease registered with the Bureau of Public Rights.

3) Any change or cancellation of the easement or lease must be approved by the designated officer. The certificate of authorization is then valid only for the period specified in the agreement.

Access to parking areas

1) In all parking areas, there must be aisles to access and exit parking spaces without having to move another vehicle.

2) All parking spaces must be located so that all parking maneuvers can be performed off the public street from a traffic lane. This provision does not apply to residential uses requiring three (3) spaces or less.

3) All parking spaces must have direct access to the street or via an alley or private passage leading to a public street.

4) For new uses located on either side of Route 105 and on Macdonald Road, Fieldville Road, and Martindale Road, with the exception of those located within the urbanization perimeter, the layout of access driveways to the property must be configured to allow forward access to the road network.

5) An access driveway and an access point may not be located less than six meters (6 m) from the intersection of two street lines or their extensions.

6) Access to any new corner lot connected to a residential property (i.e., a lot located at the internal intersection of two streets that form an angle of less than 135o at that point) with a front line along the higher road network must be primarily via the secondary street.

7) The distance between two (2) access driveways and access points on the same property or with access from an adjacent property must not be less than six (6) meters for residential uses and twelve (12) meters for other uses.

8) A shared access driveway between two properties providing access to parking spaces located on one or more adjacent properties is permitted.

9) Traffic lanes in the parking area and access lanes may not be used for parking at any time. This provision does not apply to single-family, two-family, and three-family residential uses.

10) Access driveways and access points must not have a slope greater than ten percent (10%). They must not begin their slope within one and a half meters (1.50 m) of the street right-of-way line.

11) In all cases, a maximum of two (2) access driveways per street bordering a lot may be permitted.

12) An access driveway and an access point must have a minimum and maximum width that meets the requirements in the table below:

Table4 . Dimensions of access points and access lanes

	, one-way access or access lane	Access or Access Lane Two-way
Minimum width	4	4

Maximum width	5	12

Layout and maintenance of parking areas

All parking spaces must be accessible at all times and, to this end, kept clear of all objects (other than motor vehicles).

Landscaping of a parking area

The layout of a parking area must comply with the following provisions:

1) A row of 10 consecutive parking spaces must include a green island.

2) A green island must be at least 2.5 meters wide and 5.5 meters deep.

3) Green islands and green areas must include at least one (1) tree and landscaping.

4) In the **U zones** bordering Route 105, a 2.5-meter strip consisting of green space and landscaping must be provided. Details of the landscaping are set out in Section **12.1.5.**

Reduction in the number of units required

1) Notwithstanding the first paragraph of section **8.1.2.2**, the minimum number of parking spaces required may be reduced by 30% to take into account the density of development within the urbanization perimeter and the possibility of sharing parking spaces.

2) This provision applies if all of the following conditions are met:

   a. The use is classified as Commerce (C).

   b. The location covered by the reduction request is located within **"U" zones.**

   c. This location is less than 100 meters from a public parking lot.

Shared parking

When it is demonstrated that the parking needs of each use are not simultaneous, the total number of spaces required must be equivalent to the minimum number of spaces corresponding to the use that requires the most.

Parking spaces for vehicles used by people with reduced mobility

1) As a general rule, for locations accessible to the public, a building permit or certificate of authorization may not be issued unless the minimum number of spaces required by this bylaw includes spaces for parking vehicles used by persons with reduced mobility within the meaning of the Act to secure the rights of persons with disabilities for their integration into education, employment and social life (R.S.Q., chapter E-20.1), in accordance with the provisions of this table.

2) In addition, of the minimum number of spaces required, at least one minimum parking space must be reserved and equipped for persons with reduced mobility in accordance with the requirements of the following table:

Table5 . Number of parking spaces required for persons with reduced mobility

Type of use	Floor area in square meters or number of dwellings	Minimum number of spaces required
a. Multi-family dwellings	6 dwellings or more	1 per 10 parking spaces
b. Commercial establishments	300–1,500 m	1
	1,501–10,500 m²	3
	10,501 – and over	5
c. Industrial facilities	300 – 2,000 m²	1
	2,001–5,000 m²	2
	300 – 10,000 m²	2
	5,001 – 10,000 m²	4
	10,001 – and above	4
d. Other buildings not mentioned elsewhere	10,001 – and over	5

Dimensions of parking spaces used by people with reduced mobility

Parking spaces used by people with reduced mobility must be at least 3.7 meters wide and 5.5 meters deep.

Location of parking spaces for people with reduced mobility

Parking spaces used by people with reduced mobility must be on a hard, level surface, located entirely on the premises served, close to an entrance accessible to people with reduced mobility. These spaces must be reserved for vehicles used by people with reduced mobility by means of road markings or signs designed for this purpose.

Wheelchair access to buildings

All parking areas with parking spaces for persons with reduced mobility must have a wheelchair access ramp to the building that complies with the provisions of the Regulation respecting safety in public buildings (L.R.Q., chapter S-3, R-2).

Loading and unloading space

General

1) Loading and unloading spaces necessary for the proper functioning of an establishment must be provided.

2) A building permit or certificate of authorization may not be issued unless loading and unloading spaces have been provided in accordance with the provisions of this section.

3) The required number of loading and unloading spaces does not apply in the event of a change of use.

Number of loading and unloading spaces required

The minimum number of loading and unloading spaces required is set at one (1) for establishments with a floor area of five hundred and fifty square meters (550) m² or more.

Location of loading and unloading spaces

Loading and unloading spaces must be located entirely on the premises of the establishment served, in side and rear yards, and must not encroach on public roadways.

SECTION 9: SIGNS AND DISPLAYS (L.A.U., ART. 113, 14º)

General

1) Any sign, element, or part of a sign that deviates from this bylaw must comply with the provisions of Article **5.6 and its sub-articles**.

2) Any sign advertising a service or business must be located on the property where the service is provided or the business is conducted.

3) A sign and its support must be designed in a safe manner with a permanent structure where each of its parts must be securely fastened.

4) All signs must be maintained, repaired, and kept in good condition and must not pose a danger to public safety. Any damage must be repaired within thirty (30) days.

Provision applicable throughout the territory.

Prohibited signs

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

1) Advertising signs along all public and private roads, with the exception of advertising signs of community or collective interest.

2) Signs that flash or have flashing lights.

3) Signs that may cause confusion or obstruct road signs.

4) Rotating signs.

5) Banners or streamers made of fabric or other non-rigid material, except those relating to community events for a limited period of time.

6) Signs painted on the pavement, a low wall, a fence, or a building wall, except those for municipal purposes. In the case of a mural, the project must be submitted to the municipality for approval. This paragraph does not apply to signage integrated into an awning or signage in a store window.

7) Signs on balloons or other devices suspended in the air and connected to the ground in any way, except those installed by community organizations, with the approval of the municipal council, for a limited period of time and not installed for promotional purposes.

8) Signs affixed or painted on a vehicle or trailer parked continuously. This bylaw does not apply to trailers attached to a "tractor" vehicle.

9) Signs composed wholly or partly of neon filigree, unless they are located inside a business.

10) Signs on wheels or mobile signs.

11) Directional signs outside the business premises, with the exception of tourist signs.

12) Signs advertising garage sales located outside the location where the sale is taking place.

Places where sign posting is prohibited

Unless otherwise indicated, signs are prohibited in the following locations, as applicable:

1) On or above the right-of-way of a traffic lane, unless otherwise indicated.

2) On or above the roof of a building, staircase, gallery railing, fence, antenna, lean-to, roof extension, or accessory building. Under no circumstances may a sign exceed the height of a building's roof.

3) In front of a door or window.

4) Less than three (3) meters, measured perpendicular to the sign, from a fire pipe and any exit in the case of a sign detached from the building.

5) On a tree.

6) Less than one (1) meter from any power line.

7) On a trailer or caravan parked on vacant land.

8) Inside the visibility triangle unless the clearance under the sign is at least 3 m.

9) Within one (1) meter of any side line of the location.

10) Within a twenty (20) meter strip of lakes and waterways, except for "for sale" or "for rent" signs for land or buildings.

Types of signs permitted without a permit

1) Signs issued by public authorities and signs of the Ministry.

2) Portable signs associated with a commercial building and placed in front of the main entrance, such as easel signs or sandwich boards. All signs must be removed outside business hours and have a maximum area of 1 square foot. No sign may be installed less than 1 foot from the edge of the sidewalk or roadway. Under no circumstances may signs obstruct vehicle or pedestrian traffic.

3) Temporary signs such as advertising banners or flags associated with a commercial building are permitted, provided that:

    a. Their maximum surface area does not exceed 3 m^2 each.
    b. There are no more than two (2) signs of this type per business.
    c. No sign obstructs vehicle or pedestrian traffic.
    d. No sign may conceal another permanent sign that has been granted a permit.
    e. This type of sign is not permitted if a portable sign such as an easel sign or sandwich board is already associated with the commercial building.

4) Signs commemorating a public or historical event, provided they are not intended for or associated with commercial use.

5) Signs relating to a public consultation held under a law, in accordance with the provisions of the applicable law.

6) Signs placed inside a building.

7) Flags of civic organizations, recognized service clubs, educational or religious organizations, up to a maximum of three (3) flags.

8) A directional sign indicating the route to a parking lot, delivery area, entrance, exit, or no parking or no entry zone, including signs indicating danger or identifying restrooms and other similar facilities, provided that:

   a. It does not exceed 0.5 m² in area.
   b. It is affixed to a wall or pole with a maximum height of 1.5 m.
   c. It is placed on the same property as the use to which it refers.
   d. In the case of a sign detached from the building, it is installed at least 0.3 m from any property line.

9) A temporary sign on a construction site identifying the architect, engineer, contractor, and subcontractors of a construction project, as well as the financial institution responsible for financing the project, provided that:

   a. It is located on the land where the construction is erected at least one (1) m from any property line.
   b. It is not illuminated.
   c. Its display area does not exceed 5 m².
   d. It is fixed to a post and its height does not exceed three (3) meters.
   e. It is removed within fifteen (15) days of the date of completion of major work or its cancellation.

10) A temporary sign identifying commercial, industrial, or community development projects, provided that:

   a. There is only one (1) temporary sign erected on posts on the project site.
   b. That this sign is erected only when the project has begun, i.e., at the start of work on the site.
   c. That this sign is removed within thirty (30) days of the end of the work.
   d. The sign does not exceed six (6) square meters in area and six (6) meters in height.
   e. It must be located at least one (1) meter from any street right-of-way and at least three (3) meters from any adjacent property.
   f. That this sign be illuminated only by reflection.

11) A temporary sign identifying residential subdivision or construction projects, provided that:

   a. Only one (1) temporary sign is erected on a pole on the project site.
   b. That this sign is erected only when the project has begun, i.e., at the start of construction of a house or public utilities.
   c. The area of this sign must not exceed four (4) square meters with a maximum height of five (5) meters.
   d. It must be located at least one (1) meter from any street right-of-way and at least three (3) meters from any adjacent property.
   e. That this sign be illuminated only by reflection and not by light along main roads.
   f. That this sign be removed following the completion of the last construction.

g. In the case of a subdivision project, the sign may be erected upon acceptance by the Council of the final image plan in the case of integrated projects or comprehensive operations, the lot where the sign may be placed corresponds to the common lot.
g. Permanent signs relating to residential developments are not covered by this provision.

12) A temporary sign identifying a model home, provided that:

a. There is only one (1) identification sign per model home.
b. The area of the sign does not exceed 0.5 m².
c. It is affixed to the building or to a pole.
d. It is located at least one (1) meter from the street right-of-way and has a maximum height of 1.5 meters in the case of a sign detached from the building.
e. This sign must be illuminated only by reflection.
f. That this sign is erected for a maximum period of twenty-four (24) months.

13) A "for sale" or "for rent" sign for land or a building, provided that:

a. Its display area does not exceed:
   i. 1.2 square meters for land or a building within the urban perimeter.
   ii. 1.6 square meters for land or a building outside the urbanization perimeter.
   iii. 2 meters² for buildings with four (4) or more dwellings.
b. Only one sign may be erected per plot of land or building, installed on the land that is the subject of the sale.
c. The double-sided use of a sign counts as a single sign.
d. It must not be illuminated.
e. Its height must not exceed two and a half meters (2.5 m).
f. It must be removed no later than one (1) week after the sale or rental of the land or property.
g. Corner and/or cross lots may have a maximum of two signs, one per street frontage.

14) One sign for a political, civic, educational, philanthropic, or religious organization, provided that:

a. It is not illuminated.
b. It is affixed flat to the wall of a building or to the land where the use is carried out.
c. Its display area does not exceed one (1) square meter.

15) A sign indicating the hours of worship and religious activities, placed on the grounds of buildings used for worship, provided that**:**

a. It does not exceed two square meters (2 m²).
b. There is no more than one sign per building intended for worship.
c. It is not illuminated.

16) A professional identification plate affixed flat to a building whose main use is residential and indicating the name, profession, acronym, telephone number, and address of its operator, provided that:

a. It has a maximum display area of 0.5 square meters.
b. It is affixed flat to the wall of a building if located less than 15 meters from the street.
c. It is not illuminated.

17) A pennant, temporary sign, or banner advertising a public event, such as a campaign, cultural, educational, recreational, health, or religious activity, or an exhibition, provided that:

a. It does not exceed two (2) square meters, with the exception of flags and banners.
b. Flags and banners must not be located outside the site.
c. In the case of other types of signs, they may be located outside the site.
d. It is installed outside traffic lanes.
e. It is illuminated only by reflection.
f. It must not be installed more than four (4) weeks before the date of the event.
g. They must be removed within five (5) days of the end of the event.

18) A display board advertising a restaurant menu, provided that:

a. It is installed in a closed sign.
b. The display area of the sign does not exceed 0.2 square meters.
c. It is at least sixty (60) centimeters from the sidewalk. In the absence of a sidewalk, the sign must be affixed to the wall of the building.

19) Engraved inscriptions and posters on the glass surfaces of doors and windows of a building, provided that:

a. There is only one sign or message per glass surface.
b. The display area does not exceed thirty percent (30%) of the glass surface area per window and never exceeds one (1) square meter per window.

20) A flag, temporary sign, or banner announcing the possible opening of a new commercial establishment, provided that:

a. It is not illuminated.
b. It must be placed flat on the building.
c. Its surface area must not exceed six (6) square meters.
d. Only one sign of this type may be erected per establishment.
e. It must not be installed more than two (2) weeks before the date of the establishment's opening.
f. It must be removed within thirty (30) days of the establishment opening.

21) A temporary sign advertising a garage sale, provided that:

a. The sign is installed on the property where the sale is to take place.
b. Its display area does not exceed half a square meter (0.5 m²).
c. It is installed no earlier than four (4) days before the start of the garage sale and is removed at the end of the garage sale.

22) A permanent sign for a residential development, provided that:

a. There is no more than one (1) sign per project.
b. Its message contains only the name of the residential project.
c. It is built on a stone base.
d. Its display area does not exceed 3.5 square meters.
e. Its height does not exceed 2.5 meters.
f. It must be located outside the street right-of-way.
g. It must be illuminated only by reflection.

23) Digital signs for municipal purposes.

24) Historic signs,

Signs authorized without a permit must be kept in good condition at all times.

Signs authorized with a certificate of authorization

Types of signs authorized

1) The following signs are authorized with a certificate of authorization, subject to the conditions set out in this chapter:

    a. Advertising signs.
    b. Logos and identification of the main building's uses.

2) For the purposes of this bylaw, a flag on a flagpole or slanted pole displaying more than a company emblem is equivalent to a sign detached from the main building, and the number is limited to one flag of this type.

Types of installation permitted

1) Attached to the building:

    a. Flat (wall-mounted) with or without protrusion.
    b. Projecting perpendicularly, fixed to the wall or hung on a support.
    c. On a canopy or awning attached to the building facade.

2) Detached from the building:

    a. On a post.
    b. On a pedestal.
    c. On a low wall.

Sign lighting

1) A sign can be illuminated by reflection, i.e., constant lighting is directed at the sign and does not project any light rays outside the area where the sign is located.

2) There must never be any glare from the lighting system.

3) A sign can also be illuminated, i.e., the light source can be located inside the sign. Such a sign is made of translucent materials.

4) The power supply wires for the lighting source for a sign that is not attached to the building must be buried. No overhead wires are permitted.

Sign message

The message displayed may only include:

1) Letter and/or number identifications of the company name.

2) An acronym or commercial identification of the company.

3) The commercial nature of the establishment or place of business.

4) The trademark of the products sold, the identification of concessions and accreditations, provided that they do not occupy more than twenty percent (20%) of the display area.

5) A short promotional message on an interchangeable portion of the sign, provided that it does not occupy more than twenty percent (20%) of the sign's surface area.

6) The address and telephone number of the establishment or place of business, provided that they do not occupy more than twenty percent (20%) of the sign's surface area.

Permitted materials

A sign must be made of one or more of the following materials:

1) Wood, wood composite or similar material that is painted or stained.

2) Metal.

3) Plastic, urethane, or similar material.

4) Fabric in the case of an awning or banner, flag, and pennant.

Removal of signs and supports

1) All signs must be removed within thirty (30) calendar days of the date of cessation of activities, closure of the establishment, or abandonment of business at that location, with the exception of commercial buildings.

2) In the case of sign supports referring to a business, service, establishment, or company that has ceased operations, they must be removed within twelve (12) months of the date of receipt of a notice following the cessation of operations, closure of the establishment, or abandonment of business at that location.

General provisions for flat (wall-mounted) signs

1) It must be installed flat on the wall of the building it serves.

2) The front of the sign must be parallel to the wall of the building on which it is installed.

3) All parts of the sign must be at least two meters twenty (2.20 m) above the ground.

4) The sign may protrude by a maximum of forty centimeters (40 cm).

5) The sign must never extend beyond the roof or the height and width of the wall on which it is installed or, where applicable, the lowest level of the upper windows immediately above the floor occupied by the establishment.

General provisions for signs on canopies or awnings

1) The canopy must be installed on the wall of a building.

2) All parts of the canopy must be at least two meters twenty (2.20 m) above any traffic area.

3) In the case of an illuminated canopy, the power supply must not be visible from the street.

4) The canopy must be kept in good condition, free of snow, ice, or any other objects.

5) No part of the canopy must extend beyond the roof or the lowest level of the windows on the second floor.

General provisions for projecting signs

1) The sign must be perpendicular to the wall of the main building.

2) All parts of the sign must be located at least two meters twenty (2.20 m) above a traffic surface.

Sign detached from the building

A sign detached from the building must be suspended, supported, or affixed to a pole or base.

Commercial and institutional uses located near Route 105 but not fronting on this street

1) Within the urbanization perimeter, commercial and institutional uses located near Route 105 and not fronting on this street may be displayed on municipal land bordering this street, with the Council's authorization.

2) This sign may include several advertisements within a collective sign.

3) All provisions regarding signs and signage apply.

9.2.4.12 Specific provisions applicable to signage based on location or type

Sector or intended use	Maximum number of signs permitted	Type of sign permitted	Maximum area	Maximum height	Permitted location	Other / Notes
Entire territory	1) A maximum of one (1) sign is permitted per property for residential use. 2) A maximum of two (2) signs are permitted per lot for non-residential use. 3) One additional sign, attached or detached, is permitted for corner or cross-block lots. The sign must be installed in a yard or on a wall separate from the main sign.	1) A maximum of one (1) **sign attached** to the building <u>per establishment</u>. 2) A maximum of one (1) **sign detached** from the building per lot. 3) When a non-residential use is permitted in a residential zone, only one (1) **flat** (wall-mounted) **commercial sign** attached to the main facade of the building is permitted. 4) Signs may be **collective** when the property includes several establishments.	1) Attached to the building: a. 1.50 m² for an establishment or occupant less than nine meters (9 m) wide. b. 2.25 m² for an establishment or occupant with a width greater than nine meters (9 m). 2) Detached from the building: 1.75 m². 3) On a base or pole, this may be increased to 2.0 m² if it is a collective sign identifying at least three (3) establishments. The area may be increased in either of the following ways: a. This area may be increased by 0.04 m² for each linear meter of wall of the establishment on which the sign is affixed, without exceeding 2.5 m². b. When the building is located beyond the prescribed setback, the maximum area may be increased by 0.1 m² times the depth of the front yard, without exceeding 2.5 m². c. When the sign is shared, a minimum area of 0.9 m² is granted to each establishment. Under no circumstances may the area of the sign exceed 5 m². d. The area of the additional sign may not exceed the area of the main sign.	1) Flat sign: at least two meters twenty (2.20 m) above the ground. 2) Sign attached to the building: 1.5 m. 3) Sign detached from the building: 3 m.	1) A sign attached to the building must be located on the wall facing the street or entrance. A sign detached from the building must be located within the property line, excluding signs authorized on municipal land.	

9.2.4.12 Specific provisions applicable to signage based on location or type

Sector or intended use	Maximum number of signs permitted	Type of sign permitted	Maximum area	Maximum height	Permitted location	Other / Notes
Route 105 within the urbanization perimeter	Same standards as for the entire territory.	Same standards as for the entire territory.	1) Attached to the building: 1.25 sq. ft. 2) Detached from the building: 1.5 m². 3) Other standards applicable to the entire territory apply.	1) Sign attached to the building: 1.5 m. 2) Sign detached from the building: 2.5 m.	Same standards as for the entire territory.	0BE encroachment on the street right-of-way The maximum encroachment of a sign's projection onto the ground within the street right-of-way is as follows: 1) Sign attached to the building: 20 cm. 2) Sign detached from the building: the minimum distance between the post and a street line may be zero. The maximum projection of the sign onto the street right-of-way, excluding its anchoring to the ground, is thirty (30) cm. 3) In all cases, a clearance of at least two (2) m is required between the lowest part of the sign and the traffic surface.
Road corridors Route 105 outside the urbanization perimeter	Same standards as for the entire territory.	Same standards as for the entire territory.	1) Maximum area for residential use: 1 square meter² . 2) Maximum area for commercial and industrial use: 5 meters² .	1) Maximum height for residential use: 3 meters. 2) Maximum height for non-residential use: 7 m. 3) Maximum height for "farmhouse" use: 3 m.	Same standards as for the entire territory.	Provisions for a MTQ road 1) On roads maintained by the MTQ under the *Highway Act*, as well as in the vicinity of rest areas and lookouts connected to them, the *Act respecting advertising along highways* governs signage. Authorization from the MTQ is required. 2) Notwithstanding the above, advertising signage is prohibited in the following cases: a. Advertising trailers and any other structure used to support advertising signs installed on vacant land. b. Commercial advertisements located on land other than the land of the advertised business.
Additional use	One (1) sign only.	Same standards as for the entire territory.	1) Attached to the building: 0.5 square meters. 2) Detached from the building: 0.7 square meters.	Maximum height: 1.5 meters.	Same standards as for the entire territory.	

9.2.4.12 Specific provisions applicable to signage based on location or type

Sector or intended use	Maximum number of signs permitted	Type of sign permitted	Maximum area	Maximum height	Permitted location	Other / Notes
Temporary business	One (1) sign only.	Flat or affixed to an existing structure.	Same standards as for the entire territory.	Same standards as for the entire territory.	Same standards as for the entire territory.	1) Signs advertising a temporary business must be removed as soon as the authorization certificate expires. 2) In the case of a temporary business, a rigid sign may be replaced by a banner or banner-shaped sign made of fabric or other non-rigid material, provided that: a. It is not illuminated. b. It is securely anchored. It complies with all other provisions relating to signage in this bylaw.

SECTION 10: TEMPORARY, COMPLEMENTARY, OR ACCESSORY USES AND CONSTRUCTIONS

Temporary uses and structures

Temporary buildings on construction or demolition sites

The installation of a temporary building on a construction or demolition site is permitted in all zones under the following conditions:

1) A temporary building must be used solely for purposes ancillary to a construction or demolition site, including a site office, a sales or rental office for real estate, or for storage purposes.

2) A temporary building **must** be located on the land where the construction or demolition site is located or on land located less than 100 meters from the site.

3) A temporary building must be located outside the visibility triangle and more than 6 meters from the roadway.

4) A temporary building may be erected once the necessary permits for the construction or demolition work have been obtained.

5) A temporary building must be installed for a maximum period of 12 months and must not exceed the end of the work.

6) No off-street parking spaces are required for a temporary building.

B sales or rental office in a main building

Notwithstanding the provisions set out in the tables of uses and standards, a suite in a main building may be used for the additional purpose of selling or renting real estate, subject to the following conditions:

1) The additional use as a sales or rental office for real estate must take place solely in a main building or in a temporary construction site building.

2) The activities of a real estate sales or rental office must be limited to the sale or rental of land or a main building.

3) The office must be located in the main building covered by the sale or rental of real estate or it must be part of the real estate project covered by the sale or rental.

4) The sales office may be occupied for the initial sale or rental period.

5) No off-street parking spaces are required for additional use as a sales or rental office for real estate.

Complementary uses s

The following uses and related structures are permitted as complementary uses for the various categories of uses described in the table below, which is not exhaustive:

Table6 . Additional uses

Use group	Permitted additional use
Residential (H)	Additional housing.
	Guest rooms.
	Garden pavilion.
	Professional offices.
	Sellers of original works of art, including the workshop of an artisan practicing an artistic craft (e.g., sculptor, painter, ceramist, weaver, etc.).
	Business premises for technical advisors.
	Personal care services (e.g., hair salon, manicure, esthetician).
	Photographic services.
	Artisanal food production (e.g., bakery, pastry shop, caterer, etc.).
	Home daycare.
	Repair and maintenance of electronic equipment and personal and household items.
	Scientific and technical consulting services (includes only business locations such as contractors' offices, coaching and personal development services, insurance brokers, etc.).
	Farmhouse dining in the case of a small farm.
Commerce (C)	Convenience store, car wash, tow truck service, ATM, restaurant, sale of natural gas and propane, sale of ice for petroleum service use.
	Gas sales for a repair shop.
	Sale of used vehicles for a new vehicle dealership.
	For Class C1 use - Retail and personal services, any Class C1 use other than the primary use.
	For use in use class C2 - Light retail and services, any use permitted in use class C2 other than the primary use and any use permitted in use class C1 if use class C1 is permitted in the zone concerned.
	For use in use class C3 - Heavy retail and services, any use permitted in use class C3 other than the main use and any use permitted in use classes C2 and C1 if use classes C1 and C2 are permitted in the area concerned.
	For a use in use class C4 - Recreation and entertainment, any use permitted in use class C4 except for the primary use or: *zoological gardens, botanical gardens, campgrounds/rudimentary furnished campsites, movie theaters, auditoriums, amphitheaters, theaters, drive-in theaters, bars, cabarets, taverns, and discotheques, and hunting and fishing lodges*. In addition, in the case of accommodation services, the following additional uses are permitted: 1) Sale of flowers, 2) Sale of newspapers, magazines, and various publications, 3) Tobacco products, 4) Sale of jewelry, 5) Sale of clothing,

	6) Sale of antiques, 7) Sale of paintings and frames, 8) Sale of handicrafts and artistic items, 9) Massage therapy, 10) Hairdressing and beauty treatments, 11) Travel agency, 12) Tanning salon, 13) Daycare, 14) Sale, rental, and maintenance of sporting goods, 15) Sale of toys, leisure items, novelty items, and souvenirs.
	The use "outdoor center, downhill skiing, cross-country skiing, and other snow sports" is permitted, with the following additional uses: 1) Sale of clothing, 2) Daycare 3) Sale and rental of sports equipment, 4) Food service
	Snack bar, convenience store, sale of propane and recreational equipment for a campground not exceeding a total area of 200 square meters^2.
	For commercial use in use class C6 - Mixed, any commercial use authorized in the zone.
Industry (I)	Training establishment related to the main activity.
	Any use permitted in use class I1 - Light Industry for a use in use class I1.
	A cafeteria.
	An administrative service.
	An asphalt mixing plant, a bitumen processing plant, street asphalt recycling, and other similar uses for quarrying and sand extraction.
	Retail and wholesale use of goods related to industrial use.
Community (P)	Church rectory.
	A cafeteria.
	A sports clubhouse for a park.
	A maintenance equipment storage building and a service building for a park.
	A laundry and service building for a nursing home, hospital, assisted living facility, and community center.
	Equipment rental and maintenance service for an arena and recreational complex.
	A kiosk for a parking lot.
	A "bazaar" for a community building.
Forestry (F)	Sawmill.
	Basic shelter and logging camp (maximum area of 20 square meters).
	Restauration and preparation of maple products (sugar shack).
	Retail and wholesale trade of goods related to the use class of maple syrup production.
	Farm produce kiosk.
Agricultural (A)	Single-family dwellings.
	Tourist lodgings.

	Country dining.
	Sale of farm products.

Provisions applicable to complementary uses of the Residential (H) group

1) In all cases, there must be a primary use in order to claim the right to a complementary use.

2) Complementary uses to dwellings are permitted only for single-family uses (H1). Notwithstanding this paragraph, professional offices, photographic services, and places of business for technical advisors are also permitted for two-family dwellings H2, multi-family dwellings H3, and multifamily dwellings H4.

3) It is possible to have more than one complementary use at a time, provided that paragraph 4) is complied with.

4) The use must be carried out exclusively by the occupant and may have up to three (3) employees residing elsewhere.

5) When a use is specifically excluded in the table of uses and standards, it cannot be authorized as an additional use to the use class to which it belongs.

   Similarly, when a use is specifically permitted in the table of uses and standards, only that use may be authorized as an additional use to the use class to which it belongs.

6) The complementary use must be carried out inside the main building, a garage, or a garden pavilion and must not result in any outdoor storage or display.

7) The area occupied by the complementary use is limited to a maximum of 40% of the total floor area of the main building, with the exception of a daycare center, childcare service, or foster family or residence.

8) No change to the residential character of the architecture of the main or accessory building shall be visible from the outside.

9) All other applicable provisions of this bylaw must be complied with.

Additional housing and garden pavilion

The conversion of a detached single-family dwelling into additional accommodation or a garden pavilion on the upper floor of a detached garage is permitted under the following conditions:

1) Only one dwelling is permitted.

2) The dwelling must have at least one separate and independent entrance. When built within the main building, an internal access between the two dwellings must be provided in anticipation of a possible annexation of the dwelling to the main building.

3) The dwelling may be located anywhere in the building except in non-habitable areas (service cellar, attic, etc.).

4) In addition to the general provisions for complementary use, a complementary dwelling may occupy up to 50% of the floor area of the main building. A garden pavilion built on the upper floor of a detached garage may occupy up to 100% of the floor area of that floor.

5) If the dwelling is adjacent to the main dwelling, its total floor area is limited to 75% of the ground floor area occupied by the main building:

    a. The architecture must match that of the main building.

6) When built within an ancillary building, garden pavilions must comply with the provisions of Article **10.5** of these regulations when located within the urban perimeter.

7) "Two-generation" dwellings are also considered to be complementary dwellings.

8) The use of trailers as ancillary dwellings is prohibited.

Sellers of original works of art, including the workshop of an artisan practicing an artistic craft

The complementary use "Sellers of original works of art" including the workshop of an artisan practicing an artistic craft is permitted under the following conditions:

1) If the complementary use is carried out outside a main building, it must be in a single accessory building that complies with the provisions of Article **10.5** of this bylaw when located within the urban perimeter.

2) No outdoor storage is permitted except at the rear, on a maximum storage area of fifty-five (55) square meters and provided that it is surrounded by an opaque fence and a dense hedge on the outside of the fence.

Artisanal food production

This additional use is permitted under the following conditions:

1) If the complementary use of artisanal food production is carried out outside a main building, it must be carried out in a single ancillary building that complies with the provisions of Article **10.5** of this bylaw when located within the urban perimeter.

2) No additional parking spaces are required for the complementary use.

3) No products may be sold on site except those related to the activity carried out.

Home daycare

The complementary use of family daycare is permitted under the following conditions:

1) The premises used for daycare must have a second exit that meets the applicable standards.

2) The premises used for daycare must be covered with a finish.

3) Any part of the land used as a playground must be fenced and comply with the related provisions of this bylaw.

4) Outdoor signage is permitted and must comply with the provisions set out in **Section 9** of this bylaw.

Guest room

The additional use of a guest room is permitted under the following conditions:

1) A maximum of two rooms may be rented.

2) The room must be an integral part of the main building and must not be equipped with any cooking facilities.

Private residences for the elderly

All new private residences for the elderly must comply with the following construction and layout rules:

1) The construction of any external staircase is prohibited;
2) The exterior doors of residences must be equipped with an emergency bell;
3) The residence must have an outdoor garden with benches and trees.

Collective housing for seasonal workers

Collective housing for seasonal workers, when authorized under the usage and standards grid for an Agrodynamic (AGD) or Agroviable (AGV) zone, must comply with the following standards:

1) They must be attached to a farm;
2) They must be located to the side or rear of an agricultural building or residence attached to the farm in question. In the absence of such an agricultural building or residence attached to a farm, collective

housing for seasonal workers must be located at least 25 meters from any front, side, or rear boundary of a property.

3) They may not have more than 12 individual rooms;

4) A maximum of two collective dwellings may be built on each property;

5) They shall have only one accessible floor, namely the ground floor;

6) An outdoor recreation area with a minimum area of 4 m² per room must be accessible to workers.

Provisions applicable to complementary uses of the Commerce (C) group

1) In all cases, there must be a primary use in order to qualify for an additional use.

2) When a use is specifically excluded from a class of uses in the table of uses and standards, it cannot be authorized as an additional use to a use in that class of uses in the zone concerned. Similarly, when a use is specifically permitted for a class of uses in the use and standards grid, only that use may be authorized as an additional use to a use in that class of uses in the area concerned.

3) The additional use must be carried out inside the main building and must not give rise to any outdoor storage or display, unless specifically permitted.

4) Complementary uses may be carried out under a business name that is different from that of the main building. A separate address or entrance to show the presence of the complementary use is not allowed.

5) A complementary use is also applicable to a shopping center and may be carried out in common areas.

6) When the complementary use is carried out in a building, the area occupied by the complementary use is limited to a maximum of 40% of the total floor area of the main building.

7) All other applicable provisions of this bylaw must be complied with.

For use in class C1 Details and local services

Complementary use *C1 - Retail and services* is permitted under the following conditions:

1) The use must be carried out on the ground floor.

2) Only one complementary use from this group is permitted per building.

Provisions applicable to complementary uses in the Industry (I) group

1) The following constructions and uses are prohibited within 150 meters of industrial zones (IND):

    1) A dwelling;

2) A recreational, sports, or cultural center;

3) A public beach or marina;

4) The grounds of an educational institution or an institution within the meaning of the Act respecting health and social services (chapter S-4.2);

5) A campground other than a rustic campground;

6) Buildings on an outdoor recreation area or nature interpretation centre;

7) The cottage of a ski resort or golf club;

8) A religious temple;

9) A summer theater;

10) An accommodation establishment within the meaning of the Tourist Accommodation Establishment Regulation (chapter E-14.2, r. 1), with the exception of a bed and breakfast, a tourist residence, or a rudimentary furnished accommodation.

Notwithstanding the preceding rule, an individual dwelling may be authorized within the 150-meter protection radius around an industrial zone (IND), provided that a buffer zone complying with this bylaw is established at the boundary of the industrial zone (IND).

2) Complementary uses must be intended to support the main activity carried out within the building.

3) There must be a main use in order to claim the right to an additional use.

4) The complementary use must be carried out inside the main building unless the nature of the use requires it to be carried out outside.

5) A separate address or entrance to demonstrate the presence of the complementary use is prohibited.

6) The area occupied by the complementary use is limited to a maximum of 20% of the total floor area of the main building.

Electricity production and distribution infrastructure

Any commercial energy development project using water, solar, or geothermal energy must comply with the following rules:

1) The site of the operation must be located more than 200 meters from any individual residence or cottage.

2) Power lines must, as far as possible, be concealed from public roads and resort areas;

3) Power substations must, as far as possible, be concealed from public roads and resort areas.

Provisions applicable to complementary uses of the Community (P) group

1) Complementary uses must be intended to support the main activity carried out within the building.

2) There must be a main use in order to qualify for an ancillary use.

3) The complementary use must be carried out inside the main building and must not give rise to outdoor storage.

4) A separate address or entry intended to demonstrate the presence of complementary use is prohibited.

5) The area occupied by the complementary use is limited to a maximum of 40% of the total floor area of the main building.

Provisions applicable to complementary uses in the Forestry group (F)

1) Complementary uses must be intended to support the main activity carried out within the building.

2) There must be a main use in order to claim the right to an additional use.

3) The area occupied by the complementary use is limited to a maximum of 40% of the total floor area of the main building.

Country tables

1) Country tables must be located in a detached single-family dwelling or in an accessory building reserved exclusively for this use.

2) Outdoor signage is permitted provided that it complies with the provisions set out in section 9 of this bylaw.

3) The use must be carried out exclusively by the occupant and must not have more than one employee residing elsewhere.

4) A maximum of 20 seats are permitted.

5) The area occupied by the complementary use is limited to a maximum of 40% of the total floor area of the main building.

Farm produce kiosk

1) All sales of farm products are permitted inside a kiosk with a maximum area of 75 square feet.

2) The kiosk may be located in a parking area provided that it does not obstruct a parking space or the free movement of vehicles.

3) Outdoor displays are permitted during the kiosk's opening hours.

4) When the kiosk is located on property other than that of the main use, the rules relating to temporary businesses apply.

Provisions applicable to complementary uses in the Agricultural (A) group

1) In all cases, there must be a primary use in the "Agricultural (A)" class to be eligible for a complementary use.

2) When agricultural activities are carried out on a farm by a producer with respect to agricultural products originating from their operation or incidentally from those of other producers, the storage, packaging, processing, and sale of agricultural products are considered agricultural activities;[2]

3) All buildings, structures, and equipment must be clean, well maintained, and free of dilapidated or dismantled parts.

Tourist lodgings and country restaurants

1) Country inns and tourist lodgings must be located in a detached single-family dwelling or in an accessory building.

2) The residential architecture of the building must remain unchanged in the case of an existing building;

3) A bathroom must be provided;

4) The number of rooms available for rent may not be increased without first obtaining a building permit, a certificate of authorization, or both, in accordance with the provisions of the applicable permit and certificate regulations.

5) All signs must comply with the provisions applicable to signage in this bylaw;

6) The activity must be carried out by the occupant of the dwelling.

7) Any room or space made available to tenants for tourist accommodation may be located on the ground floor or upper floors.

[2] Act respecting the protection of land and agricultural activities, Chapter P-41.1, s. 1, para. 3.

8) A maximum of 20 seats is allowed for country tables. A maximum of five bedrooms may be rented out in a tourist lodging.

9) All "tourist lodging" and "country tables" uses are subject to the following provisions relating to floor space:

   a. The maximum area allowed for tourist lodgings and country restaurants is 50% of the floor area of the dwelling when the additional activity is carried out inside it.

   b. When the complementary activity is carried out inside an agricultural building reserved exclusively for this purpose, the maximum area allowed for guest rooms or farmhouse lodgings and country restaurants is 100% of the floor area.

10) The calculation of the minimum number of parking spaces required must comply with the following provisions:

   a. One (1) parking space per room rented, in the case of tourist lodgings only

   b. One (1) parking space for every two (2) seats, in the case of country restaurants only.

Sale of farm products

1) The sale of farm products is permitted, as a complementary use, for all land use categories in the "Agricultural (A)" class.

2) The sale of farm products includes products from livestock farming, maple syrup production, beekeeping, horticulture, market gardening, and fruit growing, in addition to the farm's own production and artisanal processing of products.

3) All farm product sales sites must be clean and have a garbage bin.

4) All sales of farm products are permitted inside or outside the main building or accessory building.

5) Only one farm product sales site is permitted per property.

   When located inside the main or accessory building, the site must not occupy more than 150 square feet of floor space.

6) Any building where farm products are sold must comply with the margins set out in the table of uses and standards. An outdoor counter is permitted within the parking area provided that the minimum number of spaces required is maintained and that there is no obstruction to traffic in the parking area. An outdoor counter must comply with the following minimum margins:

   a. 5 meters from a property line;

   b. 10 meters from a property line, in the exclusive case of a property adjacent to a "residential (H)" or "recreational-tourism (RT)" use.

7) When the farm product sales site is outside a building, sales must be made through an outdoor sales counter, which must be either:

a. A temporary kiosk with a roof and walls made of attractive canvas or wood. It may be installed for the period from April 15 to November 15 of the same year. At the end of this authorization period, the kiosk and any elements installed for the purpose of selling farm products must be removed;

b. A mobile or easily dismantled counter that can be covered with an awning made of opaque fabric and supported by poles. Unless the counter is located on a structure adjacent to the building, it must be placed inside a building or in its backyard at the end of each business day. This requirement also applies to products offered for sale;

c. An open-air counter. Unless the counter is located on a structure adjacent to the building, it must be placed inside a building or in its backyard at the end of each business day. This requirement also applies to products offered for sale.

8) An outdoor sales counter has a maximum area of 75 square meters.

The entire floor area of the area covered by the outdoor counter and access aisles must be covered in such a way as to prevent dust from being raised or mud from forming.

Provisions applicable to complementary uses in rural (RUR) or resort (VILL) zones

Rule concerning the construction of new dwellings in rural areas (RUR)

The construction of single-family dwellings in rural areas (RUR) on land adjacent to an existing public or private road is permitted only if the public or private road complies with the subdivision regulations in force.

Rule concerning the opening of new streets in rural (RUR) and resort (VILL) zones

In rural zones (RUR), the opening of new streets intended to be public is permitted only if the municipality signs an agreement with a developer or lotter with a developer as provided for in the *Act respecting planning and urban development (*chapter A-19.1), such as an agreement concerning the performance of work relating to municipal infrastructure and facilities and the assumption or sharing of the costs relating to such work.

In resort zones (VILL), the creation or extension of public or private roads is prohibited. Notwithstanding this prohibition, roads may be closed off around a lake for reasons of public safety and convenience only.

Rule concerning the construction of access roads to residences in rural zones (RUR)

In order to facilitate the movement of emergency vehicles, all new access roads must comply with the following rules:

1) The access driveway must be at least 4.0 meters wide;

2) The access driveway must be covered with a material that prevents dust from being kicked up and mud from forming;

3) Culverts must be able to support a minimum load of 25,000 kg.

Rule concerning the establishment of primary wood processing businesses in a rural zone (RUR)

Where permitted by the rural zone (RUR) land use and standards grid, all new primary wood processing businesses must comply with the following rules:

1) The location of the new primary wood processing plant must be more than 150 meters from any residential dwelling;

2) The wood yard of the new primary wood processing business must be located more than 100 meters from any residential dwelling;

3) The access roads to the new primary wood processing business must be located more than 75 meters from any residential dwelling.

Temporary businesses

General rules

Section **10.3** et seq. of this bylaw apply to temporary businesses as defined in the bylaw on permits and certificates.

A temporary sign is permitted for this type of business. It must comply with applicable standards.

Obligation to obtain a certificate of authorization

Any legal or natural person wishing to operate a temporary business must obtain a certificate of authorization for temporary businesses from the Municipality by completing an application form.

Display of the certificate of authorization

The occupant must display the certificate of authorization in a visible location on the premises or at the location.

Buildings, structures, and ancillary equipment

Buildings, structures, or accessory equipment are permitted if the following provisions are met:

1) A building, structure, or accessory equipment must be located on land that is occupied by a main building.

2) Except in the case of a garden pavilion built in an isolated garage, no building or accessory structure may contain living quarters.

3) For residential use, with the exception of garages (detached or attached and integrated), there must be only one building or accessory structure of each type.

4) With the exception of attached garages, accessory buildings and structures must be detached from the main building.

5) The minimum and maximum areas shown in the table in Article **10.5** refer to the floor area of the building or ancillary structure when located within the urban perimeter.

6) The exterior cladding materials must be in harmony with those of the main building and be of comparable quality.

7) The Quebec Government's Public Bath Safety Regulations (L.R.Q., chap. B-1.1, r. 11) and its amendments, which form an integral part of this Bylaw, as if they were set out here in full.

8) The Regulation respecting the safety of residential swimming pools (L.R.Q., c. S-3.1.02, s. 1, 2nd para.) and its amendments (ref.: Residential Swimming Pool Safety Act), which forms an integral part of this Bylaw, as if it were set out here in full.

Buildings and structures ancillary to residential uses (H)

General standard

1) The location of accessory buildings and structures as set out in the table in section **10.5** must comply with the standards relating to the setback distances of a main building as specified in the table of uses and standards.

2) Ancillary buildings and structures may be semi-detached, meaning they may have one or more shared walls. However, the total area of these buildings may not exceed the maximum area provided for in these regulations.

Ancillary structures for non-residential use (H)

General rules

1) The location of accessory buildings and structures must comply with the provisions of the table in section **10.5** when located within the urban perimeter.

2) Accessory structures are permitted in all rear and side yards unless otherwise specified.

Exceptions for certain accessory structures on waterfront, or steeply sloping lots

Notwithstanding any provision to the contrary, cabins, woodsheds, and garages are permitted on waterfront or steeply sloping lots on the side of the main façade, subject to the following conditions:

1) The construction is ancillary to a use in the "single-family dwelling" or "recreational and entertainment business (C4)" use category.

2) The accessory structure must comply with the minimum front setback prescribed in the grid for the zone.

3) The accessory structure is not located in the portion of the front yard between the main building, the extension of its side walls, and the street.

4) All other provisions of the bylaw are complied with.

5) The *Regulation respecting the regulation of activities according to their impact on the environment* (Q-2, r. 17.1; REAFIE) https://www.environnement.gouv.qc.ca/lqe/autorisations/reafie/index.htm and its amendments, as if they were set out here in full.

6) The Regulation respecting activities in wetlands, water environments and sensitive environments (RAMHHS) https://www.environnement.gouv.qc.ca/eau/milieux-humides/reglement-activites-mhhs.htm and its amendments, as if they were reproduced here in their entirety.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

	Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
		Front	Side	Rear			
	Standards for buildings, equipment, accessory structures, and improvements permitted in margins and yards located within the urban perimeter (L.A.U., sec. 113, 5(o) and 6(o))						
Land development, storage and parking areas	1) Sidewalks, plantings, driveways, or other landscaping	yes	yes	yes			
	2) Parking areas in accordance with the provisions of this bylaw	yes	yes	yes			Refer to the standards in section 8
	3) Loading areas in accordance with the provisions of this regulation	no	yes	yes			You are referring to the standards in section 8
	4) Storage of a boat, trailer, or other similar equipment	yes	Yes	yes			
	5) Other outdoor storage and displays	no	no	yes			
	6) Warehouse/mini-warehouse	no	yes	yes			– The warehouse complies with the margins set for the main building in the usage and standards grid. – The wall cladding of the warehouse is the same as one of the cladding materials used on the main building. – The roof slope must be similar to that of the main building. – The area of the warehouse must be added to the calculation of the main building's floor area ratio.
	7) Storage sites	no	yes	yes			– Please refer to Article 14.13 for provisions governing outdoor storage.
Ancillary equipment	8) Private tennis courts and other similar equipment	no	yes	yes			– For corner lots, they may be built in the second front yard, with a minimum setback of three (3) feet.
	9) Tanks, cylinders, cisterns not completely enclosed by walls	no	yes	yes			
	a. Minimum distance from any lot boundary	no	2 m	2			
	10) Satellite TV dishes	no	yes	yes			– Only one (1) antenna is permitted per dwelling. – The antenna and its support must be structurally designed using scientific methods based on proven data or the ordinary laws of material strength and current engineering practice. The necessary evidence must be provided upon request by the designated official.
	11) Clotheslines and their attachment points	yes	yes	yes			
	12) Heat pump	no	yes	yes			
	a. Minimum distance from any site line	-----	2	2 m			
	13) Air conditioning unit	yes	yes	yes			
	14) Fireplace, oven, chimney, barbecue (not attached to the main building)	yes	yes	yes			
	a. Maximum height	-----	3 m	3 m			
	b. Minimum distance from any property line	-----	2.5	2.5			

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

	Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
		Front	Side	Rear			
	15) Waste bins, containers, or other	yes	yes	yes			– The storage of waste, composting or recycling bins is only permitted at the edge of the property and in the front yard if they are located inside a waste bin designed to protect them from animals.
	a. Minimum distance from a property line	0 m	2	2			
	b. Minimum height of opaque screen	-----	1 m	1 m			
Architectural elements	16) Canopies, eaves, and awnings that are part of the building	yes	yes	yes			
	a. maximum encroachment into the setback	4	2 m	4			
	b. minimum distance from the site line except between semi-detached or adjoining buildings	0.3	1.5	3			
	17) Galleries, balconies, porches, verandas, cellars forming part of the building	yes	yes	yes			
	a. Maximum overlap in margin	3 m	2 m	4			
	b. Minimum distance from the site line except between semi-detached or adjoining buildings	0.3	1.5	3			
	18) Protruding windows	yes	yes	yes			– The projecting window must be at least 1.5 m from any property line (right of sight under the Civil Code, Articles 993 to 996).
	a. Maximum width	3 m	3 m	3			
	b. Maximum projection from the building	0.6 m	0.6 m	0.6			
	19) Open staircase providing access to the ground floor	yes	yes	yes			
	a. Maximum encroachment into the setback	3 m	2 m	4 m			
	b. Minimum distance from any property line	0.3	1.5 m	3			
	20) Open staircase providing access to the basement	no	yes	yes			
	a. Maximum encroachment into the setback	-----	2 m	4 m			
	b. Minimum distance from any property line	-----	1.5	1.5			
	21) Stairs other than those providing access to the ground floor or basement	no	yes	yes			
	a. Maximum encroachment into the setback	-----	2 m	4 m			
	b. Minimum distance from any property line	-----	1.5	1.5			
	22) Emergency stairs	no	yes	yes			
	23) Underground and non-visible structures	yes	yes	yes			
	a. Minimum distance from any line	0.75 m	0.75 m	0.75 m			
	24) Chimneys and overhangs forming part of the building	yes	yes	yes			
	a. Maximum projection from the building	0.6	0.6 m	0.6 m			
	b. Maximum encroachment into the margin	0.6 m	0.6 m	0.6 m			
Buildings and ancillary structures*	25) Fences, walls, low walls, hedges	yes	yes	yes		General rule: 1.0 m at the front 1.5 m side and rear Hedge: 2.5 m	– A minimum distance of one and a half meters (1.5 m) must be maintained between a fence, wall, low wall, or hedge and a fire hydrant. – A minimum distance of fifty centimeters (0.5 m) must be maintained between a fence, wall, low wall, or hedge and a water or sewer connection valve. – Ramps for people with reduced mobility are not covered by these provisions. – Refer to Article **12.2** for materials that are permitted and prohibited for fences. – The provisions of Article **12.4** – retaining walls must be applied. – The provisions of Section **12.1.12** – visibility triangle must be applied.

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
	Front	Side	Rear			
					Storage sites, industrial use, extraction use, police station Min: 2 m Max: 3 m Tennis court: 2.5 m	
a. Minimum distance from any street right-of-way within the urbanization perimeter	0.6	0.6 m	0.6			
b. Minimum distance from any street right-of-way outside the urbanization perimeter	2.0	2.0	2			
26) Annex to the main building used for storing domestic equipment	No	yes	yes			– No encroachment into the setback margins is permitted.
a. Maximum projection from the main building	-----	1.5	1.5 m			
b. Maximum area	-----	2.5	2.5			
27) Craft workshop				150	5	– In areas where complementary craft use is permitted, only one outbuilding per plot is allowed for this purpose. – Only one workshop is permitted per plot. – The craft workshop must comply with the setbacks indicated in the table.
28) Detached garage and permanent carport	Yes	yes	yes	120 m^2 floor space	Min.: 2.5 m Max.: 7 m	– Must not exceed the height of the main building. – The permanent carport must not have any doors that close off the entrance. However, it is possible to close off the open perimeter during the period from **October 15 of one year to June 15** of the following year with removable tarpaulins or panels. – Roof drainage must be in the same location. – The vertical planes of this shelter must be open on three (3) sides, two (2) of which must account for at least fifty percent (50%) of the surface area, with the third side providing access. – The maximum width of a carport for residential use is six (6) meters and its length must not exceed that of the main building. – If a door closes the entrance, the shelter is considered a garage for the purposes of this regulation and the relevant margins then apply. – The front, side, and rear setbacks apply in full. Twin garages or twin carports (for semi-detached dwellings): – The two (2) garages or two (2) carports must be built at the same time. – If they are separate from the main buildings, the minimum distance between them is set at one (1) meter. – If they are attached to the main buildings, they are only permitted in cases where the use and standards grid allows for semi-detached or attached structures.
a. Maximum encroachment into the setback	-----	-----	-----			
b. Exception: if the natural slope of the land measured between the street alignment and the regulatory building line is greater than 15%, a garage may be built up to 2 m from the street right-of-way.	-----	-----	-----			– No encroachment into the front setback.
c. Minimum distance from any lot line in the case of a detached garage or carport	5	1 m	1			

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
	Front	Side	Rear			
d. Minimum distance from the main building in the case of a non-attached garage or carport	3	3	3			
e. Minimum distance from another accessory building if not attached	3	3	3			
29) Garden pavilion	yes	yes	yes	------		– You refer to Article **10.2.1.1** of these regulations. – The front, side, and rear setbacks apply in full.
a. Minimum distance from any line of the site	-----	-----	-----			
b. Minimum distance from a building	5	5 m	5			
30) Shed, workshop, greenhouse, and other outbuildings for residential use (H)	Yes	Yes	Yes	30 m For 3 to 5 dwellings, add 4 m² per dwelling	3.5	– Notwithstanding section **10.4.1.1**, only one accessory building is permitted per habitable dwelling unit. – The total area may not exceed 15% of the lot area. – In the case of multi-family or collective dwellings, the maximum length of an adjoining shed or cottage is set at 7.5 m.
a. Minimum distance from the side and rear lines of the lot	-----	1 m	1 m			
b. Minimum distance from the main building	-----	2 m	2			
c. Minimum distance from an accessory building	-----	3	3			– The minimum distance does not apply to semi-detached accessory buildings.
31) Sheds, workshops, greenhouses, and other outbuildings for commercial use	No	Yes	Yes	75m²	6	
d. Minimum distance from the side and rear lines of the pitch	-----	1 m	1 m			
e. Minimum distance from the main building	-----	2 m	2			
f. Minimum distance from an accessory building	-----	3 m	3			
32) Gazebo, pergola	Yes	Yes	Yes		2.2	– Permitted for residential and commercial use.
a. Minimum distance from any property line	0.6	0.6	0.6			
33) Terrace, gazebo	No	Yes	Yes		Gazebo: 2.0 m	
a. Minimum distance from any property line (m)	2	2	2			
34) Café terrace	yes	yes	yes			– In the case of corner locations, the location of a café terrace or part thereof is prohibited in the visibility triangle except in U zones. – The perimeter of the café terrace may be enclosed or bordered by a hedge or shrubbery on all sides except at points providing access to it. If used, the enclosure must be made of durable materials and securely fixed to the floor. The use of stakes, wire, rope, chain, or netting is prohibited. – A counter for selling alcoholic and non-alcoholic beverages and bar equipment may be installed in the extension of one of the exterior walls of the establishment. – When constructing the café terrace platform, existing trees must be preserved and integrated into the overall design. – The terrace must be sufficiently lit to ensure the safety of the premises and persons. However, no light may be projected outside the premises. – When the terrace is no longer in use, the furniture, awning, and sales counter must be dismantled and stored inside a building until the date when activities resume. – No additional permit is required if the terrace retains the same shape, colors, and materials. – An awning made of fabric and supported by poles may be installed above the area covered by the terrace. The colors of the awning must match those of the main building.

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

	Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
		Front	Side	Rear			
							– A terrace may have a permanent roof and be enclosed on the sides by canvas and/or fabric, subject to the following conditions: – The terrace must comply with the minimum margins specified in the table of uses and standards. – Any canvas and/or fabric used must be treated with a fire-retardant product.
	a. Minimum distance from any property line (m)	0.3	0.3 m	0.3 m			
	b. Minimum distance from a field line (m) for residential purposes.	3	3	3			
	35) Storage of agricultural implements and machinery for agricultural activities	No	Yes	Yes			
	36) Domestic wind turbines	Yes	Yes	Yes		10 m	– Permitted only outside urban areas. – If the wind turbine is attached to the residence, it may not exceed the roof by more than 4 m. – The height is measured from the average level of the adjacent ground to the highest point of the blades. – It must not produce noise exceeding 50 dba/24h.
	a. Minimum distance from property boundaries	___	30	30			
	b. Distance from neighboring residences	___	50	50			
	37) Outbuildings and structures for farmhouses	Yes	Yes	Yes	15% of the total land area	12 m	– Please refer to Article **14.10** for details regarding farmhouses.
Seasonal equipment	38) Swimming pools	No	Yes	Yes			– The Residential Swimming Pool Safety Regulations (R.S.Q., c. S-3.1.02, s. 1, 2e para.) and its amendments (ref.: Residential Swimming Pool Safety Act), which form an integral part of this Bylaw, as if they were set out here in full. – For corner lots, they may be built in the second front yard, with a minimum setback of three (3) meters.
	39) Spa	No	Yes	Yes			– For corner lots, they may be built in the second front yard, with a minimum setback of three (3) feet. – The spa must not be located under a power line. – Any outdoor spa may include a rigid cover with a locking mechanism that keeps it securely closed and completely covers it when not in use. – Any spa that is not equipped with a cover with a locking mechanism must be fenced in accordance with the provisions for swimming pools or located inside a building whose access is controlled by a locking mechanism. – Spas (2,000 liters of water or 529 US gallons and over) are also subject to the Residential Swimming Pool Safety Regulations (R.S.Q., c. S-3.1.02, s. 1, 2e al.) and its amendments (ref.: Residential Swimming Pool Safety Act), which form an integral part of this regulation, as if they were set out here in full.

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
	Front	Side	Rear			
40) Private dock	Yes	yes	yes	20 m² (see applicable provisions)		– It must be built on stilts, piles, or floating platforms. – It must be designed so as not to impede the free movement of water and the natural flow of water. – It must be designed so as not to require backfilling or dredging. – Only buoys and mooring whips are permitted as devices to prevent direct contact between the wharf and a vessel moored there. Buoys and mooring whips must be of industrial manufacture. – It must be installed opposite the land developed by the applicant for the authorization certificate and must, at all points, be located within the five meters authorized on the shore of the riparian land. Under no circumstances may the dock encroach on the imaginary extension of the lines of the land to which it is attached. – It must comply with all other applicable laws and regulations. – In the case of a private dock attached to the shoreline: i. One dock per property is permitted when the frontage of the property on the water is10 mètres (10 m) or more. ii. A dock is prohibited when the frontage of the land on the water is less than 10 meters (10 mètres). When the frontage of the land on the water is less than 15 meters (15 mètres), the dock must be located in the center of the land and must be constructed as a single pier. When the frontage of the land on the water is 15 m (15 mètres) or more, the dock must be located at a minimum distance of 6 m (6 mètres) from the line of land adjacent to the shore and its imaginary extension into the water. iii. A dock must be installed in front of the path, stairway, or access route to the watercourse or lake. iv. A dock must not occupy more than 1/10 of the width of the watercourse in front of the property where it is installed and must not, under any circumstances, be located in a channel (navigable passage). v. Only one dock per waterfront property has the acquired right to replacement, reconstruction, or repair. vi. The replacement of a dock protected by acquired rights may only be carried out in accordance with these regulations. – A dock with a draft of less than one meter (1 m) may have a footbridge, provided that proof of the depth of the water at that specific location is provided by a professional. In this case, a gangway attached to the shore with a width of 1.2 meters is permitted and its area is not counted in the total area of the dock. – When not in use, docks must be completely removed from the shoreline (including their vertical extension). – The maximum length of any dock is 12 meters. This length represents the dock's encroachment on the shoreline. However, this length may be increased to more than 12 meters if the water depth is less than 1 meter. In this case, the length limit of the dock is determined by the water depth at low tide. When a quay is extended in this way, it must be equipped with devices serving as markers to indicate its location in order to ensure the safety of navigation or traffic on the waterway or watercourse during the winter. Under no circumstances may a quay create an obstacle to navigation or make it dangerous. A quay may not encroach on more than 1/10 of the width of the shoreline of a waterway. – The maximum width of a dock may not exceed three meters. Docks with a T- or L-shaped section at the end opposite the shore are permitted provided that the dock complies with the maximum length specified in these regulations. – The dimensions of an L- or T-shaped section at the end of the dock may not exceed six meters in length for the part parallel to the shore and three meters in width. This L- or T-shaped section must be located at a minimum distance of five meters from the high-water mark.

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
	Front	Side	Rear			
						Quays with an area of more than 20 square meters are subject to obtaining an occupancy permit from the Ministry of Sustainable Development, Environment, and Climate Change when located in public waterways.
41) Quays not attached to the shore / Floating platforms	Yes	Yes	Yes	10 m^2		One floating platform per location may be installed in accordance with the following provisions: – One floating platform is permitted per plot. – It must not have an area greater than10 mètres carrés (10 m^2). – It must be anchored at least 30 meters (30 m) from the shore and must not, under any circumstances, be located in a channel (navigable passage). – It must be easily visible day and night by means of reflective strips affixed to each side – No boat may be attached to this type of floating platform. – It must be located at a minimum distance of six meters (6 m) from a line of land adjacent to the shore and its imaginary extension into the water . – When not in use, floating docks or platforms must be completely removed from the shoreline.
42) Boat lifts						All boat lifts must comply with the following conditions: – A maximum of two lifts per waterfront location is permitted. – They must be industrially manufactured and made of non-polluting materials. – They must be floating, on piles or on stilts. – They must be designed so as not to require backfilling or dredging. – The boat lift may be equipped with a roof made of waterproof canvas. – It must be located at least six (6) meters from a line of land adjacent to the shore and its imaginary extension into the water.
43) Temporary car shelter (winter)	Yes	Yes	Yes	40		– Temporary carports are permitted between **October 15 of one year and June 15** of the following year. – Only industrially manufactured shelters are permitted.

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

10.5 Standards relating to buildings, equipment, ancillary structures, and improvements permitted in margins and yards located within the urban perimeter

Buildings, structures, and accessory facilities	Setbacks and yards			Max. area	Max. height	Applicable provisions
	Front	Side	Rear			
						– The structure and covering must be completely dismantled outside the permitted periods when visible from a lake, roadway, or vehicular driveway.
a. Minimum distance from any property line or ditch boundary, if the ditches are on private property	2	2	2			
44) Temporary shelter for commercial use	No	No	Yes			– Temporary shelters are permitted between **October 15 of one year and July 15** of the following year. – Only industrially manufactured shelters are permitted. – The structure and covering must be completely dismantled outside the permitted periods when visible from a lake, roadway, or vehicular driveway.
b. Minimum distance from any property line or ditch line, if the ditches are on private property			2 m			
45) Canopy	Yes	Yes	Yes			– Permitted for a period not exceeding two (2) consecutive weeks, once per year
a. Minimum distance from any site line	-----	1	1 m			
46) Tree house, playhouse	No	No	Yes	10 m^2		

* The clear distance between a main building and an accessory structure must be at least two (2) meters, except in the case of shelters and garages attached to the main building.

** For waterfront property, the waterfront protection strip must be respected.

SECTION 11: MARGINS AND COURSES

Setback margins

Acquired rights on setbacks (to legalize non-compliant situations)

1) The setbacks specified in the table of uses and standards must be respected. Existing structures built before the date of entry into force of this bylaw and located within residential zones that do not comply with the prescribed setbacks are deemed to be compliant with these setbacks.

2) Notwithstanding the preceding paragraph, for the purposes of these provisions, structures existing prior to the date of entry into force of this bylaw must be located more than 1.5 meters from the property line and have obtained a building permit.

3) This article does not apply to buildings that do not comply with the required setbacks from a lake, wetland, or watercourse and applies from the date of entry into force of this bylaw.

Front, rear, and side setbacks and yards s

1) The specifications relating to front, rear, and side setbacks are specific to each zone and are contained in the table of uses and standards in the appendix.

2) In the case of adjoining and semi-detached buildings, the side margin calculated at the party wall is zero.

3) The permitted positioning of ancillary buildings and facilities in yards and setbacks is specified in Article **10.5** of these regulations when located within the urban perimeter.

Setbacks and courtyards for corner and transverse sites

1) For corner sites and transverse sites, the front setback applies to the wall of the building facade facing one or more streets.

2) In the case of a transverse lot, the rules relating to the front yard may be disregarded for one of the facades, except for the main facade, if an opaque fence or hedge is installed along its entire length. All rules relating to side yards must be complied with for this part of the lot.

3) The permitted positioning of accessory buildings and equipment in yards and setbacks is specified in Article **10.5** of this bylaw when located within the urban perimeter.



Setback to be observed on the side of a wall with openings

Where the table of uses and standards allows a side or rear setback equal to or less than 1.5 m and the wall has an opening, said opening must be located at a minimum distance of 1.5 m from the property line if this opening creates a direct view of the neighbouring property, unless a view easement has been established and published in accordance with the provisions of the Civil Code (L.Q., 1991, c.64).

Margin to be observed on the side of a wall with openings

Where the table of uses and standards allows a side or rear margin equal to or less than 1.5 m and the wall has an opening, said opening must be located at a minimum distance of 1.5 m from the property line if it creates a direct view of the neighbouring property, unless a view easement has been established and published in accordance with the provisions of the Civil Code (L.Q., 1991, c.64).

Calculation of the front setback based on the location of buildings on adjacent lots in Zone U

The following rules apply in contravention of the provisions set out in the table of uses and standards for establishing the front setback for any built or unbuilt lot.

1) When two (2) main buildings are already built on adjacent sites, a minimum front setback applies according to the following formula: By establishing the average location of the two existing neighbouring buildings and the setback prescribed in the table of uses and standards.

2) When only one (1) main building is already located on an adjacent site, the minimum front setback for any new construction is established by calculating the average setback between the existing neighbouring building and the setback prescribed in the grid of uses and standards.

In all cases, the calculation is only performed for buildings with a main entrance facing the same street section.

Rear setback for small public buildings

1) The rear setback standards do not apply to public utility buildings with a floor area of thirty-eight (38) square meters or less.

2) The rear setback for these buildings may be a minimum of four (4) meters.

SECTION 12: LANDSCAPING

Outdoor landscaping and tree removal

General rules

1) All open space on a built or vacant site must include either natural areas (forest and shrub cover) or landscaped areas in accordance with the following requirements or as indicated in the table of uses and standards.

2) On any site subject to a construction or development project, the preservation of existing trees must be assessed before planning the planting necessary to meet the requirements of this regulation.

Preservation of natural areas

In the case of new construction, the percentage of natural space indicated in these regulations must be preserved.

Natural space refers to land or territory whose natural characteristics, in terms of physiography, morphology, biophysics, and vegetation according to tree strata, have not been significantly altered by human intervention, in accordance with the table below:

Table7 . Preservation of natural areas

Total land area	Minimum percentage of natural area
less than 1,000 m²	10
1,000 to 1,249 m²	30
1,250 to 1,499 m²	4
1,500 to 2,999 m²	5
3,000 to 4,999 m²	6
5,000 m² and over	7 (the deforested area is limited to 1,500 m²)

1) In the case of land with an area of 1,499 square meters or less where Hydro-Québec has a right of way and within which shrubs or trees must be cut down, the required percentage of shrub or tree cover is calculated as follows:

PCE: PC – ((S / 100) / 2)
PCE: Required conservation percentage (considering the presence of a Hydro-Québec right-of-way)
PC: Conservation percentage (i.e., the percentage prescribed in the first or second paragraph of this section)
S: Area of the land in question – area of the easement.

2) On mountain slopes, mountain peaks, ridgelines, cliff edges, and land with a slope of 20% or more, tree cutting should comply with the provisions16F:

   a. For land at an altitude of 500 meters or more, or located on slopes of 20% or more, tree felling should not exceed 30% of the total area of the land or a maximum of 1,500 square meters.

b. During new construction, no trees may be felled that would reveal the main building and ancillary buildings. The creation of a green window is permitted only by trimming shrubs and pruning a few tree branches, without compromising the survival of the plants.

3) When authorized, the total deforestation of a plot of land must include renaturation in order to comply with the minimum percentage of natural space. This renaturation must include landscaping consisting of three layers of vegetation (herbaceous, shrubby, and arboreal).

Renaturation of natural areas

1) When applying for a building permit or extension of a main building on a property bordering a road corridor that does not comply with the provisions for the preservation of natural spaces (**section 12.1.2**) and front yard development (**section 12.1.5**), the municipal officer may require the renaturalization of part of the property in order to achieve, to the extent possible, the minimum required.

2) This renaturalization may be achieved by planting or by leaving the total area to be renaturalized or part of it in its natural state (without mowing) when combined with planting.

Development of open spaces

1) Any open space on a plot of land, i.e., spaces not occupied by buildings, driveways, parking areas, natural areas, riparian protection strips, service areas, etc., must include natural areas, preserving the three layers of vegetation (herbaceous, shrubby, and arboreal) or species arranged in accordance with any other applicable provisions. etc., must include natural areas, preserving the three layers of vegetation (herbaceous, shrubby, and arboreal) or species arranged in accordance with any other applicable provisions.

2) For non-residential use, any decorative element representing an animal, a figurine, a human form or any other large-scale representation of an object is prohibited.

Front yard landscaping

1) On any site with a main building, at least fifty percent (50%) of the front yard must be landscaped or maintained as green space or wooded area.

2) This section applies only to Residential (H) and Commercial (C) land uses.

3) For land already occupied and not compliant with these provisions, when a permit or certificate is requested, the municipal officer may require that part of the front yard be landscaped in order to comply, as far as possible, with the minimum requirements.

Tree felling on private property (other than forestry cutting)

1) Outside the urban perimeter and outside the riparian protection strip, a certificate of authorization is required for the felling of more than 12 trees with a stump diameter of 5 centimeters (measured 30 centimeters above the ground) or more, except for felling required as part of an authorized work or construction project.

2) Within the urban perimeter and outside the riparian protection strip, any felling of trees with a diameter greater than 5 centimeters (measured 30 centimeters from the ground) on municipal land is subject to a certificate of authorization.

3) All tree felling is prohibited within a 60-meter strip of provincial roads other than Main Street, unless one of the following conditions is met:

   a. Tree cutting must not remove more than 30% of stems fifteen (15) centimeters or more in diameter per ten (10) year period for the same location targeted for cutting, using uniform sampling over the cutting area.
   b. Tree felling is permitted for the reasons listed in section 12.1.7.
   c. When a stand is severely affected by fire, wind, or other harmful natural agents, tree felling may be authorized over the entire affected area, notwithstanding any provision to the contrary in this section.

Reasons for tree felling

Within natural areas to be preserved or open spaces, tree felling may be authorized exclusively for the following reasons:

1) The tree must be dead or diseased.

2) The tree must be dangerous to human safety.

3) The tree must be a nuisance to the growth and well-being of neighboring trees.

4) The tree must cause damage to public or private property.

5) The tree must be felled as part of public works.

6) The tree must be felled for the construction of a building or structure authorized by this bylaw and for which a permit or certificate has been requested, if applicable.

The provisions on forest cutting do not apply to public land or to the territory within the urbanization perimeter.

This article does not exempt the application of other provisions of the zoning Bylaw, such as those applicable to riverbanks and shorelines.

Planting clearance standards

Throughout the municipality, trees must be planted at a minimum distance of:

1) Five (5) meters from any utility pole carrying electrical wires.
2) Two (2) meters from water and sewer lines.
3) Two (2) meters from building drainage pipes.
4) Two (2) meters from any electrical or telephone cables.
5) Three (3) meters from any high-voltage electrical cables.
6) Five (5) meters from a fire hydrant.
7) One (1) meter from the street right-of-way.
8) One (1.5) meter from street rights-of-way at intersections.

Planting restrictions

The planting of poplars (white, Lombardy, Canadian), silver maple, and willow trees is prohibited within twenty (20) meters of any septic tank, underground pipe, street, or right-of-way where public utilities are installed, within nine (9) meters of the boundary of a lot, and within fifteen (15) meters of a main building.

Tree protection zone

The construction of a building or structure near a tree that needs to be protected requires preservation (no filling, excavation, etc.) etc.) or the installation of a protective belt in the form of a circle one (1) meter high and with a radius equal to ten (10) times the diameter of the trunk measured at 1.30 meters above ground level.

Tree planting along a traffic route

Trees must be planted at least 5 meters from a traffic route.

Tree felling along the Véloroute des Draveurs

Total forest clearing is prohibited in a 25-meter-wide strip on either side of the Véloroute des Draveurs, regardless of the slope percentage.

However, cutting in this strip may be authorized when a silvicultural prescription signed by a forest engineer specifies that such work is necessary.

Visibility triangle

When the minimum front setback is more than 3 meters, on a corner lot, a visibility triangle must be created with sides measuring six (6) meters from the intersection of the street lines along the streets.

This triangle must be kept clear of any obstacle higher than one (1) meter above street level or at the level of the parking area. Driveways, garage entrances, and parking spaces are prohibited in this visibility triangle.

Notwithstanding any provision to the contrary in this section, a pole sign may be installed in the visibility triangle provided that a minimum clearance of three (3) meters is maintained below the sign.



Deadline for completion of improvements

The development of all open spaces must be completed in accordance with these regulations within twenty-four (24) months of the issuance of the building permit or certificate of authorization. For a change of use, the deadline is twelve (12) months following the date of issuance of the certificate of authorization.

Fences, walls, low walls, and hedges (L.A.U. Art. 113, 15(o))

Authorized materials and types of fences

Table 7: Provisions applicable to materials for fences	
Metal fences	Except for farmhouses and equestrian centers, metal fences must be ornamental or made of metal mesh, designed and finished in such a way as to prevent injury. In addition, fences or barriers made of steel cable are strictly prohibited. Metal fences subject to rust must be painted. Chicken wire is permitted for livestock purposes only.
Barbed wire	Barbed wire is permitted exclusively for industrial (I) and agricultural uses, for extraction purposes, and for police stations, at the top of fences. Barbed wire must be installed on the inside of the property at a minimum angle of one hundred and ten (110) degrees from the fence.
Snow fences	Snow fences are permitted from October 15 of one year to May 15 of the following year.
Walls and low walls	Walls and low walls must be made of masonry, clay bricks or concrete, stone, split concrete blocks, wood treated against rot, or concrete covered with stone or brick.
Wooden fences	A wooden fence must be made of new or recycled wood and may be painted, varnished, or stained. However, natural wood may be used for rustic fences made of wooden posts or cedar.
Polyvinyl chloride (PVC) resin fence	A polyvinyl chloride (PVC) fence is permitted.
Electric fence	Electric fences are only permitted for livestock farming and related activities carried out on the property (e.g., small farms, horse breeding, etc.). This type of fence is not permitted within the urbanization perimeter.
Anti-theft posts	Anti-theft posts are permitted for storage or display of vehicles for sale or demonstration, as well as for police stations, provided they are not connected to each other and their maximum height does not exceed 1.25 meters.

Maximum height

The height of a fence is measured from ground level and must not exceed:

1) One meter twenty (1.2 m) in the front yard.

2) One meter eighty (1.8 m) in the side and rear yards.

Buffer areas and zones

In all zones, the following uses require the provision of a buffer area if the location is adjacent to a location used or that may be used for residential or community purposes:

1) C3 - heavy retail and services.

2) C4 - Recreation and entertainment.

3) C5 - Petroleum services.

4) I1- Light industry.

5) I2- Natural resource extraction

6) P301 - Public services.

Notwithstanding the preceding paragraph, a buffer zone must be maintained regardless of the use of the adjacent site in the case of a golf course and golf academy classified *as Intensive Outdoor Recreation C402*.

Characteristics of the area and buffer zone

When constructing a new building, expanding an existing building, or changing the use of a building whose primary use requires the creation of a buffer area to reduce visual and noise pollution, the buffer zone must comply with the following requirements:

1) The buffer zone must be developed on the site of the new use, along the boundaries of the adjacent site.

2) It must have a minimum depth of six (6) meters measured from the boundary of the site.

3) In the case of a site that is exempt due to the area benefiting from a vested right to build, the minimum width of the buffer zone is four (4) meters.

4) It must consist of conifers in a minimum proportion of sixty percent (60%).

5) At the start of occupation of the site requiring a buffer zone, the trees must have a minimum height of two (2) meters.

6) The areas not planted must be grassed and maintained.

7) The buffer area may be established within the existing woodland if it contains the required conifers in the required continuity.

8) This buffer strip can be combined with a slope or other type of structure or construction.

9) It may also be replaced by a different arrangement or structure duly certified by a professional in the field. The performance of the proposed arrangement shall have the effect of limiting noise and visual impacts in accordance with the restrictive activity in question on the neighboring site.

10) It must be completed within twelve (12) months of the start of occupancy of the main building or site.

11) In the case of residential use adjacent to commercial use, the buffer zone must be located on the line separating the two uses. This buffer zone may consist of a visual screen such as an opaque fence with a minimum height of 1.5 meters rather than a vegetated buffer zone.

Retaining wall

A retaining wall must comply with the following provisions:

1) It must be built within the boundaries of a property.

2) It must not be built less than 0.5 meters from the front line of the property and less than 1.5 meters from a fire hydrant, sidewalk, or street curb.

3) It must be built of materials specifically intended for this type of construction and be supported by stable foundations.

4) Beyond the permitted height, a retaining wall may be extended in the form of a slope. The angle of the slope must be less than 25% of the vertical.

5) In the exclusive case of any wall, partition, or other similar structure or development retaining, supporting, or leaning against an earth embankment, whether added or not, and located in the front yard, the maximum height allowed is 1 meter. In other cases, the maximum height allowed is 1.5 meters, measured vertically between the base and the top of the visible structure or development.

6) In the case of a structure or improvement in the form of an embankment that creates or maintains a difference in level with adjacent land, the maximum height allowed is 2 meters, measured vertically between the base and the top of the structure.

Any retaining wall exceeding the maximum permitted heights must be subject to a plan approved and sealed by an engineer.

Backfill, excavation, and leveling t

General provisions relating to backfilling and excavation

Backfilling and excavation work is permitted for all construction or works authorized by this regulation under the following conditions:

1) Backfilling and excavation work must be restricted to the area of the construction or structure.

2) Backfilling with construction materials or debris, the use of tires and any other contaminating or contaminated materials is prohibited.

3) Works already authorized and/or those that do not alter the topography are excluded from the works governed by this regulation.

Modification of the topography

No changes to the existing topography of a plot of land may be made if such work would result in:

1) Raise or lower the average level of a piece of land by more than 1 meter in relation to the adjacent land, except in the case of construction or work for which a building permit or certificate of authorization has been issued for this purpose (e.g., foundation, street, vehicular access, parking).

2) Make the height of an existing building non-compliant.

Safety during backfilling or excavation work

1) All excavation and backfilling work must be carried out in such a way as to prevent landslides, rockfalls, erosion, flooding or other similar phenomena on neighbouring properties, streets or roads, or in lakes or watercourses.

2) Measures, such as the application of vegetation engineering techniques, must be provided for by the applicant for a permit or certificate of authorization for this purpose, in order to ensure such protection on a permanent basis.

General provisions relating to land leveling

1) The owner of a piece of land may level it by removing mounds, hills, and ridges. However, the level of the land must be equal to or higher than the natural ground level around the perimeter of the land, and if there is a difference in level, it must follow the same slope as the natural ground around the perimeter of the leveled land.

2) All land grading must be done in a manner that minimizes the impact on the natural topography of the land.

3) The use of tires and any materials not intended for this purpose is prohibited for the construction of walls, partitions, and other similar structures and improvements.

Dimensions of the leveling

1) In the case of construction or development in the form of an embankment that creates or maintains a difference in level with adjacent land, the maximum permitted height is 2 meters, measured vertically between the foot and the top of the construction.

2) The slope angle must be less than 25% with the vertical.

3) Where leveling work requires the construction of retaining walls, these must comply with the provisions of Article **12.4** of this regulation.

SECTION 13: PROTECTION OF THE NATURAL ENVIRONMENT

Protection of riverbanks and coastlines

Intervention procedures

The installation of a structure or construction and the execution of work on the shore or coastline of a lake or watercourse must be designed and carried out:

1) In such a way as to preserve the natural appearance of the site, in particular by conserving or restoring the natural vegetation.

2) In such a way as to avoid the creation of erosion sites during the work.

3) In such a way as not to interfere with the natural flow of water.

4) Without resorting to filling, dredging, earthworks or other similar works.

5) Comply with the transitional regime of the MENVIQ: the " REAFIE " (Transitional and Definitive Plan for the Protection of the Natural Environment of the Village of Saint-Martin-de-l'Ardiès) and the "RAMHHS" (Regional Plan for the Protection of the Natural Heritage of

   https://www.environnement.gouv.qc.ca/lqe/autorisations/reafie/index.htm

   https://www.environnement.gouv.qc.ca/eau/milieux-humides/reglement-activites-mhhs.htm

Coastal [3]

All construction, structures, and work are prohibited on the coastline.

However, the following construction, works and activities may be permitted if they are not incompatible with other protective measures recommended for flood plains:

1) Quays, boat shelters or landing stages on stilts, piles or floating platforms.

2) The construction of river crossings for fords, culverts and bridges.

3) Equipment necessary for aquaculture;

4) Surface water abstraction facilities constructed in accordance with the Water Abstraction and Protection Regulations (Chapter Q-2, r. 35.2), with the exception of facilities consisting of supply channels or diversion channels for non-agricultural purposes;

5) Encroachment on the shoreline necessary for the performance of authorized work on the shore;

6) Cleaning and maintenance work in watercourses, without excavation, carried out by a municipal authority in accordance with the powers and duties conferred on it by *law*;

[3] MRC de La Vallée-de-la-Gatineau (2018) Interim Control Bylaw, 2018-325 applicable to the protection of shorelines, coastlines, and flood zones throughout the territory of the MRC de La Vallée-de-la-Gatineau, section 4.2.

7) Buildings, structures and works for municipal, industrial, commercial or public purposes or for public access, including their maintenance, repair and demolition, subject to authorization under the Environment Quality Act (chapter Q-2), the Act respecting the conservation and development of wildlife (chapter C-61.1), the Water Act (chapter R-13) and any other Act;

8) The maintenance, repair, and demolition of existing structures and works that are not used for municipal, industrial, commercial, public, or public access purposes.

Protection of the _ [4]

All construction, works and activities are prohibited on the shoreline. However, the following construction, works and activities may be permitted if they are not incompatible with other protective measures recommended for floodplains:

1) The maintenance, repair, and demolition of existing structures and works used for purposes other than municipal, commercial, industrial, public, or public access purposes;

2) Buildings, structures and works for municipal, commercial, industrial, public or public access purposes, including their maintenance, repair and demolition, if they are subject to authorization under the Environment Quality Act (chapter Q-2);

3) The reconstruction of a principal building for purposes other than municipal, commercial, industrial, public or for public access, subject to the following conditions:

   a. The dimensions of the lot no longer allow for the reconstruction of this building following the creation of the shoreline protection strip, and it cannot reasonably be built elsewhere on the property;

   b. The building existed before the first applicable municipal Bylaw prohibiting its construction on the shoreline came into force;

   c. The building is not located in an area identified in the zoning plan as being at high risk of erosion or landslides;

   d. A minimum protection strip of 5 meters must be returned or kept in its natural state;

   e. The reconstruction may not result in an increase in the area occupied on the shoreline;

4) The following works and activities relating to vegetation:

   a. Forest management activities subject to the Act respecting the sustainable development of the forest land cover (chapter A-18.1) and its regulations;

   b. Thinning;

[4] MRC de La Vallée-de-la-Gatineau (2018) Interim Control Bylaw, 2018-325 applicable to the protection of shorelines, coastlines and flood zones throughout the territory of the MRC de La Vallée-de-la-Gatineau, section 4.1.

c. Harvesting of trees representing 50% of stems 10 centimeters or more in diameter, provided that at least 50% of the forest cover is preserved in private woodlands used for forestry or agricultural purposes;

d. Cutting necessary for the construction of an authorized building or structure;

e. Cutting necessary for the creation of a 5-meter-wide opening providing access to the water, when the slope of the bank is less than 30%. Soil sealing is prohibited and the soil must be vegetated;

f. Pruning and trimming necessary for the creation of a 5-meter-wide window, when the slope of the bank is greater than 30%, as well as for the creation of a vegetated path no more than 1.2 meters wide or a staircase no more than 1.2 meters wide that provides access to the body of water. The staircase must be built on piles or stilts so as to preserve the existing vegetation on site;

g. In order to restore permanent and sustainable vegetation cover, the sowing and planting of plant species, trees or shrubs and the work necessary for this purpose;

h. Various methods of harvesting herbaceous vegetation for agricultural purposes where the slope of the bank is less than 30% and only on the top of the embankment where the slope is greater than 30%;

i. Vegetation maintenance, including mowing, brush clearing, and tree cutting, but excluding the application of fertilizer, is permitted within a two (2) meter strip contiguous to a structure or building erected in whole or in part on the shoreline and whose location is exempt but protected by acquired rights.

5) Soil cultivation for agricultural purposes is permitted provided that a minimum vegetation strip of 3 meters is maintained, measured from the high-water line; in addition, if there is an embankment and the top of the embankment is less than 3 meters from the high-water line, the width of the vegetation strip to be maintained must include a minimum of one meter at the top of the embankment;

6) The following works and construction:

a. The installation of a shared fence between two plots of land;

b. The installation or construction of outlets for underground or surface drainage networks and pumping stations;

c. The construction of watercourse crossings relating to fords, culverts, and bridges, as well as the paths providing access to them;

d. Equipment necessary for aquaculture;

e. Any septic system that complies with the regulations on wastewater disposal and treatment for isolated dwellings enacted under the Environmental Quality Act;

f. Where the slope, nature of the soil and terrain conditions do not allow for the restoration of vegetation cover and the natural character of the shoreline, plant or mechanical stabilization works such as riprap, gabions or retaining walls, giving priority to the technique most likely to facilitate the eventual establishment of natural vegetation;

g. Groundwater withdrawal facilities used for purposes other than municipal, commercial, industrial, public or public access and developed in accordance with the Water Withdrawal and Protection Regulation (chapter Q-2, r. 35.2);

h. The reconstruction or widening of an existing road or path, including farm roads and forest roads;

i. Works and construction necessary for the completion of authorized construction, works and development on the shoreline;

j. Forest management activities subject to the Sustainable Forest Development Act (chapter A-18.1) and its regulations on standards for intervention in state-owned forests.

Other provisions applicable to shorelines

1) All vegetation control measures, including mowing, brush clearing and fertilizer application, are prohibited on the shoreline of any lake or watercourse measured from the high-water line, except as provided in paragraph 6) of section 13.1.3.

2) Where the shore is not covered by natural vegetation, measures must be taken without delay to renaturalize it with herbaceous, shrubby, and woody plants, on a strip of land at least five (5) meters wide measured from the high-water line. The plant species must be pioneer plants or plants typical of riverbanks, lakes and watercourses.

However, mowing, brush clearing, and tree cutting are permitted in a two-meter strip adjacent to a structure or building existing on the date of entry into force of this bylaw and encroaching on the shoreline.

Floodplain

Identification of floodplains

The provisions of this section apply to flood plains as recognized by a professional in the field or by the mapping provided by the Government of Quebec.

In the event of a water retention structure, the twenty-year and hundred-year flood levels are defined by the maximum operating level of the hydraulic structure. These levels apply to the upstream section of the water body.

Determining the flood risk of a site

In the event of a discrepancy between the interpretation of the floodplain map and a topographical survey of the land delimiting the floodplain based on the elevations indicated on the map, the topographical survey of the land shall prevail.

Since the exact boundaries of floodplains shown on maps may be approximate, the boundary of the actual floodplain lies within this approximate boundary, usually in the direction of the watercourse. The precise elevation of land located at the boundary between a flood zone and a non-flood zone is required to determine whether this land is permanently flood-prone and, if so, whether it is located in a high-flow or low-flow zone. Consequently:

1) Land with an elevation above the hundred-year flood level would not, in the final analysis, be in the flood zone, and none of the regulatory measures applicable in that zone would be enforceable against a proposed construction project, structure, or work there.

2) Land with an elevation below the hundred-year flood level but above the twenty-year flood level would be in the low-current flood zone. The regulatory measures applicable to any construction, engineering, or other work proposed in this zone would be those for the low-current zone.

3) Land whose elevation is below the 20-year flood level is in the high-flow flood zone. The regulatory measures applicable to any construction, structure or work proposed in this zone are those applicable to the high-flow zone.

To determine the regulatory measures applicable to an application for construction, a structure or work located within the boundaries of a free-flowing flood zone determined in this Bylaw, it is necessary to know the elevation of the site.

A survey must therefore be submitted with the application for a municipal permit or certificate. This survey must be carried out by a member in good standing of the Ordre des arpenteurs géomètres du Québec and must meet the following specifications:

1) The boundaries of the land.

2) The location and elevation of geodetic points, including those of the location of proposed buildings, structures, or works.

3) The boundaries of the flood zone, i.e., the high-current zone (twenty-year) and the low-current zone (hundred-year), on the land in question.

4) The location of existing buildings and structures, including the septic field and well, if applicable.

5) Existing streets and roads.

Surveys must be carried out at the natural ground level, without embankments.

If the land has been filled, the level of the fill may be used if it can be demonstrated that it was carried out before the date of entry into force of the first municipal bylaw prohibiting new construction and filling at that location due to its flood-prone nature.

Buildings, structures, and work subject to prior authorisation e [5]

All construction, works, and projects that are likely to alter the water regime, interfere with the free flow of water during floods, disturb wildlife or plant habitats, or endanger the safety of persons or property must be subject to a permit issued by the municipalities concerned, the government, its departments or agencies, according to their respective powers, in accordance with the provisions of this regulation.

Construction, structures, and work related to forest management activities, the carrying out of which is subject to the Act respecting the sustainable development of the forest land cover (chapter A-18.1) and its regulations, and agricultural activities carried out without filling or excavation are not subject to prior authorization by municipalities.

Non- e structures, works and activities subject to authorization

Buildings, structures and works related to forest management activities, the carrying out of which is subject to the Sustainable Forest Development Act and its regulations, and agricultural activities carried out without filling or excavation are not subject to prior authorization by the municipality.

[5] MRC de La Vallée-de-la-Gatineau (2018) Interim Control Bylaw, 2018-325 applicable to the protection of shorelines, coastlines and flood zones throughout the territory of the MRC de La Vallée-de-la-Gatineau, section 3.4.

Provisions applicable to construction, structures and works in floodplains of major watercourses (twenty-year floodplains)

In the high-flow zone of a floodplain and in floodplains identified without distinguishing between high-flow and low-flow zones, all construction, works and activities are prohibited in principle.

Notwithstanding the principle set out in the previous paragraph, the following construction, works and projects may be carried out in these areas, provided that they are not incompatible with the protective measures applicable to riverbanks and coastlines:

1) Works intended to maintain the land in good condition, to maintain, repair, modernize or demolish existing constructions and structures, provided that such works do not increase the area of the property exposed to flooding;

However, during the modernization or reconstruction of infrastructure linked to a public road, the area of the structure exposed to flooding may be increased by 25% for reasons of public safety or to bring such infrastructure into compliance with applicable standards;

In all cases, major work on a building or structure must result in the entire building or structure being flood-proofed;

2) Installations undertaken by governments, their departments and agencies that are necessary for maritime traffic activities, including wharves, breakwaters, canals, locks and fixed aids to navigation, shall be protected by appropriate measures for those parts of the structures located below the 100-year flood level .

3) Linear underground utility installations such as pipelines, power lines, and telephone lines, as well as water and sewer pipes that do not have service entrances for buildings or structures located in the high-current flood zone.

4) The construction of underground water or sewer systems in areas already built up but not provided with these services, solely for the purpose of connecting buildings and structures already existing on the date of entry into force of the first municipal Bylaw prohibiting new developments.

5) Septic systems for existing buildings or structures. The planned installation must comply with the Regulation respecting wastewater disposal systems for isolated dwellings, enacted under the Environment Quality Act and its future amendments.

6) The improvement or replacement of a well in an existing residence or establishment with a tubular well, constructed in such a way as to eliminate the risk of contamination by sealing the annular space with waterproof materials in a durable manner and to prevent submersion, in accordance with the Water Withdrawal and Protection Regulation, enacted under the Environmental Quality Act and its future amendments.

7) An open-area structure for recreational purposes other than a golf course, which can be built without embankments or excavations.

8) Reconstruction when a structure or building has been destroyed by a disaster other than a flood. Reconstructions must be immune in accordance with the provisions of this regulation.

9) Wildlife improvements that do not require embankments and those that do, but in the latter case only if they are subject to authorization under the Environmental Quality Act.

10) Land drainage work.

11) Forest management activities carried out without excavation or filling, the performance of which is subject to the Sustainable Forest Management Act and its regulations.

12) Agricultural activities carried out without filling or excavation.

Other provisions applicable to land already built on in the high-flow zone, governing renovations and complementary uses for land already built on, i.e., already occupied by a dwelling

The specific provisions governing renovations and complementary uses for land already built on, i.e., already occupied by a dwelling, are as follows:

1) Renovations of buildings under the conditions of Article **13.2.5,** paragraph 1) of this regulation.

2) The following additional uses, subject to the specific conditions indicated below:

   a. Provided that they do not raise the natural level of the land, the following constructions are permitted:
      i. In-ground swimming pool.
      ii. Patios and/or terraces.

   b. The following ancillary buildings are permitted, provided that their total floor area (cumulative) does not exceed 30 square meters, that they are detached from the main building, and that their installation does not require any excavation or backfilling and does not involve any foundations or anchoring:
      i. Sheds.
      ii. Sheds.

3) Alignment of buildings and other restrictions relating to the location of ancillary buildings:

   a. Accessory buildings must be placed in a row, i.e., in line with the main building and in accordance with the direction of strong currents so as not to obstruct the free flow of water.
   b. For lots that are too narrow but deep enough, accessory buildings may also be placed in a second row behind the main building, perpendicular to the axis of the watercourse and aligned with the main building. However, after construction, there must be a free space between the base of the embankment protecting the main building and the ancillary building equivalent to the average width of the river.

   c. The free space between buildings must not exceed 5 meters in order to encourage maximum grouping.

   d. Where it is impossible to comply with these conditions, only a small shed with a surface area of less than 9 square meters may be erected. Under no circumstances may it be erected within the riparian protection strip.

Buildings, structures, and works authorized in the low-current zone (recurrence 20-100 years)

1) The following are prohibited in this zone:

   a. All non-immunized buildings and structures.

   b. Filling work other than that required for the immunization of authorized buildings and structures.

Reconstruction of a main building

The following exceptional measures apply to reconstruction in a flood zone:

1) When an existing building or structure is destroyed by a disaster other than flooding, reconstruction is permitted under the original conditions.

2) It may also be authorized under a new layout if this new layout improves the situation in relation to the flood zone (riparian protection strip) without otherwise aggravating the derogatory nature of the building.

3) At all times, the immunization measures prescribed in Article **13.2.10** apply to the reconstruction of a main building.

Reconstruction of an ancillary building

In the case of an ancillary building with permanent concrete foundations, the provisions relating to the reconstruction of an ancillary building are the same as those relating to the main building as indicated in Article **13.2.8** of this regulation. For any other type of ancillary building, a new location is required, unless the initial location complies with the following provision:

1) The reconstruction of the accessory building must minimize the building's non-compliance with the provisions applicable to the protection of riverbanks, coastlines, and floodplains.

Immunization measures applicable to buildings, structures, and works carried out in a floodplain

Permitted buildings, structures and works must be carried out in accordance with the following immunization rules, adapting them to the context of the infrastructure concerned:

1) No openings (windows, vents, access doors, garages, etc.) may be reached by a 100-year flood.

2) No ground floor floor may be reached by the 100-year flood.

3) Drainage systems are equipped with check valves.

4) For any structure or part of a structure located below the 100-year flood level, a study must be produced demonstrating the structures' ability to withstand this flood, including calculations relating to:

    a. Waterproofing.
    b. Structural stability.
    c. The necessary reinforcement.
    d. Pumping capacity to remove infiltrated water.
    e. The compressive and tensile strength of concrete.

Backfilling of the ground must be limited to immediate protection around the building or structure in question and must not be extended to the entire area on which it is planned. The average slope, from the top of the backfill adjacent to the protected building or structure to its foot, should not be less than 33% (ratio of 1 vertical to 3 horizontal).

Buildings, structures, and works eligible for exemption

Certain constructions, structures, and works may be permitted if their implementation is not incompatible with other protective measures applicable to riverbanks and coastlines and if they are subject to an exemption in accordance with the provisions of the Planning and Zoning Act.

The constructions, works and projects eligible for exemption are:

1) Projects for the widening, raising, entry and exit of bypasses and realignment within the current axis of an existing traffic route, including railways.

2) Traffic lanes crossing bodies of water and their access points.

3) Any project to install new public utility services above ground level, such as pipelines, power lines and telephone lines, infrastructure connected to water mains and sewers, with the exception of new traffic lanes.

4) Community wells used for groundwater extraction.

5) A structure used for surface water collection located above ground level.

6) Wastewater treatment plants.

7) Flood protection works undertaken by governments, their departments or agencies, and municipalities to protect already developed areas and specific flood protection works for existing structures and works used for public, municipal, industrial, commercial, agricultural or public access purposes.

8) Works designed to protect areas surrounded by land whose elevation is higher than the 100-year flood level and which are only flood-prone due to backflow from pipes.

9) Any intervention aimed at:

    a. The expansion of a structure intended for shipbuilding and maritime or port activities.
    b. The extension of a structure intended for agricultural, industrial, commercial, or public activities.

10) Commercial fishing and aquaculture facilities.

11) The development of land for recreational, agricultural or forestry purposes, with structures such as roads, footpaths and cycle paths, requiring embankment or excavation work. However, flood protection structures and golf courses are not included in these developments eligible for exemption.

12) Wildlife development requiring earthworks that is not subject to authorization under the Environmental Quality Act.

13) Dams for municipal, industrial, commercial or public purposes that are subject to authorization under the Environmental Quality Act.

Objectives to be achieved for structures, works and construction eligible for an

To enable a determination to be made as to whether an exemption is acceptable, any application for an exemption must be supported by sufficient documentation to enable an assessment to be made. The application must provide a precise cadastral description of the site of the proposed intervention and demonstrate that the proposed work, structure

or construction meets the following five (5) criteria in order to comply with the objectives of the Public Safety and Environmental Protection Policy:

1) Ensure the safety of persons and the protection of property, both private and public, by incorporating appropriate measures for the immunization and protection of persons.

2) Ensure natural water flow. the impacts on likely changes to the watercourse's hydraulic regime must be defined, with particular reference to constraints on ice flow, reduction in the flow cross-section, erosion risks and risks of increased flooding upstream that may result from the works or the construction or installation of the structure.

3) Ensure the integrity of these areas by avoiding backfilling and demonstrating that the proposed works, structures, and constructions cannot reasonably be located outside the floodplain.

4) Protect the water quality, flora and fauna typical of wetlands, their habitats and, with particular consideration for endangered or vulnerable species, ensuring that they do not suffer any damage. The environmental impacts that the construction, structure or works are likely to generate must be assessed, taking into account the characteristics of the materials used for immunization.

5) Demonstrate the public interest in carrying out the works, structure or construction.

Provisions relating to the protection of wetlands

Identification of wetlands

1) Any part of land identified as a wetland in the __ plan of the Urban Development Plan .

2) Any part of land identified as a wetland by a specialist in the field and mapped by a land surveyor specifying the exact boundaries of the land identified as a wetland.

Construction, works, excavation or filling, dredging or extraction in a wetland

1) When a wetland has a hydraulic connection with a lake or watercourse, it is an integral part of the shoreline, and the provisions relating to shorelines and banks in this regulation apply .

2) Where the intervention is subject to the Environmental Quality Act, work involving construction, a structure, excavation, filling, dredging or extraction in a wetland, including its buffer zone, must be authorized by the ministry concerned .

3) Where the work is not subject to the Environment Quality Act, only the construction on piles or stilts of a bridge, footbridge or wharf, without embankment, for recreational purposes, as a nature observation site or as a private access road may be authorized. The construction of a footbridge over a riparian wetland to provide access to a wharf is also permitted.

Protective strip for wetlands

1) Within a 15-meter protection strip around a wetland and within the wetland itself, the following structures and works are prohibited:

    a. drainage and canalization work;
    b. carrying out filling and excavation work;

c. carrying out land development work, particularly work involving stripping, excavation, earthworks or the destruction of vegetation cover.

2) In order to protect these natural ecosystems, it must also prohibit any repressive activity likely to affect the diversity of fauna and flora within these environments.

Construction, structures, excavation or filling work in a wetland

1) In a wetland, no construction, building, structure, or excavation, filling, dredging, or extraction work may be authorized unless authorized by the relevant ministry.

2) By way of exception, the prohibitions provided for in the previous paragraph do not apply in the following cases:

a. The construction or reconstruction of a culvert with a maximum opening of 3.6 m calculated along the longest axis of the culvert (in the case of culverts installed side by side, the total opening is equal to the sum of the openings of each culvert).
b. Forest or wildlife management work that is already exempt from authorization under the Environmental Quality Act or related government regulations.
c. Buildings, temporary structures or accessories without foundations, outdoor improvements, outdoor storage activities connected to a building or main use, not requiring any excavation, filling or clearing of the land on which they are planned.
d. Buildings, structures or works for commercial, industrial or public purposes or for public access that also affect the shoreline of a lake or watercourse, duly subject to authorization under the Environmental Quality Act, the Wildlife Protection and Development Act, the Water Act or any other Act.
e. Any street, road or traffic route or any access to land requiring filling, clearing or excavation, provided that such filling, clearing or excavation does not impede the free flow of water or the drainage balance of the wetland.
f. In the protective strip surrounding the wetland, only the following work or structures are permitted:
    i. The felling of trees, provided that no more than one-third of the stems 15 cm or more in diameter are removed per ten-year period and that no machinery is used.
    ii. The subdivision and location of traffic routes near a wetland.
    iii. The felling of trees required to allow access to a bridge, footbridge, or access road. The construction of a footbridge over a riparian wetland to allow access to a wharf is also permitted.

Specific provisions for island environments

For an island lot to be eligible for a main building, it must meet all of the following conditions:

1) Have a minimum area of one hectare.

2) Each plot to be built on an island must have access from a mainland plot. The island plot and the mainland plot must constitute a single property for assessment purposes.

3) The minimum area of the adjacent land lot must be 250 square meters, with a minimum width of ten meters and a minimum depth of fifteen meters.

4) Wastewater treatment facilities for the construction to be erected on the land must comply with the *Environment Quality Act* (Chapter Q-2) and the regulations enacted under it.

5) The riparian protection strip applicable to all lots located on an island is fifteen meters, regardless of the percentage of slope of the shore.

6) The maximum height of the main building may not exceed nine meters from the base of the walls to the ridge of the roof.

When public developments such as natural areas, public parks or boat harbors are planned on an island, the same conditions set out above apply in order to preserve the natural character of the site. However, the minimum area of the land lot bordering the water must be 1,000 square meters.

The same conditions also apply to any recreational project in the public or private sector.

13.4.2 Rules for deforestation on islands

For the development of a resort site on an island, the maximum area to be cleared is 1,000 square meters.

Notwithstanding the foregoing, the total percentage of deforestation permitted for forest development on a lot located on an island shall not exceed 25% of the total area of the lot per 20-year cycle. However, if a study conducted by a forest engineer demonstrates that tree cutting is necessary due to disease, windfall, fire or any other event, cutting in excess of this percentage may be authorized.

For the development of a site for community or recreational purposes on an island, the maximum area to be cleared shall not exceed 25% of the total area of the island.

Notwithstanding any other provision, on islands with an area of 10 hectares or more, the depth of the shoreline is 25 meters, except for islands located in Agrofluvial (AGF) zones.

Protection of drinking water intakes

Municipal water supply network

No construction, works, excavation or filling, sanitary facilities, or spreading of chemical or natural products (including animal manure or farm compost) are permitted within 60 meters of a municipal water intake. However, any works necessary for the operation of the municipal drinking water supply and distribution network are permitted.

In addition, within a radius of 300 meters from a municipal water intake, the following construction, works, and activities are prohibited.

1) Outdoor storage of hazardous materials.

2) Landfilling of waste.

3) Disposal of used snow; or

4) Outdoor storage of animal waste, farm compost, mineral fertilizers, and residual fertilizers.

Drinking water intake supplying more than 21 people

From a drinking water intake supplying more than 21 people, no construction, no works, no excavation or filling, no sanitary facilities, no spreading of chemical or natural products (including the spreading of animal manure or farm compost) is permitted within 30 meters of a drinking water intake supplying more than 21 people. However, any structure necessary for the operation of the drinking water intake is permitted.

Individual wells and high-risk areas

The location of any new drinking water source must be at least 100 meters away from certain high-risk areas. The distance is measured from the boundaries of a high-risk site identified among all the anthropogenic constraints identified below:

High-risk areas are:

1) Contaminated land listed in the provincial registry.
2) Closed waste disposal sites.
3) Industrial soil and waste disposal sites.
4) Buildings or businesses at risk.
5) Waste disposal sites (eco-centres).
6) Septic tank sludge treatment centers.
7) Scrap metal dealers and scrap yards.
8) Used snow disposal sites.
9) Electricity substations.
10) Wastewater treatment plants.

This distance may be modified if a hydrogeological study prepared by a competent professional in the field demonstrates a different DRASTIC index for a groundwater abstraction facility for human or animal consumption or for the artisanal processing or transformation of food products.

Protection of aquifers and drinking water intakes

The following rules must be observed around aquifers in the municipality, whether or not they are listed by the municipality:

1) No quarries, gravel pits or sand pits, or extensions to existing operations, may be established within three hundred (300 m) meters of a recognized aquifer site.
2) No business producing or handling chemicals that are polluting or hazardous to human health may be established within three hundred (300 m) meters of the municipality of Canton de Low's water catchment sites.
3) No construction shall be established within thirty (30 m) meters of the municipality's water intake facilities.

4) No construction or development not related to drinking water collection may be established within thirty (30) meters of water intakes and collection facilities.

5) No construction or development may be carried out within thirty (30) meters of the boundaries of a listed aquifer.

6) Major development projects (applications for subdivision permits) located in aquifer areas must undergo an environmental impact assessment.

Development of areas prone to landslides.

Slopes and protective strips

For interpretation purposes, a slope refers to a sloping piece of land with a height of five meters or more, the inclination of which is determined according to the type of soil. A protective strip at the top or base of a slope refers to the part of the land that forms a flat area, i.e., with a slope of less than 8° (14%) over a horizontal distance of more than 15 meters.

Provisions relating to landslide zones

Each of the prohibited interventions is targeted in the parts of the constraint zone specified in the tables below. However, a prohibition may be lifted conditionally upon the production of a geotechnical report meeting the requirements set out in the tables in Articles 13.6.5 and 13.6.6.

In cases where an intervention (e.g., the construction of a building) is conditional on the completion of landslide protection work, the work and the other intervention must be subject to two separate permits whose periods of validity may not overlap. This measure is intended to ensure that landslide protection work is completed before other interventions are carried out.

Table: Standards applicable to low- to medium-density residential use (single-family, two-family, three-family)

Planned work	Constraint zones (MERN)		
	Class	**Class 2**	**Class**
	Slopes with a height of 5 meters or more and a gradient of more than 20° (36%), located in a high-risk zone, A, 1 or red; or slopes with a height equal to or greater than 5 meters and a gradient equal to or greater than 14.° s (25%) and less than 20.° s (36%) with a watercourse at the base located in a high-risk zone, A, 1, red, medium risk, B, 2 or orange	Slopes with a height equal to or greater than 5 meters and with a slope equal to or greater than 14° (25%) and less than 20° (36%) **without a watercourse at the base** located in a medium-risk zone, B, 2 or orange.	Low-risk zone Zone C Zone 3 Yellow zone and locations in a medium- and high-risk clay flow zone on map 6
MAIN BUILDING - LOW-RISK RESIDENTIAL USE MEDIUM DENSITY (single-family, two-family, three-family)			
MAIN BUILDING ▪ Construction ▪ Reconstruction following landslide	Prohibited: ▪ in the slope; ▪ at the top of the embankment, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip whose width is equal to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 10 meters wide; ▪ at the base of the embankment, in a protective strip 10 meters wide.	Prohibited throughout the entire restricted area
MAIN BUILDING ▪ Reconstruction, following a cause other than a landslide, not requiring the foundations to be rebuilt (same location)	Prohibited: ▪ on slopes; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 60 meters.	No standard	No standard

MAIN BUILDING ▪ Enlargement equivalent to or greater than 50% of the floor area; ▪ Relocation on the same lot bringing the building closer to the slope; ▪ Reconstruction, following a cause other than a landslide, requiring the repair of foundations on a new location closer to the slope.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip twice (2) the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 10 meters wide; ▪ at the base of the embankment, in a protective strip 10 meters wide.	No standard
MAIN BUILDING ▪ Movement within the same lot that does not bring the building closer to the slope; ▪ Reconstruction, following due to a cause other than a landslide, requiring the foundations to be rebuilt on the same site or on a new site that does not bring the building closer to the slope.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 10 meters wide; ▪ at the base of a slope, within a protective strip 10-meter protection.	No standard
MAIN BUILDING ▪ Extension less than 50% of the floor area and bringing the building closer to the slope	Prohibited: ▪ at the top of the embankment, in a protective strip equal in width to one and a half (1½) times the height of the embankment up to a maximum of 20 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, within a protective strip whose width is equal to twice (2) the height of the slope up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 5 meters wide; ▪ at the base of the embankment, in a protective strip 10 meters wide.	No standard

MAIN BUILDING ▪ Extension less than 50% of the floor area and not bringing the building closer to the slope	Prohibited: ▪ in the slope; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, in a protective strip 10 meters wide	No standard
MAIN BUILDING ▪ Extension of less than or equal to 3 meters measured perpendicular to the existing foundation and bringing the building closer to the embankment	Prohibited: ▪ on the slope; ▪ at the top of the embankment, in a protective strip 5 meters wide; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip whose width is equal to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, within a protective strip 10 meters wide.	No standards
MAIN BUILDING ▪ Expansion by adding a second floor	Prohibited ▪ in the slope; ▪ at the top of the slope, within a protective strip 5 meters wide.	Prohibited ▪ in the embankment; ▪ at the top of the embankment, in a protective strip 3 meters wide.	No standard
MAIN BUILDING ▪ Cantilevered extension whose width measured perpendicular to the building foundation is greater than or equal to 1.5 meters	Prohibited ▪ in the slope; ▪ at the base of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 40 meters.	No standard	No standard
MAIN BUILDING ▪ Foundation repair	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 20 meters;	No standard

	slope, at least 5 meters up to a maximum of 15 meters.	protection whose width is equal to one half (1/2) the height of the embankment, with a minimum of 5 meters up to a maximum of 10 meters.	
ANNEXES AND SWIMMING POOLS			
ACCESSORY BUILDINGS [1] ▪ Construction ▪ Reconstruction ▪ Enlargement ▪ Relocation on the same lot ▪ Foundation repair	Prohibited: ▪ in the slope; ▪ at the top of the embankment, in a protective strip 10 meters wide; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 5 meters wide; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 10 meters.	No standard
ABOVE-GROUND POOL [2], 2000 LITRE OR LARGER ABOVE-GROUND TANK, 2000 LITRE OR LARGER ABOVE-GROUND HOT TUB ▪ Installation	Prohibited: ▪ on slopes; ▪ at the top of the embankment, in a protective strip 5 meters wide.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip 3 meters wide.	No standard
SEMI-INGROUND SWIMMING POOL[3], SEMI-INGROUND HOT TUB WITH A CAPACITY OF 2000 LITERS OR MORE ▪ Installation ▪ Replacement	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 5 meters wide; ▪ at the base of the embankment, in a protective strip whose width is equal to half (½) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 3 meters wide; ▪ at the base of the embankment, in a protective strip equal in width to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 10 meters.	No standard
IN-GROUND POOL, 2000 LITRE 2000 LITRES OR MORE, DUG OUT, WATER GARDEN, POND OR SWIMMING POOL ▪ Installation ▪ Replacement	Prohibited: ▪ on slopes; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, in a protective strip equal in width to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 10 meters.	No standard

INFRASTRUCTURE, EARTHWORKS AND MISCELLANEOUS WORKS			
INFRASTRUCTURE ▪ **WATER SUPPLY OR SEWERAGE NETWORK** o Connection to an existing building ▪ **PRIVATE ACCESS ROAD LEADING TO A MAIN BUILDING** o Installation o Replacement ▪ **REINFORCEMENT WALL OVER 1.5 METERS** o Installation o Dismantling o Repair	Prohibited: ▪ on slopes; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 20 meters; ▪ at the base of the embankment, in a protective strip protection strip equal in width to half (1/2) the height of the embankment, at least 5 meters wide up to a maximum of 10 meters.	No standard
FILLING WORK [4] (permanent or temporary) **DRAINAGE OR RAINWATER MANAGEMENT STRUCTURES** (drain outlets, percolating wells, rain gardens) ▪ Location ▪ Enlargement	Prohibited: ▪ on the slope; ▪ at the top of the embankment, in a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 40 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 20 meters.	No standard
EXCAVATION OR EXCAVATION [5] (permanent or temporary)	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, in a protective strip equal in width to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 10 meters.	No standard
COMPONENT OF A WASTEWATER TREATMENT (purification element, polishing field, conventional sand filter, drainage well, drainage field) ▪ Installation	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 20 meters; ▪ at the base of the embankment, in a protective strip equal in width to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 10 meters; ▪ at the base of the embankment, in a	No standard

▪ Repair	meters.	half (1/2) the height of the embankment, at minimum 5 meters up to a maximum of 10 meters.	
TREE FELLING [6]	Prohibited: ▪ on the embankment; ▪ at the top of the embankment, within a protective strip 5 meters wide	Prohibited: ▪ on the embankment.	No standards
SUBDIVISION			
SUBDIVISION INTENDED TO ACCOMMODATE A MAIN BUILDING WITHIN A CONSTRAINT ZONE	Prohibited: ▪ on the embankment; ▪ at the top of the embankment, in a protective strip twice (2) the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ on the embankment	Prohibited throughout the entire restricted area
USES			
SENSITIVE USE ▪ Additions or alterations to an existing building	Prohibited ▪ in the slope; ▪ at the top of the embankment, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters	No standard	Prohibited throughout the entire restricted area
PROTECTION WORK			
PROTECTION WORK AGAINST LANDSLIDES ▪ Site layout	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip twice (2) the height of the	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to	Not applicable

▪ Repair	slope up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 60 meters.	times (1) the height of the embankment up to 20 meters away; ▪ at the base of the embankment, in a protective strip 10 meters wide.	
EROSION CONTROL MEASURES AGAINST EROSION ▪ Site ▪ Repair	Prohibited: ▪ in the embankment; ▪ in a protective strip at the base of the embankment, the width of which is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ in a protective strip at the base of the embankment, the width of which is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 10 meters.	Not applicable

Note:

1- Not covered by the regulatory framework: an ancillary building with a surface area of 15 square meters or less that does not require any embankment at the foot or top of the slope.

or no cutting or excavation in the slope or at its base.

2- Not covered by the regulatory framework: the replacement of an above-ground swimming pool, carried out within one year, installed in the same location and with the same same dimensions as the existing pool.

3- Not covered by the regulatory framework: in the protective strip at the top of the embankment, a semi-inground swimming pool with more than 50% of its volume buried.

4- Not covered by the regulatory framework: fill with a thickness of less than 30 cm following the natural profile of the ground. Fill may be placed in layers.

successive layers provided that the total thickness does not exceed 30 cm.

5- Not covered by the regulatory framework: excavations less than 50 cm deep or covering an area of less than 5 m^{2} ^{2} (e.g., excavations to protect buildings

freezing using screw piles or concrete tubes [sonotubes]).

6- The following are not covered by the regulatory framework:

- cleaning and vegetation control cutting without stump removal;
- outside the urbanization perimeter, the felling of trees when no buildings are located in the protective strip at the base of a slope;
- forest management activities subject to the *Sustainable Forest Development Act.*

Table: Standards applicable to other uses (low- to medium-density non-residential uses)

Planned intervention	Constraint zones (MERN)		
	Class	**Class 2**	**Class 3**
	Slopes with a height of 5 meters or more and a gradient of more than 20° (36%). Located in a high-risk zone, A, 1, or red; or slopes with a height equal to or greater than 5 meters and a gradient equal to or greater than 14.° s (25%) and less than 20.° s (36%) with a watercourse at the base located in a high-risk zone, A, 1, red, medium risk, B, 2 or orange	Slopes with a height equal to or greater than 5 meters and a gradient equal to or greater than 14° (25%) and less than 20° (36%) with no watercourse at the base. Located in a medium-risk zone, B. 2 or orange.	Low risk zone Zone C Zone 3 Yellow zone and locations located in a medium- and high-risk clay flow zone on map 6
MAIN BUILDING AND ANNEX – OTHER USES (COMMERCIAL, INDUSTRIAL, PUBLIC, INSTITUTIONAL, MULTIFAMILY RESIDENTIAL, ETC.) [1]			
MAIN BUILDING ▪ Construction ▪ Reconstruction	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the slope up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 10 meters wide; ▪ at the base of the embankment, in a protective strip 10 meters wide.	Prohibited throughout of the restricted area
MAIN BUILDING ▪ Extension ▪ Moving within the same lot ACCESSORY BUILDING ▪ Construction ▪ Reconstruction ▪ Extension ▪ Relocation on the same lot	Prohibited: ▪ on the slope; ▪ at the top of the embankment, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the slope up to a maximum of 40 meters; ▪ at the base of a slope higher than 40	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip 10 meters wide; ▪ at the base of the embankment, in a protective strip 10 meters wide.	No standard

	meters, in a protective strip whose width is equal to one (1) times the height of the embankment		
MAIN BUILDING AND ANNEX ▪ Foundation repair	Prohibited: ▪ in the slope; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of an embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 20 meters; ▪ at the base of a slope, in a protective strip whose width is equal to half (1/2) the height of the slope, at least 5 meters up to a maximum of 10 meters.	No standard
MAIN AND ANNEX BUILDINGS, STRUCTURES - AGRICULTURAL USE			
MAIN AND ANNEX BUILDINGS, STRUCTURES ▪ Construction ▪ Reconstruction ▪ Extension ▪ Relocation on the same lot ▪ Foundation repair	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 20 meters; ▪ at the base of a slope, in a protective strip whose width is equal to half (1/2) the height of the slope, at least 5 meters up to a maximum of	No standard
AGRICULTURAL DRAIN NETWORK OUTLET [2] ▪ Installation ▪ Repair	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 40 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 20 meters.	No standard
INFRASTRUCTURE, EARTHWORKS AND MISCELLANEOUS WORKS			
INFRASTRUCTURE [3] ▪ ROADS, STREETS, BRIDGES, AQUEDUCTS, SEWERS, UNDERGROUND WATER	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip twice (2) the height wide	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to	No standard

TANK, WIND TURBINE, TOWER COMMUNICATION TOWER, RAILWAY, RETENTION BASIN, ETC. ○ Installation for reasons other than public health or safety	from the edge of the slope up to 40 meters; ▪ at the base of an embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	times (1) the height of the embankment up to 20 meters; ▪ at the base of a slope, in a protective strip whose width is equal to half (1/2) the height of the slope, at least 5 meters up to a maximum of 10 meters.	
INFRASTRUCTURE [3] ▪ ROAD, STREET, BRIDGE, AQUEDUCT, SEWER, GROUNDWATER WITHDRAWAL FACILITY, RESERVOIR, WIND TURBINE, COMMUNICATIONS TOWER, RAILWAY, RETENTION BASIN, ETC. ○ Installation for health or public safety reasons ○ Repair ▪ WATER OR SEWER NETWORK Connection to an existing building ▪ PRIVATE ACCESS ROAD LEADING TO A MAIN BUILDING (EXCEPT AGRICULTURAL) ○ Location ○ Renovation ▪ REINFORCEMENT WALL OVER 1.5 METERS ○ Location ○ Dismantling ○ Repair	Prohibited: ▪ on slopes; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 20 meters; ▪ at the base of a slope, in a protective strip whose width is equal to half (1/2) the height of the slope, at least 5 meters up to a maximum of 10 meters.	No standard
FILLING WORK [4] (permanent or temporary) DRAINAGE OR RAINWATER MANAGEMENT WORKS (drain outlet, percolating well, rain garden, retention basin) ▪ Location ▪ Expansion STORAGE ▪ Establishment ▪ Expansion	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 40 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 20 meters.	No standard

CLEARING OR EXCAVATION WORK [5] (permanent or temporary) IN-GROUND SWIMMING POOL [6], HOT TUBS OF 2000 LITRES OR MORE, DUG, WATER GARDEN	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, in a protective strip equal in width to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 10 meters.	No standard
TREE FELLING [7]	Prohibited: ▪ on embankments; ▪ at the top of the embankment, within a protective strip 5 meters wide.	Prohibited: ▪ on the embankment.	No standards
SUBDIVISION			
SUBDIVISION INTENDED FOR USE WITHIN A RESTRICTED AREA: ▪ A main building (except agricultural) ▪ A sensitive use (outdoor use)	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the slope up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment.	Prohibited throughout restricted area
SENSITIVE			
SENSITIVE USE OR FOR PUBLIC SAFETY PURPOSES ▪ Addition or alteration to an existing building MULTIFAMILY RESIDENTIAL USE ▪ Addition or change of use in an existing building (including the addition of dwellings)	Prohibited: ▪ in the slope; ▪ at the top of the embankment, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip whose width is equal to one (1) times the height of the embankment up to a maximum of 60 meters.	No standard	Prohibited throughout of the stress zone

PROTECTION WORK AGAINST LANDSLIDES ▪ Site layout ▪ Repairs	Prohibited: ▪ on the slope; ▪ at the top of the embankment, in a protective strip equal in width to twice (2) the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope with a height equal to or less than 40 meters, in a protective strip whose width is equal to two (2) times the height of the embankment up to a maximum of 40 meters; ▪ at the base of a slope higher than 40 meters, in a protective strip equal in width to one (1) times the height of the slope up to a maximum of 60 meters.	Prohibited: ▪ in the embankment; ▪ at the top of the embankment, within a protective strip equal in width to one (1) times the height of the embankment up to a maximum of 20 meters; ▪ at the base of the embankment, in a protective strip 10 meters wide.	Does not apply
PROTECTION WORK AGAINST EROSION ▪ Location ▪ Repair	Prohibited: ▪ in the embankment; ▪ at the base of the embankment, in a protective strip whose width is equal to half (1/2) the height of the embankment, at least 5 meters up to a maximum of 15 meters.	Prohibited: ▪ in the embankment; ▪ at the base of a slope, in a protective strip whose width is equal to half (1/2) the height of the slope, at least 5 meters up to a maximum of 10 meters.	Not applicable

Note:

1- These uses are listed for information purposes only. Any use that may be similar should be treated as falling within this category.

2- The following are not covered by the regulatory framework:

- the digging of trenches necessary for the installation of agricultural drains;
- the installation and repair of agricultural drains, if carried out using the "drain outlet with steep embankment without access for machinery" technique described in the MAPAQ technical data sheet entitled "Aménagement des sorties de drains" (Drain outlet design), last updated in July 2008 (p. 3, 5th paragraph, 3rd line, and p. 4, figure 5).

3- The following are not covered by the regulatory framework:

- electricity or telecommunications networks. However, if these require backfilling, clearing or excavation work, the standards established for this purpose shall apply;
- work related to the installation and maintenance of Hydro-Québec's electricity grid.

4- Not covered by the regulatory framework: fill with a thickness of less than 30 cm following the natural profile of the ground. Fill may be laid in successive layers at provided that the total thickness does not exceed 30 cm.

5- Not covered by the regulatory framework: excavations less than 50 cm deep or covering an area of less than 5 m2 (e.g., excavations to protect buildings from freezing using screw piles or concrete tubes [sono tubes]).

6- A swimming pool for public use must also meet standards for sensitive use.

7- The following are not covered by the regulatory framework:

- sanitation and vegetation control cutting without stump removal;
- outside an urbanization perimeter, the felling of trees when no buildings are located in the protective strip at the base of a slope;

- forest management activities subject to the Sustainable Forest Management Act

PLANNED INTERVENTION	CONSTRAINT ZONE IN WHICH THE INTERVENTION IS	FAMILY OF EXPERTISE TO BE
MAIN BUILDING – LOW TO MEDIUM DENSITY RESIDENTIAL USE ▪ Construction ▪ Reconstruction following a landslide	Class	2
MAIN BUILDING – OTHER USES (EXCEPT AGRICULTURAL) ▪ Construction ▪ Reconstruction	Classes 1 and 3	1
MAIN BUILDING – LOW TO MEDIUM DENSITY RESIDENTIAL USE ▪ Reconstruction, following a cause other than a landslide, not requiring repair foundations (same location) ▪ Reconstruction, following a cause other than a landslide, requiring the foundations to be rebuilt on a new site closer to the slope. ▪ Expansion (all types) ▪ Relocation on the same lot bringing the building closer to the slope	Class	2
MAIN BUILDING – OTHER USES (except agricultural) ▪ Extension ▪ Movement within the same lot ACCESSORY BUILDING - OTHER USES (except agricultural) ▪ Construction ▪ Reconstruction ▪ Extension ▪ Relocation	Class 1	1
MAIN BUILDING – LOW TO MEDIUM DENSITY RESIDENTIAL USE ▪ Relocation on the same lot without bringing the building closer to the slope; ▪ Reconstruction, following a cause other than a landslide, requiring the repair of foundations on the same site or on a new site that does not bring the building closer to the slope.	In the slope and protective strip at the base of the slope of a Class 1 area	1
	In the protective strip at the top of the slope of a Class 1 area or Class 2	2
INFRASTRUCTURE: (Road, street, bridge, aqueduct, sewer, groundwater extraction facility, reservoir, wind turbine, communications tower, railway, retention basin, etc.) ▪ Location for reasons other than public health or safety PRIVATE ACCESS ROAD LEADING TO A MAIN BUILDING (except agricultural) ▪ Location ▪ Repair	In the embankment and protective strip at top of the embankment of a Class 1 area	1
	In the slope and protective strip at the top of the slope of a Class 2 area or In the protective strip at the base of	2

	slopes of Class 1 and 2 areas	
MAIN AND ANNEX BUILDINGS, STRUCTURES – AGRICULTURAL USE ▪ Construction ▪ Reconstruction ▪ Extension ▪ Relocation on the same lot ▪ Foundation repair ACCESSORY BUILDING - LOW TO MEDIUM DENSITY RESIDENTIAL USE ▪ Construction ▪ Reconstruction ▪ Extension ▪ Relocation on the same lot REPAIR OF THE FOUNDATIONS OF A MAIN OR ANNEX BUILDING (EXCEPT AGRICULTURAL) REMOVAL OF AGRICULTURAL DRAINAGE NETWORK ▪ Location ▪ Repair FILLING, CLEARING OR EXCAVATION WORK SWIMMING POOLS, HOT TUBS OR RESERVOIRS OF 2000 LITERS OR MORE (above ground, dug or semi-dug), WATER GARDENS, PONDS OR SWIMMING POOLS STORAGE ▪ Installation ▪ Expansion RAINWATER DRAINAGE OR MANAGEMENT STRUCTURE ▪ Location ▪ Expansion TREE FELLING INFRASTRUCTURE [1] (Road, street, bridge, aqueduct, sewer, groundwater extraction facility, reservoir, wind turbine, communications tower, railway, retention basin, etc.) ▪ Renovation ▪ Installation for public health or safety reasons ▪ Connection of a water or sewer network to an existing building RETAINING WALL OVER 1.5 METERS HIGH ▪ Installation ▪ Dismantling ▪ Repair COMPONENT OF A WASTEWATER TREATMENT PLANT EROSION PROTECTION WORKS ▪ Installation ▪ Repair	Classes 1 and 2	2

SENSITIVE USE OR FOR PUBLIC SAFETY PURPOSES ▪ Addition or alteration to an existing building ▪ Multifamily residential use ○ Addition or change of use in an existing building (including the addition of dwellings)	All classes (1, 2, and 3)	1
SUBDIVISION INTENDED FOR A MAIN BUILDING (EXCEPT AGRICULTURAL) OR A SENSITIVE USE	All classes (1, 2, and 3)	3
WORK TO PROTECT AGAINST LANDSLIDES ▪ Site ▪ Repairs	Classes 1 and 2	4

FAMILY EXPERTISE			
1	**2**	**3**	**4**
Expertise aimed in particular at ensuring that the planned intervention is not likely to be affected by landslides.	Expertise with the sole purpose of ensuring that the planned intervention is not likely to reduce the stability of the site or trigger a landslide.	Expertise aimed at ensuring that the subdivision is safe for future construction or use.	Expert assessment to ensure that landslide protection works are carried out in accordance with best practice
CONCLUSION OF THE EXPERTISE			
The assessment must confirm that: ▪ the planned intervention will not be threatened by landslides; ▪ the planned intervention will not act as a trigger for landslides by destabilizing the site and adjacent land; ▪ the planned intervention and its Subsequent use shall not constitute an aggravating factor by unduly reducing the safety coefficients of the slopes concerned.	The expert assessment must confirm that: ▪ the planned intervention will not act as a trigger for landslides by destabilizing the site and adjacent land; ▪ the planned intervention and its subsequent use will not constitute aggravating factors by unduly reducing the safety coefficients of the slopes concerned.	The assessment must confirm that: ▪ following subdivision, construction of buildings or the proposed use can be carried out safely within of each of the lots concerned.	The appraisal must confirm that: ▪ the proposed work will protect the planned intervention or existing property from landslides or debris; ▪ the work as a whole will not act as a trigger for landslides by destabilizing the site and adjacent land; ▪ the works as a whole will not act as aggravating factors by unduly reducing the safety coefficients of the embankments concerned.

RECOMMENDATIONS

The assessment should include the following recommendations:

- if necessary, the landslide protection measures to be implemented (if landslide protection measures are proposed, these must be subject to a geotechnical assessment that meets the requirements of assessment category no. 4);
- the precautions to be taken in order not to destabilize the site.

The assessment should include the the following recommendations:

- working methods and the period of execution in order to ensure worker safety and avoid disrupting the site during the work;
- the precautions to be taken so as not to destabilize the site during and after the work;
- maintenance work to be planned in the cases of passive protective measures.

Protective works against landslides must be certified as compliant after completion.

Note: For geotechnical assessments, see the document entitled "Guidelines for engineers for conducting geotechnical assessments."

VALIDITY OF THE EXPERTISE

- The expertise is valid for the following periods:
  - one (1) year after completion for landslide protection works located along a watercourse;
  - five (5) years after production for all other services.
- In cases where the completion of an intervention (e.g., the construction of a building) is conditional on the completion of landslide protection works land, the work and the other intervention must be subject to two separate permits. This is to ensure that the landslide protection work is carried out precedes the completion of other interventions.

Forest cutting

General provisions

The provisions of this section do not apply to territories within the urbanization perimeter or to public lands.

Forest cutting

1) The provisions of this section and the following sections apply to the felling of trees for commercial purposes on privately owned land or land that is not part of the public domain of Québec or Canada.

2) Thus, lands in the public domain of higher levels of government are not covered, except for lands, sites or lots leased under section 47 of the Act respecting the lands of the State, which, for the purposes of this chapter, are considered private lands.

3) Compliance with the provisions of this section and the following sections does not exempt a natural or legal person from complying with other provisions applicable in the territory concerning the felling of trees and certain forest management activities.

Prior authorizations

1) Anyone who wishes to harvest, i.e., cut down, 30% of the commercial stems of the forest resource on a wooded area must first obtain a certificate of authorization from the designated municipal official, and the work must comply with the provisions of this bylaw.

2) Anyone wishing to cut trees in a maple grove, except for thinning and gardening, must first obtain a certificate of authorization from the designated municipal official, and the work must comply with the provisions of this bylaw.

3) The felling of trees for firewood purposes, up to 3.7 cubic meters per year, is not subject to the provisions of section **13.6** if it is not intended for sale.

Validation of authorization

1) In the case of harvesting that is subject to a silvicultural prescription, the authorization certificate is valid for a period of two years following the date of issue. However, for the purposes of validating the certificate, the applicant must provide, after each stage following the silvicultural prescription, a report signed by a forest engineer.

2) This implementation report determines whether the work carried out has been done in accordance with the forestry prescription. If no document certifying the conformity of the work is submitted to the designated official, the authorization certificate becomes void and the work must cease.

Provisions relating to harvesting

Unless expressly provided for in a forest management plan and/or in a forestry prescription submitted with the application for a certificate of authorization, harvesting on a wooded area must be carried out in accordance with the provisions of the following articles.

Wooded edges applicable to harvesting

1) A 10-meter wooded edge must be preserved along the boundary of any separate property.

2) However, harvesting may be carried out in this wooded strip once the adjacent harvested area has been regenerated with vegetation at least 4 meters high. A 10-meter wooded strip must be preserved on both sides of hiking trails, horseback riding trails, cross-country ski trails, snowshoe trails, snowmobile trails, all-terrain vehicle (ATV) trails, and mountain bike trails.

3) Similarly, a 10-meter wooded strip must be preserved on both sides of any intermunicipal bicycle path. In both cases, only sanitation and gardening cuts are permitted within this strip.

4) In addition, the trails must not be used for skidding, logging, or trucking.

5) For the purposes of this article, only trails or bike paths that are used on an annual basis are considered.

6) A wooded strip of at least 20 meters must be preserved between the right-of-way of a public road and the cutting area. A clearing with an average width of no more than 15 meters may be made to access the cutting site. Thinning or gardening cuts are permitted within this strip.

7) A 20-meter-wide strip of trees must be preserved along the edge of the following facilities or sites:

    a. An outdoor recreation center or facility (including the site where outdoor activities take place and service areas).
    b. A developed or semi-developed campground (site with running water and/or electricity and at least 10 campsites).
    c. A rustic campground (site with fewer than 10 campsites and no water or electricity services).
    d. A food service and/or lodging facility (in addition to commercial establishments, includes those offering lodging related to hunting and fishing activities).
    e. A golf course.
    f. A public water access site (excluding the site where the dock, boat launch ramp, and/or beach are located, as well as service areas, if applicable).
    g. A recognized heritage site.
    h. However, tree cutting for drainage and gardening purposes is permitted within the wooded border intended to protect these sites or facilities.

8) A 60-meter wooded edge must also be preserved along the edge of any conservation area (CONS). Only sanitary and maintenance cutting is permitted within this wooded edge.

9) Finally, a 100-meter-wide wooded strip must be preserved along the edge of any residential building that is inhabited year-round. This distance is increased to 150 meters when the removal is carried out near the inhabited or built-up part of the urbanization perimeter.

10) Only clearing for sanitation and gardening purposes is permitted within this strip.

Other requirements regarding extraction

1) In general, on a property, each area where a total cut is made must not exceed 3 hectares in a single block and must be separated from another by more than 60 meters. Only sanitation and maintenance cutting is permitted within this 60-meter strip.

2) However, sampling may be carried out within this strip once the 3-hectare area sampled has been regenerated with vegetation at least 4 meters high.

3) Also, when harvesting takes place within an urbanization perimeter, total cuts by gaps may only be made in strips or gaps. As far as possible, gaps should follow the general configuration of the landscape and be of varying shapes and sizes.

4) However, a clearing should never exceed 0.25 hectares in area.

Special case of windthrow areas or degraded stands

Any cutting for the purpose of recovery in a windthrow area or degraded stand (e.g., broken, dead, or infected trees) may be carried out, provided that only broken, dead, diseased, or burned trees are removed.

Provisions relating to all tree felling

1) Felling in a maple grove:

   a. If harvesting is not expressly provided for in a forest management plan or silvicultural prescription, only sanitation and gardening cuts are permitted within a maple stand.

2) Felling in an area where logging is not permitted:

   a. Within an area where logging is not permitted under the land use and standards grid, no tree felling is permitted, unless:
      i. The tree is dead or has an incurable disease.
      ii. The tree is dangerous to the safety of property or people.
      iii. The tree is a nuisance to the growth and well-being of neighboring trees.
      iv. The tree prevents the free flow of water near a lake or watercourse.

   b. Exceptions:
      i. Paragraphs 1 to 3 do not apply to the following work:
      ii. The cutting of trees that may cause or are likely to cause nuisance or damage to public or private property.
      iii. The felling of trees to open and maintain forest roads, provided that the average width of these roads does not exceed 15 meters, except in Recreational Forest Areas (RFOR), where the maximum width is set at 20 meters.
      iv. The felling of trees to clear the right-of-way required for digging a forest drainage ditch, provided that the average width of this right-of-way does not exceed 6 meters.
      v. The felling of trees for telecommunications, cable television, and power transmission networks.
      vi. The felling of trees related to residential, commercial, or industrial development previously authorized by the municipality.

vii. Tree felling carried out as part of a recreational or tourist development authorized by the municipality.
viii. Tree felling carried out for the construction of structures that comply with local urban planning regulations, provided that this is mentioned in the application for a building permit or certificate of authorization.

3) Forest roads and machinery:

a. The construction of any new forest road must comply fully with the provisions of this document concerning the protection of water quality, shorelines, wetlands, and floodplains.

b. In addition, anyone constructing or improving a forest road must meet the following requirements:

i. On land with a slope greater than 40%, work must be carried out on frozen ground.
ii. In the case of a road located on land with a slope greater than 8% and where the foot of the slope is less than 60 meters from a lake or watercourse with a regular or intermittent flow, the work must be carried out in such a way as to divert runoff from ditches or ruts to areas of vegetation or by digging a rudimentary sedimentation basin.
iii. In the case of a road crossing a watercourse with a regular or intermittent flow, the crossings must be placed at right angles to the watercourse in order to minimize the clearing of the bank.
iv. When a road crosses a watercourse with a regular or intermittent flow, outside the roadway, shoulders, and embankment of the road, the vegetation cover and stumps must be preserved for a distance of 20 meters from the watercourse.

c. In addition, the movement of machinery must comply with the following requirements:

i. On land with a slope greater than 40%, traffic is only permitted if the ground is frozen.
ii. When trees are being harvested within a wooded edge established in accordance with section **13.6.6** of this document or within a strip of land 100 meters from a lake or watercourse with a regular flow, traffic of machinery is permitted only if it uses logging or skidding trails that are less than 1.5 times the width of the machinery used.
iii. When harvesting trees within a 30-meter strip of land adjacent to a lake or a watercourse with a regular or intermittent flow, the movement of machinery likely to cause ruts is prohibited, except on crossings built for this purpose.
iv. Finally, it is prohibited to clean or wash machinery in a lake or watercourse with a regular or intermittent flow.

d. Forest camps or shelters are considered complementary to forestry operations if they meet the following conditions:

i. The shelter or camp is used exclusively for operational purposes.
ii. The shelter or camp is never used as a secondary residence (cottage) or permanent residence.
iii. The shelter or camp does not have permanent foundations, except for excavated pillars.

Logging within wildlife habitats

Forest cutting within wildlife habitats is permitted. However, it is subject to compliance with the provisions of this bylaw and the standards for forest management activities set out in the Provincial Wildlife Habitat Regulation (chapter C-61.1, r. 18).

Logging within a spawning ground

1) Logging within a spawning ground is prohibited.

2) However, the construction of forest roads within a spawning ground may be authorized with the permission of the MERN, provided that the proposed intervention is not subject to or may be authorized under the Act respecting the conservation and development of wildlife (LRQ, c-61.1) or the Fisheries Act (F-14).

3) In the case of an intervention within 20 meters of a spawning ground, all logging debris is prohibited.

Forest cutting within fish habitat

In the case of work carried out within 20 meters of a fish habitat, all logging debris is prohibited.

Provisions applicable to spawning grounds

Provisions applicable to biological refuges ( )

1) Biological refuges are conservation areas (CONS) in the zoning plan.

2) All construction, structures, and work that could alter the intrinsic character of the refuge are prohibited within a biological refuge.

SECTION 14: SPECIAL STANDARDS AND USES , STANDARDS APPLICABLE TO CERTAIN USES AND IN CERTAIN ZONES

Standards applicable to integrated projects

General standards applicable to integrated projects d'habitation

Where indicated in the table of uses and standards, development in the form of an integrated project is permitted.

1) In village areas (VILG), the density indicated in the table must be respected for the entire project.

2) The standard land area per building may be less than 4,000 square meters, but not less than 3,000 square meters, if the following conditions are met:

a. In areas outside the urban perimeter, the density of the project, taking into account the existing or planned building(s), must not exceed three dwellings and one third (3.3) per hectare (gross density).

b. When the land in question is located in a riverside area, the occupancy density must not exceed two and a half (2.5) dwellings per hectare (gross density).

3) The minimum margins prescribed must be applied to the entire integrated project and not to each dwelling or building.

4) The minimum building area applies to each building in the integrated project, in accordance with the standards set out in the table of uses and standards.

5) Unless otherwise specified in the table of uses and standards, a minimum of five buildings per integrated project is required.

6) Each integrated housing project must include at least fifteen (15) percent of the land area devoted to shared spaces. These spaces may be used for parks or green spaces, outdoor recreation areas, woodland protection, recreational trails, golf courses, sensitive natural environments, natural constraints, or buffer zones. These spaces may not be subject to a cadastral operation for the purpose of constructing a residential building.

7) All building lots must be accessible from a street or road via a vehicular access road that is gravel, paved, or asphalted, so that each building is accessible to emergency vehicles.

   All vehicular access roads must comply with the following provision:

   a. A minimum width of 6 meters and a maximum width of 10 meters.
   b. Any vehicular driveway that does not open onto a road must end in a turning circle with a minimum diameter of 9 meters and a width of 7 meters for a two-way road and 4 meters for a one-way road.
   c. Distance between the driveway and the entrance to the building or dwelling unit: 2 meters.
   d. Minimum turning radius: 5 meters.
   e. The surface must be covered with gravel, paved or asphalted.
   f. The slope must be adapted to the topography of the land and must not exceed 15%.

8) Each integrated project must maintain the minimum percentage of natural space required in Article **12.1.2** of these regulations.

9) A minimum isolation area between two buildings or two groups of buildings and between a building or group of buildings and the main access road must be provided so that the buildings, groups of buildings, and main access road have a minimum distance between them of:

   a. 6 meters in the case of single-family and two-family dwellings.
   b. 8 meters in the case of three-family, multi-family, and collective residences.
   c. 2 meters in the case of an access lane and a parking area.

10) Any parking area developed as part of an integrated project is subject to the off-street parking provisions of this bylaw.

11) A main building may have accessory buildings as permitted by this bylaw, but they must also comply with the following provisions:

   a. They must comply with the minimum setbacks prescribed in the table of uses and standards.
   b. They must comply with the same isolation areas as those established for the main building.
   c. The materials used for exterior cladding must be the same as those used for the main buildings.

d. Public utility buildings are not limited in number and are excluded from the maximum percentage of accessory buildings prescribed on a lot.
e. Garden pavilions are prohibited.
f. Detached sheds are permitted in resort areas and prohibited in recreational-tourism areas.
g. In recreational-tourism zones, adjoining sheds are permitted. A maximum of five (5) square meters ^{2}of floor space per dwelling is permitted per shed unit.
h. No detached garages or carports are permitted.

12) Only one swimming pool is permitted for an integrated project. This pool must be shared and located on the undivided lot.

13) Only one dock with a total area of 30 ^{square} meters is permitted for an integrated project. This dock must be shared and located on the undivided lot.

14) The project provides private areas for each building.

15) The project provides for a minimum clearance of 4.5 meters from the street right-of-way to free up this space.

16) Buildings connected to any integrated project must be supplied with drinking water and equipped with sanitary facilities or connected to a private network, in accordance with applicable provincial regulations.

Provisions relating to integrated mini-house housing projects

Where indicated in the land use and standards grid, integrated mini-home housing projects must comply with the following provisions:

1) The maximum floor area of mini-houses must be less than or equal to 50 square meters, but not less than 25 square meters .

2) An integrated project for mini-houses must include a minimum of six buildings .

3) The minimum distance between two buildings must be 15 meters .

4) Each integrated housing project must include at least 15% of the land area devoted to shared spaces. These spaces may be used for parks, green spaces, nature conservation areas, buffer zones, outdoor recreation areas, or recreational trails. These spaces may not be subject to cadastral operations for the purpose of constructing a residential building .

5) A buffer zone with a minimum width of 15 meters from the property boundaries must be created. This distance is also considered a minimum building margin to be respected at the front, sides, and rear .

6) Mini-houses must be located at least 30 meters from a public road .

7) No garages or detached sheds are permitted on the property .

8) However, an attached garage with a total area not exceeding 80% of the floor area of the mini-house is permitted .

9) Porches are permitted, but they must not exceed 40% of the floor area of the main building. They may be covered and screened .

10) To remedy the lack of storage space, storage areas may be built under the porches .

11) Only one swimming pool is permitted for an integrated project. This pool must be shared and located on the undivided lot. Other buildings may also be constructed for the benefit of the community .

12) Accessory dwellings and garden pavilions are prohibited .

13) The maximum slope of vehicular driveways must be adapted to the topography of the land and must not exceed 15% .

14) Mobile mini-houses are not permitted, nor are exterior cladding other than wood, wood fiber siding, brick, or stone .

15) A mini-house must be single-story, built on a basement, a permanent concrete foundation, a concrete slab on grade, or a crawl space .

16) The floor area ratio is a maximum of 15%, and this ratio must be applied to the entire project and not to each building or lot .

17) All lots for integrated mini-home projects must comply with the provisions of the subdivision regulations.

18) Main buildings may be connected to drinking water supply wells and septic systems in accordance with provincial regulations. These systems may be separate or shared .

19) If the integrated mini-home housing project is served by a drinking water supply and/or wastewater disposal and treatment system, these systems must comply with the Environmental Quality Act and the regulations under that Act.

Campground

1) The establishment of any new campground or expansion of an existing campground requires the issuance of a certificate of authorization in accordance with the conditions set out in this section.

2) A comprehensive development plan, prepared by an urban planner or other competent professional, including vehicle access, vehicle and pedestrian traffic lanes, the location of administrative and service buildings, the location of sanitary facilities, the layout of campsites, and the development of recreational areas, must be submitted prior to any application for a certificate of authorization, in accordance with this bylaw.

3) The development of a campground must comply with the following conditions:

   a. Notwithstanding any other provision, except for the installation of a fence, no structure, recreational camping vehicle or tent may be installed or stored within 10 meters of the property line.
   b. Any expansion or new campground must be surrounded by a buffer zone at least ten meters (10 m) wide that completely encircles the campground, except for the entrances. This buffer

zone must be developed within the boundaries of the campground and kept in its natural state in order to maintain the forest cover. If the area is not already wooded, fifteen (15) trees must be planted per hundred square meters (100 m^2). These trees must be planted in a staggered pattern, have a minimum height of one meter, and be capable of reaching six meters (6 m) in height. Conifers must be used for planting.

c. Mobile homes cannot be considered recreational camping vehicles.
d. Only recreational camping vehicles and tents are permitted in an area reserved for this purpose, i.e., a campground.
e. On a site occupied by a recreational camping vehicle, it is permitted to erect an attached structure without a foundation, such as a veranda, porch, portico, mosquito shelter, awning, terrace, balcony, front steps, or a combination of these.
f. The maximum area of attached structures may not exceed a total area of ten square meters (10 m^2).
g. The top of the attached structure must be no more than four meters (4 m) high, measured from the ground.
h. At all times, the recreational camping vehicle, as well as its adjoining extension, must retain its mobility so that it can be moved in the event that the trailer is removed.
i. Under no circumstances may the recreational camping vehicle and its annexes be converted into dwellings; both installation and occupancy are intended to be temporary.
j. The original walls, floors, or roof of the recreational vehicle may not be replaced, modified, or removed if the operation has the effect of altering the integrity of the vehicle.
k. The recreational vehicle and any attached structure may be supported by wooden stilts or concrete blocks.
l. A single shed, with a maximum area of twelve square feet (12 ft^2), may be built and maintained on a site occupied by a recreational camping vehicle.
m. The shed must be at least three meters (3 m) from the recreational camping vehicle, or from the tent, or from their adjoining structure, or from any other accessory building, including roof overhangs.
n. The maximum height of the shed is three and a half meters (3.5 m).
o. Unless more restrictive provisions are required for safety reasons, the distance between recreational vehicles, attached structures, and sheds, as well as their roof overhangs, must be at least three meters (3 m).
p. The exterior cladding materials of an extension or shed must comply with this bylaw.
q. The margin adjacent to a watercourse, which is set at a minimum of fifteen meters (15 m), must be respected.
r. Where indicated in the table of uses and standards, the following uses and their accessory buildings are permitted as accessory uses to a campground, provided they are open only during the campground's operating season: snack bars, convenience stores, propane sales, and recreational equipment.
s. The total area of all uses described in paragraph above may not exceed two hundred square meters (200 m^2).
t. A single detached dwelling for the exclusive use of an owner or staff is permitted as an accessory use.

3) Notwithstanding the foregoing provisions, a campground must be located more than 100 meters from a lake.

Light accommodation businesses (C405)

In areas where they are permitted, light accommodation businesses must meet the following conditions:

1) The residential architecture must be preserved in the case of an existing building.

2) In the case of a new building or an extension, no room may have exterior access unless it has access from inside the building.

3) All rental rooms must be equipped with a smoke alarm installed in series.

4) One (1) additional parking space is required per room in the case of a tourist lodge.

5) The number of rooms for rent cannot be increased without first obtaining the applicable building permit or certificate of authorization.

6) Accommodation businesses located in a residential zone may only be located in a detached single-family dwelling.

7) All provisions relating to signage for complementary use apply.

Maple syrup production

When permitted by the table of uses and standards, maple syrup production operations must comply with the following conditions:

1) The construction of a single-family dwelling H1 is permitted on the same site as the maple syrup operation, when this use is permitted in the table of uses and standards.

2) The cladding materials for accessory buildings must be similar to those of the main building.

Motel

In areas where they are permitted, motels must comply with the following conditions:

1) Motel units may be grouped together in a single building or in several buildings on the same lot.

2) All units located outside the same building must be accessible by an exterior corridor.

3) On a site, the layout of motel units must comply with the following requirements:

   a. Minimum area of each unit: 12 square meters
   b. Minimum number of units required per building: 6 units
   c. Maximum front facade of a building: 30 meters
   d. Maximum number of floors: 2 floors
   e. Distance between a building and a parking area: 2 meters.

4) The front facade of a building may be increased to a maximum of sixty (60) meters provided that the linearity of the building is interrupted one or more times by the introduction of a minimum offset of three (3) meters from part of the front facade of the building, by changes in the orientation of the building, by variations in the number of floors (staggered levels) or other architectural techniques likely to break the regularity of the layout and the monotony of the building.

5) Where units are located parallel to the side or rear line of the site, the main facade of the units must face the inner courtyard of the site.

6) The distance between two (2) buildings located parallel to each other must be at least equal to the width required for parking spaces and the traffic lane plus an additional four (4) meters.

7) All other applicable provisions of this bylaw must be complied with.

Gas stations and retail fuel distribution stations (, art. 113, 5º)

In areas where they are permitted, retail fuel distribution stations and service stations must comply with the standards set out in provincial regulations and with the following provisions.

Specifically excluded uses

The establishment must not contain any dwellings, factories or manufacturing facilities, meeting rooms for public use, or workshops, with the exception of automobile repair shops.

Automobile repair

All automobile repairs must be carried out exclusively inside the building.

Site standards

1) Minimum margins for all buildings:
   a. Front: fifteen (15) meters,
   b. Side: six (6) meters.
   c. Rear: six (6) meters .
   d. In the case of a corner lot, the minimum dimension of the side margin adjacent to the street is 7.5 meters.

2) Minimum margins for any car wash:
   a. Front: fifteen (15) meters.
   b. Side: nine (9) meters.
   c. Rear: nine (9) meters.

3) Minimum distances from a pump island:
   a. A street line: five (5) meters.
   b. An adjacent property: twelve (12) meters.
   c. A main building: five (5) meters.

4) Canopy above a pump island:
   a. A minimum margin of six (6) meters is required from any property line.

Layout standards

The following development standards apply:

1) A maximum of two (2) access points per street frontage is permitted.

2) Unless otherwise specified, the minimum distance between two (2) access points on the same street is six (6) meters.

3) The maximum width of an access is ten (10) meters.

4) All accesses must be located at least fifteen (15) meters from the intersection of two (2) street lines and three (3) meters from any property line.

5) All drivable areas must be covered with asphalt or concrete. All unusable areas must be grassed or landscaped.

6) Only the display of products such as motor oil, window cleaner, firewood, and propane tanks used to provide minimum service to vehicles is permitted.

Occupation of open space

The occupation of any free space is subject to the following provisions:

1) The sale and rental of motor vehicles are prohibited.

2) Parking of motor vehicles such as buses, taxis, trucks, heavy construction or snow removal equipment, and any trailer-type container is prohibited.

3) The outdoor storage of materials and equipment is prohibited.

4) The outdoor storage of any vehicle that is damaged or not in working order, debris, auto parts, or any other object is prohibited.

Special provisions for car washes s included in a gas station and retail fuel distribution station

All car washes must have a space large enough to accommodate at least three (3) cars waiting in line, based on a space of three (3) meters by seven (7) meters per car.

Shopping center

In the areas indicated in the land use and standards grid, shopping centers may be developed, provided they comply with the requirements of the following sub-articles.

By shopping center, we mean a commercial complex designed, built, and managed as a localized unit and integrated into the urban fabric of the surrounding area. The following provisions apply:

1) The shopping center may comprise several buildings located on the same site.

2) The facades of buildings located along streets adjacent to the site must face the street(s) so as not to turn their backs on the street. These buildings may also have facades facing the interior with a vehicular driveway or pedestrian network or rest area.

3) The front, side, and rear margins are those relating to the area where the project is located.

4) The number of parking spaces must comply with the provisions of Section 8 of this bylaw.

5) Notwithstanding the standards prescribed in Section 8 of this bylaw, the minimum distance between two (2) vehicle entrances located on the site is six (6) meters, and they must be located at least twelve (12) meters from an intersection of two (2) street lines.

6) Open spaces not occupied by buildings, vehicular access, pedestrian networks, and street furniture must be developed in accordance with the provisions of Section 12 of this bylaw.

Minimum distance for the location of certain uses in the vicinity of structures imposing anthropogenic constraints

Identification of facilities that are sources of nuisance or

Within the municipality of Canton de Low, the following installations are considered to be human activities and installations likely to cause significant nuisance to their immediate surroundings:

Type of constraints	Identification
Snow disposal sites	
Contaminated land	Municipal directory
At-risk businesses and warehouses	
Abandoned dump	Lot 5 162 563
Extraction site (concrete mixer, quarry, and sandpit)	
Telecommunications tower in addition to those belonging to Hydro-Québec	
Eco-center	
Snowmobile and ATV trail	

1: Any change in use of contaminated land included in the above list is prohibited until the level of decontamination has been specified. If the level of decontamination is known, authorized uses must comply with those prescribed by the generic criteria associated with contaminated land.

2: No structures or construction are permitted on the site of a former waste disposal facility that has been closed (former landfill and former trench deposit), including any excavation work without the written permission of the MELC.

Specific provisions for scrap metal dealers and scrap yards

Any work site associated with a new scrap metal business or a new scrap yard that is no longer in use must be located more than 50 meters from a public road, more than 100 meters from a dwelling, and more than 100 meters from a lake or watercourse.

The construction of any permanent or seasonal dwelling, as well as the construction or development of community or recreational facilities, is prohibited within 100 meters of the property boundaries of any scrap metal dealer or scrap yard.

Specific provisions for snow dumps

As a precautionary measure, the construction of any permanent or seasonal dwelling, as well as the construction or development of community or recreational facilities, is prohibited within 60 meters of the property lines of any snow dump.

Specific provisions for electrical transformer or distribution stations

The construction of any permanent or seasonal dwelling, as well as the construction or development of community or recreational facilities, is prohibited within 100 meters of any electrical transformer or distribution station.

Specific provisions for wastewater treatment plants

The construction of any permanent or seasonal dwelling, as well as the construction or development of community or recreational uses, is prohibited within:

11) 150 meters from a wastewater treatment plant with outdoor ponds; and
12) 75 meters from a wastewater treatment plant with indoor basins.

Specific provisions for crematoriums

As a precautionary measure, the location of any crematorium must comply with front, rear, and side setbacks of more than 80 meters.

Standards relating to towers, buildings, structures or other structures over 33 meters high housing one or more telecommunications antennas

1) Any new residential development, tourist accommodation or commercial accommodation must be located at a minimum distance of 100 meters from a tower, building, structure or other structure over 33 meters high housing one or more telecommunications antennas.

2) Any new public building for cultural, educational or religious services or any establishment within the meaning of the Act respecting health services and social services must be located at least 200 meters from a tower, building, structure or other construction over 33 meters high that houses one or more telecommunications antennas.

3) The installation of any new telecommunications antenna over 33 meters high is prohibited within village (VILG), suburban (FAUB), resort (VILL), recreational river (RFLUV), agricultural river (AGF), recreational (REC), and conservation (CONS) zones.

Standards for setbacks along main snowmobile trails, and vehicles34F5F[6]

1) The setback to be prescribed between any new main building intended for residential purposes, a facility operated by a health establishment or an area reserved for cultural, educational, recreational or sports activities and the center line of a trail is thirty (30) meters.

2) The distance of 30 meters provided for in the first paragraph is increased to 100 meters for any new trail built after December 31, 2011. A trail whose route is changed in a minor way, particularly following the loss of a right of way, does not constitute a new trail. A trail whose route is changed pursuant to this paragraph shall not allow off-road vehicles to travel at a distance less than that existing from a location mentioned in the first paragraph prior to the change, unless that distance is at least 100 meters.

3) Exceptionally, the minimum setback standard identified in the second paragraph of this article may be exempted from the application of urban planning regulations if one of the following conditions is met:

[6] Off-Road Vehicle Act (R.S.Q., chapter V-1.2), section 12.

a. Any land located within urbanization perimeters.
b. Any land located within the area covered by the setback margin that is served by an existing road or street on the date *of entry into force of the urban planning scheme.*

4) For any land already existing on the date of entry into force of this bylaw and on which the proposed building could not comply with the other siting standards, the distance between the main building and the center line of the snowmobile trail shall tend to comply with the thirty (30) meter margin.

Specific provisions for de-icing fluid storage facilities

The construction of any de-icing fluid storage facility or snow removal salt warehouse is prohibited within 100 meters of a lake or watercourse.

Specific provisions for shooting ranges

The following constructions and uses are prohibited within 400 meters of a shooting range:

1) A dwelling;
2) A school or other educational institution;
3) A place of worship;
4) A campground;
5) A recreational facility;
6) An establishment referred to in the Act respecting health services and social services (chapter S-4.2).

Any place used as a shooting range must be designed and used in such a way that projectiles fired from firearms do not leave the range when fired in accordance with safety rules. A safety zone must be provided to contain projectiles fired over a firing range under specific conditions. Any place used as a firing range must be concealed behind a wooded area with a minimum depth of 100 meters measured from the firing range.

Standards for extraction sites

1) The following structures and uses are prohibited within 600 meters of the operating area of a quarry or sandpit with a ministerial authorization under section 22 of the Environment Quality Act (chapter Q-2):

   a. A dwelling
   b. A school or other educational institution;
   c. A religious temple;
   d. A campground;
   e. An establishment referred to in the Act respecting health services and social services (chapter S-4.2).

2) The opening of any new quarry, sandpit or gravel pit is only possible when the use is provided for in the table of uses and standards for an agro-viable zone (AGV), rural zone (RUR) or recreational forest zone (RFOR).

3) Any operation of a new quarry or sandpit or any expansion of an existing quarry or sandpit beyond the limits of an uninhabited or sparsely inhabited zone specifically authorizing such use oran area of operation already authorized by a certificate of authorization or benefiting from acquired rights under the Quarry Regulation, and is only permitted if the location standards comply with the Quebec Quarry and Sand Pit Regulation.

4) For any new or expanded quarries and sand pits, private access roads must be located at least 25 meters from any structure and be laid out in a curved pattern so that the site is not visible from the higher road network and municipal collectors.

5) A vegetation screen of at least 60 meters must be preserved and maintained from the road. The screen must comply with the provisions on buffer areas and zones in this bylaw.

6) Quarries and sand pits operated on a temporary basis for the purpose of repairing, constructing, rebuilding, or maintaining agricultural, forest, or mining roads are not covered by this section.

7) All new quarries, sand pits, and gravel pits must be directly accessible from the main road network (Route 105).

8) Owners of existing quarries, sand pits, or gravel pits must restore the site at the end of the operating period in accordance with the requirements of the Quebec Quarry and Sand Pit Regulation.

9) Quarries, sand pits, and gravel pits operated on a temporary basis (less than 90 days) for the purpose of repairing, rebuilding, or maintaining forest or mining roads are not subject to the above provisions.

Specific provisions for extraction in rural areas

In rural areas where use I202 - Extraction is authorized in the land use and standards grid, it is restricted to the extraction of surface minerals (sand, gravel, and building stone) on private land where the right to these mineral substances belongs to the landowner, if this private land was granted or alienated by the State for purposes other than mining before January 1, 1966, under the Mining Act (chapter M-13.1).

For all surface mineral substances whose rights belong to the State and underground mineral substances, no restrictions apply.

Provisions relating to sections of Route 105 affected by noise restrictions

Table: Depth of the 55 dBA isophone (Leq, 24h) along certain sections of Route 105

The table below shows the setbacks to be observed along the sections of road affected by noise. The distance from the 55 dBA (Leq, 24h) isophone established for each section applies on both sides of the roadway from its center line. These setback rules apply to new dwellings and to all recreational and community uses. These rules also apply to all new residential developments.

Description	DJME (2019	Posted speed (km/h)	Depth of isophone of 55 dBA ($L_{eq,24h}$) in meters (1)
Low (from the MRC boundary to Brennan's Hill hamlet)	74	90	1
Low (Brennan's Hill)	7	70	89
Low (from Brennan's Hill to the village of Low)	7,400	90	10
Low (from the village to the northern boundary of the hamlet	6	90	95
Low (Venosta)	6200	70	79
Low (from Venosta to Kazabazua)	6500	90	98

General provisions for land use below the permitted noise limit

1) Any new sensitive use listed above is prohibited within the 55 dBA (Leq, 24h) isophone, except in cases where the listed use is projected at a sufficient distance from the roadway to maintain the outdoor ambient noise below 55 dBA (Leq, 24h).

2) Any new use listed above is prohibited within the 55 dBA (Leq, 24h) isophone, except where adequate mitigation measures are provided and validated by an acoustic study that determines that the outdoor ambient noise will be maintained below 55 dBA (Leq, 24h).

The acoustic study

Applications for authorization for a new use listed above proposed within the 55 dBA (Leq, 24h) isophone must be accompanied by an acoustic study signed by a competent acoustics professional. This study must include an acoustic model of road traffic noise duly adjusted by field measurements to determine:

1) The parts of the site concerned exposed to equivalent road traffic noise exceeding 55 dBA (Leq, 24h);

2) The mitigation measures required to ensure that buildings and uses are not exposed to noise levels exceeding 55 dBA (Leq, 24h).

Provisions relating to small-scale farm and soil cultivation activities (agriculture)

Conditions for the installation of a chicken coop

A chicken coop with an enclosure is permitted under the following conditions:

1) The chicken coop is a use associated with a detached single-family dwelling.

2) A maximum of 12 hens are permitted outside the urban perimeter. (No roosters)

3) The sale of eggs, meat, manure, or other products derived from this activity is prohibited within the urban perimeter.

4) Any dead animals must be removed from the property within twenty-four (24) hours.

5) No manure storage is permitted within the urban perimeter.

6) For chicken coops:

   a. The minimum size of the chicken coop per animal: 0.5 square meters ^{2,}
   b. The chicken coop may not exceed a floor area of 10 square meters^{2} ,
   c. The maximum height at the ridge of the chicken coop roof is limited to 2.5 meters.

7) The enclosure must:

   a. Prevent animals from accessing lakes, waterways, and streets.
   b. Not be located in front of the property line and be located at least 2.5 meters from the property line. Animals must not be kept in cages.

c. Animals must be kept in an enclosure or livestock building at all times and never be allowed to roam freely.
d. The minimum enclosure size per hen is 2 meters^2
e. The area of the outdoor enclosure must not exceed 10 square meters ^{2}

8) If the farming activity ceases, the ancillary buildings and outdoor enclosures must be dismantled.

9) Outside the urban perimeter, a chicken coop may be integrated into a small farm when authorized.

10) The provisions of sections **14.10.2** to **14.10.4** do not apply to animals permitted within the urbanization perimeter.

Conditions for establishing a fermette (small farm) use

Farmhouse use is permitted in the Recreational Tourism Zone (RT) under the following conditions:

1) A farmstead is a use associated with a detached single-family dwelling.

2) All dead animals must be removed from the property within twenty-four (24) hours.

3) It is prohibited to euthanize an animal on residential property. Animals must be slaughtered by an approved slaughterhouse or veterinarian, regardless of whether the meat is consumed by the owner .

4) The maximum number of animals based on the minimum lot size is determined according to the data in Table 8 on the following page: .

Table8 . Number of animals allowed per smallholding depending on the size of the land

Type of animals allowed	Maximum number of animals allowed	Minimum land area
Cattle, cows, calves	2	20,000 m
Boars, sows, piglets	2	20,000 m
Sheep, ewes, lambs, goats, llamas	2	20,000
Chickens, turkeys, ducks, pheasants, and quails	1	10,000 m²
	2	15,000 m²
Rabbits	10	10,000 m²
	20	15,000 m²
Horses, mares and foals*	2	10,000 m^2
	5	20,000 m
Other species except horses, mares, foals	2	20,000 m

*Special and transitional provisions concerning newborn foals may be authorized.

1) Any owner or occupant who keeps or raises one or more animals is required to build and maintain, in good condition, an enclosure and a small farmhouse of adequate size for their animals.

2) The enclosure must:

   a. Prevent animals from accessing lakes, waterways, and streets.
   b. Not be located in front yards and be located at least 9 meters from property lines. Animals must not be kept in cages.
   c. Animals must be kept in an enclosure or livestock building at all times and never be allowed to roam freely.
   d. Comply with minimum space requirements per animal, where applicable.

1) The livestock building:

   a. The livestock building must not exceed a height of 5.5 meters measured at the ridge of the roof.
   b. The surface area of the ancillary building for a small farm must not exceed 120 square meters,
   c. Do not position yourself in the course area before the start and remain at least 9 meters away from the course lines. Animals must not be kept in cages.
   d. Comply, where applicable, with the minimum space requirements per animal.

2) Manure must be stored and disposed of in a manure shed and comply with the requirements of the provincial farm regulations.

3) If the livestock operation ceases, accessory buildings and outdoor enclosures must be dismantled.

4) Accessory structures must not include any type of housing or dwelling.

Condition relating to the modification of a small farm

An increase in the number of animal units, a change in the type of animal units, and an expansion of a small farm must, in order to be authorized, comply with a separation distance from a dwelling, a protected building, or the urban perimeter obtained by multiplying the following parameters:

Table9 . Minimum additional land area per animal

Type of animals permitted	Minimum additional land area per animal	Maximum number of animals per plot
Cattle, cows, calves	8,000 m²	6
Boars, sows, piglets	8,000 m²	6
Sheep, ewes, lambs	8,000 m²	6
Rabbits, turkeys, ducks, roosters, hen, pheasants, and quails	320 m²	15
	320 m²	25
Other species except horses, mares, and foals.	8,000 m²	6

Separation distance for small farms

The following provisions apply to the establishment of a separation distance for any new small farm, expansion of a small farm, or increase in the number of animal units on an existing small farm and must not be less than the following:

1) A strip of varying depth between 300 meters around the urban perimeter.

2) A strip of land 100 meters from a water intake used to supply a public or community water supply system.

3) A 30-meter strip from the high-water line of a watercourse.

4) A 30-meter strip relative to an individual well intended for human consumption.

5) Distance of 20 meters wide on each side of the right-of-way of public and private roads.

6) Distance of 75 meters from any neighboring dwelling.

7) Distance of 20 meters from the residence.

Separation distance for spreading farm fertilizers

Separation distance to be observed for spreading slurry and manure

Spreading slurry and manure is only permitted in areas where small-scale farming is authorized. The minimum distance to be maintained between a slurry or manure spreading area and a dwelling, urban perimeter, or protected building is established in Table 13:

Table10 . Separation distance to be observed for spreading slurry and manure

Type	Spreading method		Minimum distance required from any dwelling, protected building, the boundaries of the urbanization perimeter and the peri-urban zone (in meters)	
			From June 15, to August 15	Other times
farm fertilizer derived from management using liquid manure (slurry)	Aerospersion (Tank)	Slurry left on the surface for more than 24 hours	17	1
		Slurry incorporated in less than 24 hours	12	(1)
	Sprinkling	By ramp	2	(1)
		By pendulum	(1)	(1)
	Simultaneous incorporation		(1)	(1)
farm fertilizer derived from solid manure management	Fresh, left on the surface for more than 24 hours Fresh, incorporated within 24 hours		75	1
	Deodorized compost		40	40

In addition, the requirements of the Provincial Farming Regulations or any other regulations must be complied with where applicable.

Provisions applicable to the edge of a pond

1) All new buildings must be constructed at least **30 m** from the boundaries of the treatment ponds.

2) Where compliance with the first paragraph is impossible, the new building must be located as close as possible to the minimum distance set out in point 1).

Provision applicable along main road s of the higher network s outside the urbanization perimeter

Standards for the location of outdoor storage and

Along main roads in the higher-level network, outdoor storage and the positioning of parking spaces must comply with the following standards:

Table11 . Standards for parking spaces and outdoor storage on main roads in the higher-order road network

	Residential	Commercial and industrial
Outdoor storage		
Located within the setback from the road	---	No
Located in side or rear yards	---	Yes
Parking		
Located in the setback area on the road side	---	Yes
Located in side or rear yards	---	Yes

Standing tree cover standards along roads in the higher road network

1) In the case of forest cover existing prior to development, said cover must be maintained along the edge of the road, to a depth corresponding to two-thirds (2/3) of the distance measured between the road right-of-way and the main building.

2) Notwithstanding the preceding paragraphs, on any site used for commercial or industrial purposes adjacent to main roads, a minimum strip of 15 m must be maintained and consist of natural space.

Provisions relating to outdoor storage

General provisions

1) The storage of goods and products outside a building is permitted under the following conditions and only for the following uses:

    a. C3 - Heavy retail and services,
    b. I1 - Light industry,
    c. I2 - Exploitation of natural resources.

2) Outdoor storage must be directly related to the use of the main building.

3) Outdoor storage is prohibited in courtyards facing a street or road.

4) Spaces used for storage must not be visible from tourist corridors.

5) Outdoor storage is prohibited for residential use.

6) The use of containers, trucks, trailers, wagons, rolling stock, or any other similar equipment is prohibited for outdoor storage.

7) The height of outdoor storage is calculated from the average ground level: no objects may be suspended in the air by any device.

8) Outdoor storage areas must be located in a side or rear yard.

9) Outdoor storage areas must be concealed by an opaque fence surrounded by trees so that they are not visible from a public or private road.

Commercial, recreational, public, and institutional uses

1) Outdoor storage related to commercial, recreational, public, and institutional uses must comply with the following conditions:

2) The height of outdoor storage may not exceed the height of the fence or hedge.

3) The stored material must be surrounded by an opaque fence or a fence with a maximum of 10% openings and a maximum height of 2.5 meters: an opaque hedge with a maximum height of 2.5 meters may be planted.

4) In the case of businesses selling motor vehicles or recreational vehicles, the maximum permitted height of outdoor storage is 4.5 meters.

5) Paragraphs b) and c) do not apply to businesses selling horticultural products, general contractors (for vehicles and machinery used) and transport companies (for vehicles used).

Industrial uses

Outdoor storage related to industrial uses must comply with the following conditions:

1) The height of outdoor storage shall not exceed the height of the fence.

2) The outdoor storage area must be paved, asphalted, concreted or otherwise covered or treated to prevent dust from rising and mud from forming.

3) The stored material must be surrounded by an opaque fence or a fence with a maximum of 10% openings, with a minimum height of two (2) meters and not exceeding four (4) meters.

4) The outdoor storage area must be located at least five (5) meters from any residential, recreational, or institutional use.