

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL

REVISED PLANNING BY-LAWS

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**Daniel Arbour &
Associés**
Société en nom collectif
Bureau des Laurentides

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DIVISION I

By-Law No. 111 Respecting the Application and Administration of the Planning By-Laws

1. DECLARATORY PROVISIONS

2. INTERPRETATION

3. ADMINISTRATIVE PROVISIONS

4. PROCEDURES, RECOURSES AND SANCTIONS

CHAPTER 1 DECLARATORY PROVISIONS

1.1 Context

This by-law governs the application of the planning by-laws of the Municipality of the Township of Arundel. The by-law is designed to harmonize the different land uses according to the goals and objectives relating to the quality of the environment and the development of the territory. These goals and objectives are defined in the Municipality's *Planning program*, by-law no. 110 adopted in conformity with an *Act Respecting Land Use Planning and Development* and come into force following the issuance of a certificate of conformity from MRC des Laurentides, on _____.

1.2 By-law replacement

This by-law respecting the application and administration of the planning by-laws replaces for all legal purposes administrative by-law no. 78 contemplated in Section 116 of an *Act Respecting Land Use Planning and Development*, and its amendments.

This by-law takes precedence over any provisions in any other municipal by-laws currently in force in the municipality that may be inconsistent with this by-law.

However, such replacements and repeals do not affect legal proceedings instituted in accordance with the by-laws being replaced or repealed until the final judgement and execution.

1.3 Coming into force

This by-law will come into force in accordance with the law.

1.4 Territory concerned

This by-law applies to the whole of the territory under the jurisdiction of the Municipality of the Township of Arundel.

1.5 Persons concerned

This by-law applies to all legal and natural persons.

1.6 Partial invalidation of the by-law

In the event that a part, clause or provision of this by-law is declared invalid by a recognized court, all other parts, clauses and provisions shall nevertheless remain valid.

The Council has adopted this by-law section by section and has decreed the remainder of this by-law, even if one or several sections are declared invalid.

1.7 Precedence

No section of this by-law may exempt any person from the application of any Canadian or Québec law.

CHAPTER 2 INTERPRETATION

2.1 Text and words

With the exception of the words defined below, all words used in this by-law retain their usual meaning.

- 1) Titles contained in this by-law are an integral part of the by-law. In the event of a discrepancy between the text and titles, the text will prevail.
- 2) The present tense includes the future tense.
- 3) The singular includes the plural, and conversely, unless the context clearly indicates otherwise.
- 4) The use of the words “must,” “may” (used in the negative), “shall” or “will” mean an absolute obligation; the words “might” or “may” indicate there is an option.
- 5) The words “any person” include all legal and natural persons.
- 6) The masculine form includes both sexes, unless the context indicates otherwise.

2.2 Charts, tables, diagrams, graphics, symbols, tables of specifications

Unless otherwise indicated, all tables, charts, graphics, symbols, tables of specifications, appendices and any form of expression other than text contained in this by-law are an integral part of the by-law for all legal purposes.

In the event of a discrepancy between the text and the various graphic representations, the text will prevail.

2.3 Agreement between tables, graphics, symbols, tables of uses and standards, zoning plans and text

Unless otherwise indicated, in the event of a discrepancy:

- 1) between the text and a title, the text will prevail;
- 2) between the text and any other form of expression, the text will prevail;
- 3) between a table and a graphic, the table will prevail;
- 4) between the text and the table of specifications, the table will prevail;
- 5) between the table of specifications and the zoning plan, the table will prevail.

2.4 Agreement between the general provisions and the specific provisions

In the case of incompatibility between two provisions within one by-law or between this by-law and another by-law, the specific provision will prevail over the general provision.

2.5 Units of measurement

All measurements in this by-law are written in metric form;

Conversion:

1 m	=	3.2808 ft	1 ft	=	0.3048 m
1 m ²	=	10.7636 ft ²	1 ft ²	=	0.0929 m ²
1 m ³	=	35.3134 ft ³	1 ft ³	=	0.0283 m ³

2.6 English language version of the by-laws

This English language version of the planning by-laws is for your convenience. Only the French language version has legal value.

CHAPTER 3 ADMINISTRATIVE PROVISIONS

3.1 Application of the planning by-laws

3.1.1 Administration of the planning by-laws

The Municipal Council of Arundel designates one or more officers responsible for the administration and enforcement of the planning by-laws, known as the building inspector or assistant building inspector. The building inspector is referred to as the designated officer throughout this document.

The Council may name one or more assistant inspectors to help or to replace the designated officer.

3.1.2 Permit or certificate issued illegally

Any permit or certificate inconsistent with these by-laws is null and without effect.

3.1.3 Duties and powers of the designated officer

The designated officer and/or his assistants are responsible for ensuring compliance with the provisions of these by-laws. More specifically, the designated officer:

- 1) may issue or refuse to issue any permit or certificate required by these by-laws, according to whether or not the provisions of the by-laws have been fulfilled;
- 2) may visit and inspect all moveable or immovable properties, the exterior and interior of all houses, buildings or structures between the hours of 7:00 am and 7:00 pm to determine whether the provisions of these by-laws have been fulfilled. The owners, tenants or occupants must admit the designated officer and answer questions related to the application of the by-laws;
- 3) may, in the case of an infraction, advise the offender in writing of the nature of the infraction committed and of the possible penalties, and may order the work to be stopped;
- 4) may require that any person who runs an agricultural operation provide information on the types and the extent of their agricultural operations. The

designated officer may request in writing that the person who runs an agricultural operation provide any necessary information within thirty (30) days.

Should the person who runs an agricultural operation fail to transmit the requested information to the Municipality within the designated time, the designated officer may, at the expense of the person who runs the agricultural operation, gather any necessary information or ascertain all the facts needed to apply the separation distance standards. The designated officer may, for this purpose, use the help of an agrologist, a veterinarian, a professional technologist or a land surveyor;

- 5) may require the holder of a permit or a certificate to suspend work when the holder contravenes these by-laws or when the designated officer has reasonable grounds for believing that the structure is dangerous;
- 6) may request a certificate attesting that the plans and work have been carried out in conformity with the laws and regulations of the pertinent provincial and federal authorities;
- 7) may request that tests be carried out on the soil, materials, equipment, construction methods, functional and structural construction elements or the condition of the foundations. He may also require that adequate proof be provided, at the owner's cost, should it be necessary to prove that the materials, equipment, construction or the condition of the foundations comply with the provisions of these by-laws;
- 8) may request verification of the plans or the work by a professional, at the owner's cost, when there is reason to believe that the plans or work do not conform to the provisions of these by-laws;
- 9) may require the holder of a permit or certificate to suspend work when the results of tests do not meet the standards established in these by-laws;
- 10) reports to the Council in writing concerning the permits issued and recommends that the Council take all the necessary steps to stop any infraction of the planning by-laws which he has ascertained;
- 11) following a court ruling, ensures that the judgement is implemented;
- 12) keeps a register of permits and certificates issued, as well as all documents accompanying applications;
- 13) maintains up-to-date records of visits and complaints made, as well as all related documents;

- 14) keeps copies of all documents relating to the administration of these by-laws;
- 15) may give a notice of infraction to a person who has committed an infraction;
- 16) is authorized to revoke any permits or certificates that have been issued by mistake or in contravention of these by-laws.

3.2 Permits and certificates

3.2.1 Obligation

Anyone who wishes to undertake an activity for which a permit or certificate is required by these by-laws must first obtain such permit or certificate from the designated officer.

No permit or certificate may be issued until the provisions of these by-laws have been fulfilled.

The applicant must carry out the works in conformity with the conditions stipulated in the permit or certificate and with the declarations accompanying the application.

3.2.2 Modifications to plans and documents

All modifications to plans and documents effected after a permit or certificate is issued must be approved by the designated officer prior to their implementation. The designated officer will approve these modifications only if they conform to the provisions of the planning by-laws.

This approval does not of itself prolong the duration of the permit or certificate.

3.2.3 Time limit for the issuance of permits and certificates

Except under special conditions, when the object of an application conforms with these by-laws, the requested permit or certificate of authorization, with the exception of a subdivision permit, must be issued within thirty (30) days of the date the application is received by the designated officer.

Subdivision permits must be issued within sixty (60) days after the date the application is received by the designated officer.

If an application is incomplete, the date the additional information is received is considered the date of receipt of the application.

3.2.4 Duration of permits and certificates

Any permit or certificate is null and without effect if not acted upon within twelve (12) months of the date of issue or if construction has been interrupted during a continuous period of no less than twelve (12) months.

In addition, if the holder of the permit fails to complete the building work and to finish the exterior facing in conformity with the approved plans within twelve (12) months of the date of issue of the permit, he must request an extension of the permit for a additional period of not more than six (6) months, such a request being subject to all the relevant conditions established by the applicable by-laws. After these six (6) months have elapsed, if the construction is not completed in conformity with the approved plans, the Municipality may initiate any and all of the appropriate legal procedures in conformity with these by-laws.

When a building is relocated, the foundation, anchoring and the finishing of the exterior facing must be completed within six (6) months of the date of issue of the permit.

In the case of temporary usage, the designated officer specifies the period of validity on the permit or certificate in conformity with the provisions in these by-laws.

A certificate for relocation of a building or structure on the same site that does not require the use of a public road is valid for a period of six (6) months.

A certificate for transporting an immovable using a public road may only be issued for a specific date and time and is valid for no more than forty-eight (48) hours. After this period of time, the certificate becomes null and void and the holder of the certificate must request an extension, such a request being subject to all the relevant conditions established by the applicable by-laws.

A certificate for the demolition of a building is valid for the period of time specified on the certificate, but must not exceed sixty (60) days. At the end of this period of time, the certificate becomes null and void and the holder of the certificate must request an extension, such request being subject to all the relevant conditions established by the applicable by-laws.

A certificate for felling trees is valid for a maximum period of two (2) months and any reforestation that may be required must be completed within twelve (12) months following issuance of the certificate of authorization.

A certificate for commercial tree harvesting is valid from the date of issue to the following June 30 and any reforestation that may be required must be completed within thirty-six (36) months following issuance of the certificate of authorization.

A certificate for works of clearing and filling is valid for a period of twelve (12) months and the work must begin within sixty (60) days of the date of issue of the certificate. The holder of the certificate may request only one extension of the certificate for an additional period of twelve (12) months. The request for an extension must be made within twelve (12) months following the date of issue of the first certificate of authorization.

3.2.5 Failure to conform strictly to the approved plans

When a structure has not been built in conformity with these by-laws or has not been completed, the designated officer must advise the holder of the permit or certificate that the holder must conform to the permit or certificate within ten (10) calendar days.

After ten (10) days, the Municipality may exercise the sanctions and recourses contemplated in the Act.

3.2.6 Posting of construction permits or certificates of authorization

A construction permit or certificate of authorization must be posted on the worksite and remain visible while work is in progress.

3.3 Fees for permits and certificates of authorization

The following fees are paid by the applicant for the study of any application for a permit or certificate listed in the planning by-laws.

- 1) Subdivision permit
 - for each lot subject to a cadastral operation \$20
- 2) Study of a planned subdivision requiring project subdivision plans, for a major project
 - 0 to 20 landsites \$100
 - 21 or more landsites \$150
- 3) Building permit
 - a) residential
 - for each residential unit \$20
 - conversion, enlargement, accessory building, including swimming pool... \$20
 - temporary building \$5
 - b) commercial, industrial, institutional
 - for each new building \$20 plus \$1 for
each \$1000 of the cost of work
 - renovation or enlargement of an existing building \$20

4) Certificate of authorization:

- change of use or destination \$20
- relocation or demolition \$20

all costs incurred by the municipality and/or public utilities to facilitate the relocation of a building are charged to the applicant.

- quarry, gravel pit, or sand pit \$50
- sign \$20
- felling of trees \$0
- commercial tree harvesting \$20
- opening on a shoreline and riverbank \$20
- swimming pool \$20
- clearing and filling work \$20
- driveway or access road to a site or creating a parking space \$0
- septic installation \$50

5) Temporary certificate of authorization \$0

3.4 Subdivision permit

3.4.1 Obligation

No one may proceed to a new cadastral operation without first having obtained a subdivision permit from the designated officer, in conformity with the provisions of the subdivision by-law.

Notwithstanding the previous paragraph, a cadastral operation that is required by a declaration of co-ownership by virtue of section 1038 of the *Civil Code of Québec* and concerns proposed lots that are exclusively owned, does not require a subdivision permit. The landsite comprising all the commonly-owned land is not eligible for this exemption.

3.4.2 Application

All applications for subdivision permits must be submitted in writing to the designated officer on forms supplied for this purpose by the municipality and must be accompanied by the prescribed fee for this permit.

3.4.3 Documents required for all minor projects

This section applies to all cadastral operations involving the creation of five (5) or fewer lots and not involving a new street, lane, footpath, public square or park, and not subject to a declaration of co-ownership by virtue of section 1038 and following of the *Civil Code of Québec*.

All applications for such subdivision permits must be addressed to the designated officer and must include the following information:

- 1) name, surname, address and telephone number of the property owner or his authorized representative;
- 2) three (3) copies of a plan of the proposed cadastral operation drawn to exact scale of at least 1:2000 and providing the following information:
 - the cadastral identification of the landsite or landsites concerned, together with those of adjacent properties;
 - the location of existing or proposed public services, streets and their street lines, servitudes and rights-of-way, where applicable;
 - the location of all existing structures;
 - the current land use of the site and of any adjacent landsites covered in the plan;

- the location of lakes, watercourse and ditches, high watermark, swamps, surface rock, wooded areas;
 - a copy of the registered act or acts if the right to a cadastral operation is attached to the landsite by virtue of sections 256.1 and 256.3 of an *Act Respecting Land Use Planning and Development*;
 - the dimensions of the existing or proposed lot or lots;
 - details of the proposed cadastral operation and the results of this operation;
 - the date the plan was prepared, the title, true north, the scale used and the name, surname and address of the professional who prepared the plan.
- 3) Any additional declaration or authorization required by law or by government regulation, where applicable.

3.4.4 Issuance of permits

Upon receiving an application for a subdivision permit for a minor project, the designated officer studies the plan and suggests any necessary modifications, if required, and issues a subdivision permit where:

- 1) the application is in conformity with the subdivision by-law;
- 2) all plans and documents required by the preceding sections are included;
- 3) the fee for obtaining the permit has been paid;
- 4) the owner has paid the municipal taxes payable but unpaid in respect of the immoveables included in the plan;
- 5) the application is accompanied by any additional declaration or authorization required by law or government regulation, where applicable.

A copy of this approval is given to the applicant who may then proceed to register the proposed and approved lots.

3.4.5 Documents required for all major projects

This section applies to all cadastral operations involving the creation of five (5) or more lots or involving one or more new streets or a park, or operations subject to a declaration of co-ownership by virtue of section 1038 and following of the *Civil Code of Québec*, or which comprises an integrated housing project.

All projects of the type outlined in the preceding paragraph require preliminary approval of a project subdivision plan which includes the following information:

- 1) name, surname, address and telephone number of the property owner or his authorized representative;
- 2) name, surname and address of the professionals who prepared the plans and documents;
- 3) a plan drawn to a scale of at least 1:10 000 showing the surrounding land and the way in which the proposed development integrates into it (land uses, road network, nearby municipal boundaries...);
- 4) three (3) copies of a project subdivision plan of the whole property in question drawn to a scale of at least 1:2500 and providing the following information:
 - contour map with intervals of two (2) metres providing a clear picture of the site topography and indicating:
 - areas with a very steep slope averaging twenty-five (25%) percent;
 - areas with a steep slope averaging between fifteen (15%) and twenty-five (25%) percent;
 - areas with an average slope averaging between five (5%) and fifteen (15%) percent;
 - the natural characteristics of the land (watercourses, swamps, surface rock, wooded areas, any surface water drainage basins...), and any proposed modifications to these;
 - existing public services, if any;
 - the location of existing buildings, if any;
 - the layout and rights-of-way of proposed streets, and the existing or already approved streets with which the proposed streets will join;
 - all the characteristics of the proposed streets needed to evaluate their conformity with the subdivision by-law, including curves, natural or proposed slopes, angles of intersection, characteristics of intersections of existing streets;

- the hierarchy of the existing and proposed road system;
 - existing and proposed servitudes and rights-of-way;
 - site lines, approximate site dimensions and area;
 - the nature of any proposed use;
 - the layout, approximate area and the dimensions of any sites in the proposed subdivision that must be conveyed free of charge for park or playground purposes;
 - an overview of the proposed buildings and structures in the case of an integrated housing project;
 - siting and layout of the proposed buildings and structures;
 - architectural sketches of the proposed buildings and structures;
 - the different development phases, if any;
 - a table showing:
 - the total area of the landsite;
 - the area of land assigned to each use and its percentage of the total area of the landsite;
 - the number of units per each type of use;
 - a detailed timetable of the development phases showing each step of the project to be carried out on the property of the applicant;
- 5) a 27.9 x 43.2 cm (11" x 17") plan showing site lines and lakes and watercourses;

6) a written report indicating:

- the type and amount of the investment envisaged by the applicant for each step of the project;
- any other useful information pertaining to the implementation of the project, its economic impact on the municipality and the approximate cost which the municipality should anticipate for the implementation of the proposed project.

3.4.6 Issuance of permits

- Procedure

Upon receiving an application for a subdivision permit for a major project, the designated officer studies the project subdivision plan and presents it to the planning advisory committee for recommendation to the Council. The Council rules on the application, refuses it, accepts it or accepts it with conditions, for example, on the conveyance of land for a park, playground or natural area. In the latter case, the Council suggests the necessary changes the applicant must make. When the project conforms to this by-law and to the conditions established by the Council, the applicant prepares an application for a subdivision permit for the whole project or per phase of the project and submits his subdivision application to the designated officer.

The designated officer studies the application for a subdivision permit and issues the permit within thirty (30) days after the date of deposit of the application in the designated officer's office, providing:

- the application is in conformity with the subdivision by-law and the conditions established by the Council;
- the application includes all plans and documents required by the preceding sections;
- the fee for obtaining the permit has been paid;
- the owner has paid the municipal taxes payable and unpaid in respect of the immoveables included in the plan;
- the applicant undertakes in writing to convey to the municipality, free of charge, the sites of the thoroughfares shown on the plan and intended to be public;

- the application is accompanied by any additional declaration or authorization required by law or by government regulation, where applicable.
- Application suspended

If the application, or the plans which accompany it, are incomplete or inexact, the designated officer will so advise the applicant in writing. Study of the application is suspended until all the necessary information has been furnished by the applicant. The application is then deemed to have been received on the date this additional information is received.

- Non-conforming application

When the object of the application does not conform to the provisions of this by-law, the designated officer advises the applicant in writing within thirty (30) days of the date of reception of the application.

3.4.7 Cadastral operation

When all the conditions are fulfilled, the three (3) copies of the plan related to the cadastral operation are duly stamped and signed by the designated officer; two (2) copies are deposited in the archives of the municipality and one (1) copy is returned to the applicant.

Final approval of a plan relating to a cadastral operation does not entail any obligation on the part of the Council to accept within a specific time limit the conveyance of a private thoroughfare shown in the plan, nor to assume the cost of the installation and construction of waterworks and sewer services, nor to decree the opening of such services.

3.4.8 Special provisions for projects involving a declaration of co-ownership

In the case of a plan subject to a declaration of co-ownership by virtue of section 1038 and following of the *Civil Code of Québec*, the cadastral operation for each of the proposed units may be completed after the building is constructed.

However, the plans of the cadastral operation must show the proposed subdivisions and include the written agreement of the applicant to deposit the declarations of co-ownership at the time of the sale of the units.

3.5 Building permit

3.5.1 Obligation

A building permit must be obtained prior to the construction, renovation, enlargement, alteration or installation of any structure.

3.5.2 Application

All applications for building permits must be addressed to the designated officer and must include the following documents:

- 1) three (3) copies of a written application, duly completed, on the forms supplied for this purpose by the Municipality;
- 2) a siting and layout plan drawn to exact scale, showing the location of the building or buildings on the site of the proposed construction and including all relevant information such as:
 - the cadastral identification of the landsite, its dimensions and area, the location and description of any servitudes;
 - the current and proposed topography of the landsite shown by contour lines and elevations that give a clear picture of both the project and the site;
 - the distance between any watercourse or lake and the proposed buildings or works, measured from the high watermark;
 - the excavation levels, the ground floor level and the proposed levelling in relation to the actual elevation of the nearest street, shown by contour lines and elevations;
 - the location and dimensions at ground level of each proposed building and of any existing buildings on the same site, where applicable;
 - the distances separating the building or the proposed enlargement of the livestock facilities from sites where farm fertilizer is stored or spread in agricultural (Ag) or agroforestry (Af) zones;
 - the distance between each building and the site lines;
 - the depth of the front yards of any adjacent sites that have been built on;

- the proposed landscaping, including trees of all sizes located on the proposed landsite or on the rights-of-way of adjacent public streets, the location and width of walkways, the area of leisure areas, play areas and private areas, where applicable, and the location of space left in a natural state, where applicable;
 - the location of septic installations and their distance from drinking water intakes on this site or on adjacent sites, where applicable;
 - the location of parking areas and access roads or driveways;
 - the drainage of surface water, where applicable;
 - the location of electricity and telephone lines, walls, architectural fences, dense hedges, exterior lights and directional signs, where applicable;
 - the location of recreational trails such as snowmobile and ATV trails, where applicable;
 - the date, title, true north, scale and the names of any persons who have helped to prepare the plans.
- 3) plans of all the elevations, section views of walls including the foundations, descriptions of the components of the building(s) and specifications which the designated officer needs to gain a clear picture of the structure to be erected, or the alteration, enlargement or extension work to be carried out. These plans must be drawn to scale and printed using an indelible process;
 - 4) an estimate of the projected cost or the bid for the work and the projected duration;
 - 5) any declarations or authorizations required by law or by government regulation, where applicable.

3.5.3 Special requirements for certain structures

For any building or structure requiring technical expertise in the use of such materials as reinforced concrete, steel, wood frames, or large quantities of combustible, inflammable or explosive materials which pose a high fire risk, the owner is responsible for obtaining any pertinent technical documents or certificates from qualified professionals.

When the area and dimensions of a landsite and the projected siting and layout are such that there is a risk of encroachment on setbacks or on a lakeshore or riverbank, a site plan prepared by a surveyor is required.

The plans and specifications for all construction work must be prepared by an architect who is a member of the Ordre des architectes du Québec, with the exception of detached single-family residences and the following works (detached or in combination) if they have no more than two (2) stories, one basement level and a gross total area of no more than 300 m²:

- single-family semi-detached housing or row housing;
- other housing comprising no more than four (4) units;
- commercial establishments;
- business establishments;
- industrial establishments.

Also exempted are interior alterations and renovations within a building that do not affect the building's structural integrity, walls, firewalls, exits, access to exits or its exterior facing.

In applying the preceding paragraphs, the total gross floor area is the total area of all the floors above ground level, calculated between the outside of the exterior walls.

3.5.4 Conditions for issuing building permits

No building permit may be granted unless the following conditions are fulfilled:

- 1) the landsite on which each proposed structure, including its accessory buildings, is to be built forms one or more separate lots on the official cadastral plans in conformity with the subdivision by-law or, if they are not in conformity with the by-law, they are protected by acquired rights;
- 2) the waterworks and sewer services for which an authorization has been received or a permit issued under the law are installed in the street on which the proposed structure is to be built or the by-law ordering their installation is in force;
- 3) in the case where waterworks and sewer services are not installed in the street on which a structure is to be built, or the by-law ordering their installation is not in force, the drinking water supply and waste water treatment planned for the structure to be erected on the land must comply with the *Environment Quality Act* (R.S.Q. c. Q.-2) and the regulations thereunder or with the municipal by-laws on the same subject;

- 4) the landsite on which a structure is to be erected is adjacent to a public or a private street in conformity with the requirements of the subdivision by-law;
- 5) the copy of the authorization from the ministère des Transports, where such is required to build a driveway or an access road to a provincial road under the responsibility of this ministry, must be submitted with the application for the permit.

3.5.5 Exemptions from the application of certain conditions for issuing building permits

The structures found in the situations described in the paragraphs below are exempt from one or more or all of the conditions for issuing a building permit.

- 1) paragraphs 1), 3) and 4) of section 3.5.4 do not apply to structures used or intended to be used for agricultural purposes on agricultural lands in an agricultural zone decreed by virtue of the *Act to Preserve Agricultural Land and Agricultural Activities*. However, the conditions provided for in paragraphs 2) and 3) of section 3.5.4 must be respected in the case of a residence located on agricultural land;
- 2) structures intended to be built on public land are exempt from all the conditions described in section 3.5.4, except in the case of work or construction by persons who have acquired ownership rights to these lands;
- 3) accessory buildings, temporary buildings and any other similar structure associated with a main building on the same landsite are exempt from application of the conditions stipulated in section 3.5.4;
- 4) proposed structures on landsites located along a street that does not conform to the requirements of the subdivision by-law are exempt from the application of paragraph 4) of the preceding section, provided that these structures are adjacent to a road, street, right-of-way or servitude that has been used or was planned for public circulation before April 2, 1984. This exemption also applies to all cases of streets or roads recognized by the municipality before June 29, 2000, the date of coming into force of the MRC des Laurentides' revised development plan. Structures designed to serve as shelters, huts or refuges along a network of trails for cross-country skiing, snowmobiling or other similar uses;
- 5) proposed structures on a landsite adjacent to the Parc régional du corridor aérobique are exempt from application of paragraph 4) of the preceding section if this landsite has a right of passage in the park or corridor; this right of passage should link the land to be developed to one of the following two (2) elements:

- a) a street or road, contemplated in paragraph 4 of section 3.5.4 or paragraph 4 of this section, which is contiguous to the right of passage;
 - b) a vacant landsite comprising one or more separate lots and contiguous both to the right of passage and a street or road contemplated in subparagraph a) above.
- 6) where the estimated cost of the cadastral operation whereby one or several separate lots may be made with the land where the structure is to be erected exceeds ten (10%) per cent of the estimated cost of the structure, paragraph 1) of section 3.5.4 does not apply in the following cases:
- a) the proposed location of the structure to be built is the same as that of the existing structure;
 - b) any proposed structure where it is proved to the designated officer that such a structure will not be erected on parcels of land belonging to different owners .

3.5.6 Conditions for issuing building permits for siting several main buildings on one landsite

Despite the provisions of the preceding sections, two (2) or more main buildings may be sited on one and the same landsite, which must consist of one or more separate lots on the official cadastral plans.

In this case, application of the provisions of paragraphs 1), 2), and 4) of section 3.5.4 is not required for a building permit to be issued.

However, all construction projects involving two (2) or more main buildings on one landsite must satisfy the following condition:

- drinking water supply and waste water treatment projects for structures to be erected on the landsite must comply with the *Environment Quality Act* (R.S.Q., c.Q-2) and the regulations thereunder and with the municipal by-laws on the same subject.

In the case of vertical or horizontal condominiums erected or to be erected, which require or will require a declaration of co-ownership by virtue of section 1038 and following of the *Civil Code of Québec*, the paragraphs mentioned do not apply to the proposed lots that are exclusively owned, but only to the landsite comprising all the commonly-owned land.

3.5.7 Conditions for issuing building permits in forestry zones (For)

1) Provisions for siting and layout in a forestry zone (For), outside a white-tailed deer yard

On a site located in a forestry zone and outside a white-tailed deer yard, as shown on the zoning plan, no building permit for a main building may be issued unless one or other of the following conditions is met:

- a) the landsite on which the proposed building is to be constructed is adjacent to a public street;
- b) the landsite on which the proposed building is to be constructed is adjacent to an existing private street in conformity with the requirements of the subdivision by-law on the date of coming into force of this by-law;
- c) the landsite on which the proposed building is to be constructed is adjacent to a private street designed to join the road system within three hundred (300) metres by means of a street in existence on the date of coming into force of this by-law;
- d) the landsite on which the proposed building is to be constructed is adjacent to a private road designed to become a dead-end street within three hundred (300) metres by means a street in existence on the date of coming into force of this by-law;
- e) the landsite on which the proposed building is to be constructed is adjacent to a private road that conforms to the requirements of the subdivision by-law and said building must be located no more than one hundred (100) metres from the high watermark of a lake or watercourse;
- f) the landsite on which the proposed building is to be constructed is adjacent to a private road and at least 0.8 hectare (8000 m²) in area.

2) Provisions for sites located in a white-tailed deer yard in a forestry zone (For)

On a site located in a white-tailed deer yard in a forestry zone, as shown on the zoning plan, no building permit for a main building may be issued unless one of the following conditions is met:

- the landsite on which the proposed building is to be constructed is adjacent to an existing public street or a private street in existence on the date of coming into force of this by-law;

- the landsite on which the proposed building is to be constructed is adjacent to a public or private road that conforms to the requirements of the subdivision by-law and the building must be located no more than one hundred (100) metres from the high watermark of a lake or watercourse;
- the landsite on which the proposed building is to be constructed is adjacent to a public or private road that conforms to the requirements of the subdivision by-law, is not less than one (1) hectare in area and at least 80% of this area must be wooded and/or in a natural state.

3.5.8 Issuance of permits

Upon receiving an application, the designated officer studies the plan of the project, suggests modifications, if any, and issues a building permit where:

- 1) the application is in conformity with the by-laws in force;
- 2) all plans and documents required by these by-laws are included with the application;
- 3) the fee for obtaining a permit has been paid.

In case of a refusal, the designated officer must inform the applicant, in writing, stating the reasons for refusal.

In either case, one copy of the plans and documents submitted with the application is returned to the applicant and the other copies are deposited in the archives of the municipality.

3.5.9 Preparation of the landsite before work begins

After being issued a building permit and before construction work begins, the holder of the permit should:

- delimit or identify the limits of the shore and wetland, if any, to prevent any encroachment of machinery, and any clearing and filling in these fragile areas.

3.5.10 Required verification of setbacks

When the foundation walls have been built or when an alteration has changed the dimensions of a building, the holder of a building permit must give the designated officer a copy, duly approved and signed by a surveyor, of a location plan, which includes the benchmarks of the landsite.

Failure to hand in a location plan results in the suspension of the building permit and the automatic suspension of the work in progress.

3.5.11 Suspension of a permit

If the location plan shows that the location of one or more foundation walls do not meet the standards of this by-law and the building permit issued, the permit is suspended until one of the following conditions is fulfilled:

- one or more of the foundation walls is altered to comply with this by-law;
- an application for a minor exemption is deposited and accepted by the Council in conformity with the by-law on minor exemptions from the planning by-laws.

3.6 Certificate of authorization

3.6.1. Obligation

The following activities are prohibited unless a certificate of authorization has been obtained or they are included in a building permit:

- 1) any change in the use or destination of an immovable;
- 2) any relocation, demolition or repair of a building or structure, with the exception of minor works (see section 3.6.4);
- 3) construction or installation of an in-ground or above-ground swimming pool;
- 4) installation of a septic system;
- 5) any new use or enlargement of a quarry, gravel pit or sand pit;
- 6) any construction, reconstruction, enlargement, installation, repair, relocation or alteration (addition, finish, painting) of any billboards and signs;
- 7) any commercial tree harvesting as defined in these by-laws;
- 8) any works on a lakeshore or riverbank;
- 9) any construction of a parking area or loading area;
- 10) any construction of an access to a street;

- 11) any works of clearing and filling, other than those required for the foundations of a building or the construction of a street;
- 12) development of a campground;

It is not necessary to obtain a certificate of authorization for:

- installation of a temporary carport for the winter;
- installation of a snow fence.

3.6.2 Application

Any application for a certificate of authorization for one of the activities listed in the preceding section must be submitted to the designated officer and must include the relevant plans and documents described below, together with the name, surname, telephone number and address of the applicant or his authorized representative.

In addition, when part or all of the activity that is the subject of the application must also be authorized or otherwise dealt with by a government ministry or its representative, the application must include any authorization or declaration required by law or by government regulation.

- 1) Change in the use or destination of an immovable
 - a written application outlining the proposed change in the use or destination of the proposed immovable, together with the information (type of activity, prospective clientele, hours of business, number of employees ...) required to study the application. Any new main use or any change of an existing use to another use and for a purpose other than agricultural, which involves the area of a landsite protected by acquired rights according to Section 101 of *the Act to Preserve Agricultural Land and Agricultural Activities*, must first be authorized by the Commission de protection du territoire agricole;
- 2) Relocation of a building
 - same information as that required for a building permit (see section 3.5.2);
 - proposed itinerary, the current and proposed site, the date of relocation and the time required to complete the journey;
 - a plan of the foundation and a siting and layout plan if the relocation is to take place on municipal territory;

- a photograph of the building to be relocated;
- a description of the proposed method for encouraging regrowth of vegetation if no development or building project is planned for the current site;
- a copy of the authorizations required by the various public and para-public services.

3) Demolition of a building

- location of the building to be demolished;
- photographs of the building;
- description of the conditions under which the demolition will take place;
- the date for the demolition and the time required to complete it;
- a description of the method to be used to encourage regrowth of vegetation if no development or building project has been planned for the current site;
- the name of the contractor who will carry out the demolition;
- the name and location of the proposed landfill site or depot for dry materials in which the demolition rubble will be deposited.

4) Repairs to a building

- The plans, elevations, section views or sketches of the required construction, which the designated officer needs to gain a clear understanding of the proposed repairs.

5) Swimming pool

- the location and the distances from the pool to the limits of the site and to any buildings and structures;
- the proposed plans.

6) Septic installation

- the location of the proposed septic installation on the landsite;
- the type of septic installation proposed;

- the distance between the weeping-tile field and any wells on the same site and on neighbouring sites;
- the current and proposed topography of the landsite shown by equidistant contour lines and elevations that give a clear picture of both the project and the site;
- the distance between the septic installation and the high watermark of any lake or watercourse.

7) Quarry, gravel pit or sand pit

- certificate of authorization required by the *Environment Quality Act*;
- a plan indicating all the lots or landsites involved in the operation, the area of operation and the location of buffer areas, access roads ...;
- the plan must indicate the distances between the extraction site and any lakes, watercourses, swamps or structures.

8) Signs

- name, surname, address and telephone number of the owner of the establishment or usage designated in the application or his representative;
- name, surname, address and telephone number of the owner of the immovable where the sign is located and an authorization from the owner of the immovable or his representative;
- name, surname and address of the contractor who will install the sign;
- details of the proposed work;
- the application must include the following documents:
 - three (3) copies of the plans for the sign showing:
 - the overall dimensions and area of the sign;
 - its height above grade;
 - the design (illustration and lettering);

- the way in which the sign is affixed to a building or supported on the ground;
- the method of lighting;
- identification of all materials used.
- in the case of a sign to be affixed to a post or wall, three (3) plans drawn to scale showing the limits of the right-of-way of public thoroughfares, the other property lines on the site on which the proposed sign is to be located, the location of the sign in relation to other existing structures on the property;
- in the case of a sign affixed flush with a wall or at a perpendicular angle to the building (projecting sign), three (3) plans drawn to scale showing the whole width of the front of the building and the exact location of the sign

9) Commercial tree harvesting outside a white-tailed deer yard

- plan of the property showing:
 - the cadastral identification of the property;
 - the presence of any lake, watercourse or wetland;
 - the limits of the area to be harvested and the distance between this area and any lake, watercourse or wetland.
- description of the work showing:
 - the type of trees to be cut;
 - the estimated quantity;
 - the location of the access road and stacking areas;
 - the period of the year when the work will be carried out and the timeframe;
 - the application may also include a forestry prescription and a forest management plan signed by a forest engineer.

10) Commercial tree harvesting in a white-tailed deer yard

- forest management plan for the whole landsite that includes:

- identification of the owner and of the landsite in which the wooded area is located;
- the outline of the wooded area and plantings shown on a map or aerial photograph;
- a detailed description of each planting and any constraints linked to the nature of the terrain or the presence of animal habitats;
- a plan for each planting of the forestry work to be done in the short-, medium- and long-term;
- a plan signed by a forest engineer in the case of commercial tree harvesting.
- a forestry prescription indicating:
 - the purpose of the harvesting;
 - the area to be cut;
 - the nature and description of the work;
 - the location of access roads, roadside landings, stacking areas and the landfill sites for wood debris from the cutting operation;
 - the proposed dates for starting and finishing the work;
 - any restoration work or planting envisaged.

11) Works on a lakeshore or riverbank

- the height and location of the high watermark;
- the topography of the land with contour intervals of at least one (1) metre;
- the reasons for such works;
- projected works and explanatory sketch;
- one or more photographs showing the state of the lakeshore or riverbank;

- the authorization of the ministère de l'Environnement, where applicable.

12) Development of a driveway or an access road to a street

- width of the projected driveway or access road;
- the distances between the projected driveway or access road and any existing driveways or access roads on adjacent sites;
- a copy of the authorization required by the ministère des Transports in the case of a road under its responsibility.

13) Clearing and filling works on a landsite

- projected works;
- existing topography and proposed levelling;
- the direction of the water flow;
- location of buildings, watercourses, lakes, cliffs, swamps, if any;
- the filling materials used.

A certificate of authorization is not required for clearing and filling works related to the foundations of a building for which a building permit has already been obtained.

3.6.3 Issuance of certificates of authorization

The designated officer issues a certificate of authorization where:

- the application complies with the zoning and building by-laws;
- all plans and documents required by these by-laws are included with the application;
- the fee for obtaining the certificate has been paid.

In the case of a refusal, the designated officer must inform the applicant in writing within thirty (30) days stating the reasons for refusal.

3.6.4 Minor works

A certificate of authorization is not required for the minor works needed for the normal maintenance of a building, provided that the foundations, frame, and interior and/or exterior walls are not altered and the floor area is not increased.

This provision applies to minor works as separate projects and not to a whole series of such works.

Minor works are subject to all relevant general and specific provisions of the planning by-laws;

For guidance and by way of example, the following may be considered minor maintenance works:

- 1) replacement or repair of roofing material, provided that the material used is identical, equivalent or superior to that on the existing roof and unless a site and architecture plan applies to a change in roof covering;
- 2) installation of vents;
- 3) painting, unless a site and architecture plan applies to a proposed change of colour;
- 4) creosoting of walls or roof, and tarring of roof;
- 5) repair or reinforcement of chimneys;
- 6) insulation and ventilation work not involving a structural change;
- 7) installation or repair of eavestroughs;
- 8) repair of mortar joints;
- 9) replacement of glass panes or bay windows;
- 10) repair or replacement of damaged or deteriorated parts of a balcony, provided that no enlargement or alteration (railing, steps, flooring...) is planned;
- 11) replacement of electrical entrances, provided that the electrical wiring in the walls and ceiling is not altered;
- 12) addition of electrical outlets, switches, lighting or similar work;
- 13) installation of an alarm system (fire, theft...);
- 14) change or alteration of a central heating system (e.g. change from an oil burner to an electric furnace);

- 15) repair or replacement of the plumbing system (pipes, sinks, toilets, bathtubs...), provided that the works do not require the demolition of walls or any parts of the frame and do not affect the septic installation;
- 16) installation of an extractor fan for a stove, in residential occupancies only;
- 17) repair or construction of shelves or cupboards, with the exception of complete remodelling of a kitchen;
- 18) replacement or alteration of floor covering.

3.7 Temporary certificate of authorization

3.7.1 Obligation

A temporary certificate of authorization is required for the following activities:

- 1) any installation of a trailer on a worksite;
- 2) any installation of a temporary structure;
- 3) use of a residence as a model home or rental or sales office;
- 4) any installation of a prefabricated and transportable building for real-estate sales or rentals.

It is not necessary to obtain a temporary certificate of authorization to hold a bazaar, charity sale, or a show or open-air event sponsored by a religious or cultural non-profit organization.

3.7.2 Application

Two (2) copies of an application for a temporary authorization for one of the activities listed in the preceding section must be presented to the designated officer and must include those of the following plans and documents relevant to the type of certificate requested, in addition to the name, surname, address and telephone number of the applicant or his authorized representative, the cadastral identification, the dimensions of the lot or lots in question, details of the projected work, the timeframe and the cost of the work to be carried out.

All applications must be signed by the owner of the immovable in question, or by his authorized representative, and should include:

- the duration of the event and the aims or objectives pursued or the period of time for which the temporary building or structure is required;
- the precise place on the property where the event will take place or the temporary building or structure will be installed;
- the dimensions of any temporary building or structure, where applicable;
- the projected work;
- a written agreement by the applicant to take down the installations and clean up the land within five (5) days of the end of the event.

3.7.3 Issuance of temporary certificates of authorization

The designated officer will issue the requested temporary certificate of authorization where:

- the application complies with the zoning and building by-laws;
- all plans and documents required by these by-laws are included with the application;
- the fee for obtaining the certificate has been paid.

In the case of a refusal, the designated officer must inform the applicant in writing within five (5) days, stating the reasons for refusal.

CHAPTER 4 PROCEDURES, RECOURSES AND SANCTIONS

4.1 Contraventions to the planning by-laws

Any person who contravenes one or other of the applicable provisions of the planning by-laws is guilty of an offence.

In order to ensure compliance with this by-law, the municipality may exercise, cumulatively or alternatively, with those contemplated in this by-law, all civil and penal recourses contemplated in sections 227 to 233 of an *Act Respecting Land Use Planning and Development*.

4.2 Penal clauses

4.2.1 Sanctions

Anyone contravening this by-law is guilty of an offence and liable to a fine of no less than two hundred (200) dollars and no more than one thousand (1000) dollars for a natural person and of no less than five hundred (500 dollars) and no more than two thousand (2000) dollars for a legal person, the costs for each offence being in addition.

A second or subsequent offence is punishable by a fine that can be increased from one thousand (1000) dollars to two thousand (2000) dollars for a natural person and from two thousand (2000) dollars to four thousand (4000) dollars for a legal person, the costs for each offence being in addition.

If an infraction continues for longer than one day, it constitutes a separate offence for each and every day and the penalties decreed for each infraction may be imposed for each day of the infraction, in conformity with this by-law.

DIVISION II

Zoning By-law No. 112

5. GENERAL PROVISIONS

6. EXEMPTIONS

7. USES

8. BUILDINGS AND STRUCTURES

9. SETBACKS AND YARDS

10. OUTDOOR DEVELOPMENT RELATING TO THE LANDSCAPE OR TO PROTECTION OF THE NATURAL ENVIRONMENT

11. SIGNS AND BILLBOARDS

12. STANDARDS APPLICABLE TO CERTAIN USES AND IN CERTAIN ZONES

CHAPTER 5 GENERAL PROVISIONS

5.1 General application

5.1.1 Administration of the zoning by-law

The provisions of the by-law respecting the application and administration of the planning by-laws complete this by-law and are used for its application. The use of the words “this by-law” refer to both this by-law and the by-law for the application and administration of the planning by-laws.

5.1.2 By-law replacement

This zoning by-law replaces for all legal purposes by-law no. 79 and its amendments to ensure application of a zoning plan that conforms to the revised planning program for the whole territory.

This by-law takes precedence over any provisions in any other municipal by-laws currently in force in the Municipality that may be inconsistent with this by-law.

However, such replacements and repeals do not affect legal proceedings instituted in accordance with the by-laws being replaced or repealed; these proceedings will continue under these replaced or repealed by-laws until the final judgement and execution.

5.2 Terminology

In this by-law, unless the context indicates otherwise, the following words and expressions have the meanings assigned to them in this section.

Access path (voie d'accès): space on a lakeshore or riverbank where the cutting, pruning and trimming of trees or shrubs is permitted for the purpose of allowing a view and/or providing access to the lake or watercourse.

Access road (accès): development allowing vehicles access to a street from a landsite located along the street line of this street.

An access road may also be called a driveway. Under the *Roads Act* (R.S.Q. c,v-9), a person wishing to use a landsite requiring a driveway to a street that is under the responsibility of the ministère des Transports must obtain authorization from the Minister before building the driveway.

Acquired right (droit acquis): recognized right to a non-conforming use, structure or landsite that existed before a new act or by-law came into force with different provisions for this type of use, structure, building or zoning.

Agricultural purposes (fins agricoles): the practice of soil and plant cultivation, raising livestock, silviculture, maple syrup production, and leaving land uncropped.

Agriculture (agriculture): cultivation of land and plants, maple syrup production, rearing of animals, and for these purposes, the construction and use of works, structures and buildings.

Alteration (conversion) (modification {transformation}): any change to or enlargement of a building or structure, or any change in its occupancy.

Amusement arcade (salle d'amusement): place occupied or used essentially for purposes of amusement: the public pays a sum of money to play the game machines provided for their enjoyment.

Annex (annexe): enclosed structure forming an integral part of a main building, located on the same site as the main building and having a complementary use (unheated solarium, firewood shelter...).

Area of a building (superficie d'un bâtiment): total exterior area of the horizontal projection of a building onto the ground, including porches, verandas, skylights and ventilation shafts, but excluding patios, steps, cornices, balconies, exterior chimneys, fire escapes, exterior staircases, exterior ramps, open-air loading docks, interior and exterior courtyards.

Artificial lake (lac artificiel): any stretch of water artificially created, fed by one or more watercourses or springs and having an outlet channel.

Average depth of a lot or landsite (profondeur moyenne d'un lot ou emplacement): average distance from the front line to the back line of a lot or site, measured within a strip equal to the minimum width required by the by-laws.

Awning (auvent): shelter supported by a framework projecting from a building and designed to protect people and things from inclement weather or sunshine.

Awning (area of) (superficie d'un auvent): the area of an awning is measured by calculating the total area of each of its oblique and lower panels.

Balcony (balcon): open exterior platform that projects from one or more walls of a building and is normally enclosed by a railing; it may be protected by a roof.

Basement (sous-sol): storey of a building, located under the ground floor, with more than half its height, measured from floor to ceiling, above the adjacent grade.

Bed and breakfast accommodation (gîte): residential-type establishment that rents bedrooms in the home of the service provider. Breakfast may be served on the premises.

Bed of a river or lake (lit): part of a lake or a watercourse normally covered by water.

Billboard (panneau-réclame): sign used to advertise a business, product, service or attraction, performed, practiced, sold or provided on a site other than the one where the billboard is placed— the billboard may be permanent or temporary.

A community sign is not considered a billboard in the context of this by-law.

Building (bâtiment): structure with a roof supported by walls, posts or columns that is designed to shelter people, animals or things.

building (Accessory) (bâtiment accessoire): secondary building (outbuilding), detached from the main building, or located on the same site as a main use not requiring a main building, and having a complementary or additional use to the main use.

building (Main) (bâtiment principal): building that determines the main use(s).

building (Temporary) (bâtiment temporaire): building of an impermanent nature, designed for specific purposes and authorized for a limited period of time.

Cadastral operation (opération cadastrale): registration of a piece of land or an immovable on a cadastral plan; a subdivision, a numbering of lots, a cancellation, an addition or a replacement of lot numbers, in conformity with the provisions of the *Civil Code*.

Canopy (marquise): structure formed of a roof supported by posts or installed as an entryway, open on at least two (2) sides; it may be attached to the main building.

For service station, gas station or gas station-corner store use, an open shelter that covers the service area and may or may not be attached to the building.

Carport (abri d'auto): structure attached to the wall of a main building, made up of a roof supported by posts and open on two sides, including the entry side. The carport is designed to shelter one (1) or more motor vehicles. Any other structure serving the same purpose and not having the characteristics described here is considered a garage.

Cellar (cave): volume of a building located under the ground floor or the basement, with more than half its height below the adjacent grade.

Clearing (déblai): work consisting of removing earth or soil on site for purposes of levelling or digging a hole, or of obtaining earth to be used as fill.

Commercial tree harvesting (coupe forestière): cutting of trees representing a volume of one hundred (100) solid cubic metres or more on one landholding of at least two (2) hectares per period of twelve (12) months.

Commercial terrace (terrasse commerciale): exterior platform or space used as a complement to a restaurant, bar, inn or other establishment and equipped with tables and chairs.

Common wall (mur mitoyen): wall which is used jointly by two buildings and serves to separate these buildings. It may be erected on the property boundary separating two (2) parcels of land, each of which may be considered an independent cadastral parcel.

Competent authority (autorité compétente): person, service or organism competent to issue notices, sign plans and authorize projects or any other activities within their competence.

Comprehensive development project (opération d'ensemble): construction project planned, promoted and administered as a single project involving construction of a group of main buildings on a landsite situated on a street that conforms to the applicable subdivision by-laws. The project, which may be completed in phases, includes certain common outdoor spaces, services and equipment, as well as a waterworks and sewer system.

Condominium (copropriété): any immovable which requires the registration of a declaration of co-ownership by virtue of which the ownership of the immovable is divided among its owners in fractions, each of which includes an exclusive part and a portion of the common parts.

Council (conseil): the Council of the Municipality of the Township of Arundel.

Cul-de-sac: a dead-end street ending in a circle.

Degraded shores or banks (rives dégradées): riverbanks and lakeshores that have been landscaped or are eroding following deforestation, excavation, filling, clearing, or encroachment.

Detached building (bâtiment isolé): a building detached from any other main building.

Ditch (fossé): a long shallow depression dug in the ground allowing surface runoff from neighbouring land; may be a road ditch, line ditch, which drains only the adjacent land, or a ditch used to drain only one landsite.

Dwelling (logement): a room or suite of rooms located in a building and equipped with heating, sanitary and cooking facilities, and designed to serve as a home for one or more persons; this definition does not apply to motels, hotels, cabins, trailers or rooming houses.

Eave (avant-toit): the lower edge of a roof which overhangs a wall.

Enlargement (agrandissement): work designed to increase the area of a main use on a landsite, a floor area or the volume of a building or a structure.

Establishments providing erotic entertainment (établissement présentant des spectacles à caractère érotique): establishment (indoor recreational facility, restaurant, lodging establishment or other establishment) which presents shows of an erotic nature with dancers, nude dancers, semi-nude dancers or other erotic shows, live or on a screen.

Filling (remblai): work involving building up earth or other surface materials to create a raised area or to fill a hole.

Firewood shelter (abri à bois): structure with a roof, open on the sides or with walls of openwork design, supported by posts and used for storing firewood.

Flea market (marché aux puces): commercial space administered as a unit by different merchants and accessible to the public, where the periodic sale of food products, general merchandise and/or personal services takes place.

Flood zone (zone à risque d'inondation): flood plain made up of a stretch of land inundated by a watercourse in times of flood, the frequency depending on whether the zone is a high-risk or low-risk zone.

flood zone (High-risk) (zone d'inondation à risque élevé): flood zone where floods occur every twenty years (0-20 years).

flood zone (Low-risk) (zone d'inondation à risque modéré): flood zone where floods occur every one hundred years (20-100 years).

Floor area (superficie de plancher): total area of all the floors of a building measured from the exterior face of the outside walls or from the centre line of the common walls. Without limiting the preceding, the area of a floor excludes the surface areas of balconies and exterior chimneys and includes the surface areas of basements, verandas and vent and light shafts.

Forest stand (peuplement forestier): group of trees with characteristics (species, age, height, volume, diameter) that distinguish them from a neighbouring group.

Frontage of a landsite (frontage d'un terrain): all the part of a landsite that borders a public or private thoroughfare.

Gallery (galerie): see Balcony

Garage sale (vente de garage): temporary use on a residential or recreational site for the sale of household objects.

Gazebo (gloriette): small pavilion made up of a terrace or platform with a roof, used as an accessory building to a residential use and not attached to the main building.

Grade (niveau moyen du sol): elevation of a landsite, established by averaging the geodesic ground levels at a distance of six (6) metres away from the perimeter of the exterior walls of an existing or projected building. It is not obligatory to take into account localized depressions such as those for vehicle or pedestrian entrances in determining the average levels of finished ground; for fences, hedges, walls and signs, this elevation is determined by averaging the ground levels in a radius of four (4) metres from the place where they are built, planted or erected.

Ground floor (rez-de-chaussée): storey of a building located above the basement or cellar, or at ground level when the building has no basement or cellar.

Half-storey (demi-étage): part of a storey of a building, where the floor area, measured at a point where the ceiling is at least 2.25 m high, is between forty percent (40%) and seventy-five percent (75%) of the area of the ground floor.

High watermark (ligne naturelle des hautes eaux): line that delimits the littoral and the shore of lakes and watercourses; this high watermark is located at the natural high waterline, that is:

- where the predominance of aquatic plant growth gives way to that of land plants;
- or if there are no aquatic plants, the place that corresponds to the limits of land plant growth in the direction of the water;

Plants considered to be aquatic plants are all the hydrophyte plants including submerged plants, plants with floating leaves, emerging plants, and herbaceous and woody plants characteristic of open marshes and swamps that open onto bodies of water.

Where there is a dam, the high watermark corresponds to the highest water level upstream from the dam.

In the case where there is a legally erected supporting wall, the high watermark corresponds to the top of this wall.

Should it not be possible to determine the high watermark using the preceding criteria, this line may be identified if data is available concerning the highest flood levels that occur every two (2) years—this level is considered equivalent to the line established using the botanical criteria given in the first paragraph of this definition.

Hut or shelter (relais): structure used exclusively as a shelter or hut along a network of hiking trails, snowmobile trails or other trails used for similar activities.

Improvement (amélioration): any work carried out on a structure, building or landsite in order to improve its usefulness, appearance or value.

Integrated housing project (projet intégré): group of several main buildings with one or more uses located on one site as laid out in a comprehensive development program; the project places importance on communal land uses such as roadways, parking, recreational areas and green space.

Join, to (raccorder): to connect a new public or private street to an existing public or private street.

Lake (lac): any body of water fed by one or more watercourses or underground springs.

Land occupation density (coefficient d'occupation du sol): proportion of the area of a site that may be built upon in relation to the total area of the site. In the case of an integrated housing project, this proportion is the total of all the built areas.

Land under cultivation (terre en culture): land used or maintained for agricultural purposes.

Landsite (terrain): piece of land made up of one (1) or more adjacent lots, part of a lot or several parts of adjacent lots or one (1) or more lots and one (1) or more parts of adjacent lots whose metes and bounds are described in one (1) or more registered acts and which belong to one owner.

landsite (Corner) (terrain d'angle): landsite located at the intersection of two (2) streets or sections of streets.

landsite (Inside) (terrain intérieur): landsite other than a corner landsite..

landsite or site (Width of a) (largeur d'un terrain ou d'un emplacement): on a landsite, distance calculated along the length of the street line between the lateral lines of the landsite.

landsite (Non-conforming) (terrain dérogatoire): landsite which benefits from acquired rights and does not conform to the provisions relating to dimensions and area of landsites as specified in the planning by-laws.

landsite (Transverse) (terrain transversal): landsite adjacent to two (2) sections of roads that do not intersect at the boundary of the property.

landsite (Transverse corner) (terrain d'angle transversal): landsite located between two crossroads.

landsite (Waterfront) (terrain riverain): landsite with at least one boundary adjoining the shore of a watercourse or lake as specified in the planning by-laws.

Legal person (personne morale): legal term used in reference to corporations; also referred to as a moral person.

line (Back) (ligne arrière): demarcation line between two landsites that is neither the front nor side line. This line may or may not be at right-angles to the side lines.

line (Building) or front boundary line (alignement de construction ou ligne de recul avant): imaginary line on a building landsite or built landsite, located at a certain distance from the right-of-way of the street (street line) and behind which all structures must be located, except ones specifically authorized by this by-law.

line (Front) (ligne avant): demarcation line between a landsite and the right-of-way line or street line of a street. This line may or may not be at right-angles to the side lines.

line (Lot) (ligne de lot): demarcation line between adjacent landsites or between one or more landsites and the right-of-way line or street line of a public or private thoroughfare.

line (Side) (ligne latérale): demarcation line of a landsite that is perpendicular or almost perpendicular to the front line. This line may or may not be at right-angles to the front and back lines.

line (Site) (ligne d'un emplacement): line that delimits a parcel of land that may serve a main use.

Littoral (littoral): the part of a lake or watercourse that extends from the high watermark toward the middle of the body of water.

To be considered the littoral of a watercourse for purposes of this by-law, the bed of the watercourse must allow the water to flow in an identifiable channel at least thirty (30) cm deep and sixty (60) cm wide.

Lot (lot): piece of land registered on a cadastral plan made in conformity with the provisions of the *Civil Code of Québec*.

lot (Corner) (lot d'angle): see landsite (Corner)

lot (Inside) (lot intérieur): see landsite (Inside)

lot (Irregular) (lot irrégulier): landsite which is not quadrilateral in form on the plan or is not close to quadrilateral in form.

lot (Original) (lot original): lot as it was registered on the original cadastral plan of the township[s] of a Municipal territory.

lot (Non-conforming) (lot dérogatoire): legally constituted lot which does not comply with this by-law at the time of its coming into force, but which satisfied each and every standard of the laws and by-laws in force at the time of its entry on the cadastral plan.

lot (Transverse) (lot transversal): see Transverse landsite

lot (Transverse corner): see Transverse corner landsite

lot (Waterfront) (lot riverain): site adjacent to a lake or watercourse.

Main facade (façade principale): exterior wall of a main building that has the most important architectural features, including, among others, the main door, largest windows, finest materials, architectural details and projecting and recessed features.

Maintenance (entretien): care or work required to maintain a structure or part of a structure in good repair.

Mezzanine (mezzanine): section of floor between two (2) floors of a building or between a floor and a roof where the area does not exceed forty percent (40%) of the floor immediately below it; when the area of a floor is between forty percent (40%) and seventy-five percent (75%) of the area of the floor below, it constitutes a half (1/2) storey and when the area of floor is more than seventy-five percent (75%), it constitutes one (1) storey.

Mobile home (maison mobile): factory-built building mounted on its own undercarriage that is designed to be pulled by a motorized vehicle to a site prepared for it and permanently installed on wheels, studs, posts, pillars or on a permanent foundation; this building is intended to be occupied as a dwelling on a permanent basis and equipped with public and community services.

Modular home (maison modulaire): dwelling factory-built to the standards of the *National Building Code* and transportable in two (2) parts or modules; these modules are designed to be mounted side-by-side or one above the other on a foundation on a selected site.

Motel (motel): establishment made up of adjoining rooms which a visitor can enter directly from the outside, but which may also be entered from an inside corridor. Each room is furnished and forms a separate unit with its own entrance and parking for cars. A condominium hotel does not constitute a motel in the sense of this definition.

Natural area (espace naturel): area of land left in its natural state, that is, with native trees, shrubs and grasses.

Non-conforming structure (construction dérogatoire): legally erected structure that does not comply with the planning by-laws.

Occupancy (occupation): act of inhabiting, using or making use of a building or site.

Outbuilding (cabanon or remise): see building (Accessory)

Owner (propriétaire): natural or legal person who owns one or more properties.

Parc régional du corridor aérobique: Aerobic corridor regional park decreed by by-law number 105-93 of the regional county municipality (MRC) des Laurentides by virtue of the provisions of the *Municipal Code*.

The Aerobic corridor comprises all the old Canadian National railway rights-of-way, including its sidings; the MRC des Laurentides has a long-term lease on this right-of-way that belongs to the Government of Québec.

Parking space (case de stationnement): space reserved for parking.

Planning by-laws (règlement, réglementation d'urbanisme): a zoning by-law, subdivision by-law, building by-law, site planning and architectural integration program (PIIA), by-law respecting comprehensive development programs (PAE), constitution of planning advisory committees by-law, and by-law concerning minor exemptions from the planning by-laws adopted by the Municipal Council and in force in its territory in conformity with the *Act Respecting Land Use and Development*.

Porch (porche): small external roof or entry area attached to a building and giving access to the front door of the building; it is not equipped with any heating system.

Private garage (garage privé): any accessory structure, enclosed on four sides, which is not used for commercial purposes and which serves as a storage area for motor vehicles belonging to the occupants of a main building.

Private greenhouse (serre privé): frame and glass structure used only for growing plants for domestic, non-commercial purposes.

Property (propriété): landsite or group of adjacent landsites owned by a legal or natural person.

Public access (accès public): all forms of access for the public to private or public lakeshores or watercourses, with or without payment of entrance fees, designed to permit use of a lake or watercourse for recreation or leisure.

Public services (services publics): network of public utilities such as electricity, gas, telephone, waterworks and sewer facilities as well as their accessory equipment.

Quarry (carrière): any place where concentrated mineral substances are extracted in the open-air for use as building stone in construction, for commercial and industrial purposes, to fulfill contracts, to construct roads, dikes, dams, with the exception of asbestos and metal mines, or any place where excavation work or other work is undertaken for the purpose of creating a right-of-way or the foundations of any structure, or for enlarging a playground or a parking space.

Rental cottage (chalet en location): building serving as a secondary residence and used to provide commercial lodging for visitors.

Repair (réparation): rebuilding, restoration or reinforcement of any part of an existing building or structure, except minor works necessary for normal maintenance.

Residential block (îlot): a landsite or group of landsites bordered completely or in part by rights-of-way of streets, trains or other physical barriers. Also said of any space surrounded by thoroughfares.

residential density (Gross) (per hectare) (densité résidentielle à l'hectare brut): ratio of the number of dwelling units that may be installed per hectare of a landsite, including in the calculation any areas assigned for streets, parks, community or public facilities on a landsite or in a sector and not used for residences.

For a given area, a gross density per hectare is generally expressed by a lower number than that for a net density per hectare.

residential density (Net) (per hectare) (densité résidentielle à l'hectare net): ratio of the number of dwelling units that may be installed per hectare of a landsite, excluding from the calculation any areas assigned for streets, parks, and other spaces not used for residences.

Right-of-way or street line (emprise): width of a landsite on which a thoroughfare for motor vehicles, a sidewalk, a cycle path and various public service networks are located.

Riparian sector (secteur riverain): strip of land bordering lakes and watercourses and extending inland from the high watermark:

- a riparian sector bordering a lake is three hundred (300) metres deep;
- a riparian sector bordering a watercourse is one hundred (100) metres deep.

road (Collector) (route collectrice): road designed to give access to and between main areas of development.

road (Existing) (rue existante): built road serving landsites which depend on it.

road (Local) (rue locale): thoroughfare which provides access primarily to residences, but also to local businesses and sites.

road (Service) (chemin de desserte): local secondary road or street located beside a main road or a junction on a main road and providing access to adjacent properties.

Roof-mounted structure (construction hors-toit): structure erected on or extending from the roof of a building and which contains a tank, machinery, an elevator, staircase, ventilation shaft, or skylight.

Sand pit (sablière): any place where loose mineral substances, including sand and gravel, are extracted in the open-air from a natural deposit for commercial and industrial purposes, to fulfill contracts, to construct roads, dikes or dams, with the exception of any place where excavation work or other work is undertaken for the purpose of creating a right-of-way or the foundations of any structure, or for enlarging a playground or a parking space.

Sauna (sauna): accessory building serving as a steam room.

setback (Front) (marge de recul avant): minimum depth of the front yard of a site, that is, the distance between the building line and the front line of a lot or site.

setback (Lateral) (marge de recul laterale): minimum width of the side yard of a site.

setback (Rear) (marge de recul arrière): minimum depth of the back yard of a site, prescribed by this by-law.

Shed (cabanon or remise): accessory building designed for the storage of articles of frequent or occasional use and related to the main use.

Shopping centre (centre commercial, centre d'affaires): group of two (2) or more commercial or service establishments located in a main building on one landsite.

Shore (of a watercourse) (rive d'un cours d'eau): the shore is a strip of land bordering a lake or watercourse and extending inland from the high watermark.

The width of the shore to be protected, in the case of watercourses with regular flow and watercourses with intermittent flow that are subject to restrictions, is measured horizontally:

a) the shore is a minimum of ten (10) metres in depth,

where the slope is less than 30%;

or where the slope exceeds 30% and the height of the bank is more than five (5) metres.

b) the shore is a minimum of fifteen (15) metres in depth

where the slope is continuous and more than 30%;

or where the slope is more than 30% and the height of the bank is more than five (5) metres.

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

- any structure or part of a structure, any attached part or any painting or representation in any manner whatsoever on a building, a structure or a landsite;
- that is used to inform, announce, advertise, publicize or for any similar purposes;
- and is visible outdoors.

sign (Area of a) (enseigne, superficie d'une): the total area of the surface of a sign measured from a continuous line, real or imaginary, around the outer perimeter of the sign, excluding the supports or structures used to attach the sign.

sign (Community) (enseigne communautaire): sign erected and maintained by a municipality, MRC, organization or a business mandated by one or more municipalities and/or MRCs.

sign (Directional) (enseigne directionnelle): a sign indicating the direction to follow to arrive at an identified destination. These signs may be put up by a public authority or a private enterprise.

sign (Freestanding) (enseigne autonome): sign on a post, base, wall or pylon that is not attached to a building.

sign (Height of a) (enseigne, hauteur d'une): height measured vertically between the grade beside the base of the support and the upper surface of the sign, including the entire structure of the sign and its support.

sign (Identification) (enseigne d'identification): sign indicating the name and address of the occupant of a building or the name and address of the building itself, as well as the use carried on in the building, but with no mention of a product.

sign (Lighted) (enseigne lumineuse): sign lit by artificial light, either directly (luminescent) or by transparency, translucence or reflection.

Sign lit by reflection (enseigne éclairée par réflexion): sign that is illuminated exclusively by a fixed source of artificial light located outside the sign.

sign (Modular) (enseigne modulaire): sign comprising a message or group of messages, common to more than one establishment and located in a shopping centre or a main building;

sign (Non-conforming) (enseigne dérogatoire): legally erected sign that does not comply with the current planning by-laws.

sign (Portable) (enseigne portative): sign that is not constructed for permanent placement on one site or is not attached to an establishment or a structure, and which may be transported from one place to another.

sign (Projecting) (enseigne projetante): sign affixed at a perpendicular angle to the wall of a building.

sign (Rotating) (enseigne rotative): sign which turns three-hundred-and-sixty degrees (360°).

sign (Temporary) (enseigne temporaire): non-permanent sign announcing projects, events and activities of a temporary nature such as: worksites, construction projects, property sales or rentals, special activities, community or civic activities, commemorative events, celebrations and other.

sign (Translucent lighted) (enseigne lumineuse translucide): sign designed to emit artificial light translucently by means of a source of light placed inside the sign and one or several translucent surfaces.

Site (emplacement): landsite comprising one or more adjacent lots or parts of adjacent lots forming a single property that serves or may serve as a main use.

Site (Landscaped) (terrain artificialisé): site on which the forest, shrub and plant cover has been altered by such works of clearing, filling and planting grass.

Site plan (plan d'implantation): plan indicating the planned location of one or more buildings in relation to the boundaries of one or more landsites and the adjacent streets.

Storage (entreposage): depot of any goods, objects or materials.

Storey (étage): volume of a building, other than the basement, cellar or attic, which is located between the floor, ceiling and exterior walls, and occupies more than seventy-five percent (75%) of the area of the ground floor.

Street (rue): thoroughfare for vehicles.

street (Conforming private) (rue privé conforme): private street that conforms to the requirements of the subdivision by-law.

street (Public) (rue public): thoroughfare for automobiles and vehicles which allows public access to adjacent properties, but which has not been conveyed to the municipality.

street (Public) (rue public): thoroughfare for automobiles and vehicles which allows public access to adjacent properties and which belongs to the municipality, the provincial government or the federal government.

Structure (construction): any organized assembly of materials connected to the ground or attached to an object requiring a site on the ground.

Subdivision (lotissement): all parcelling out of land using a cadastral plan.

Swimming pool (piscine): exterior artificial basin with a minimum sixty (60) cm depth of water which may be emptied or filled one or more times each year and which is designed for swimming and other water sports.

Temporary carport (abri d'auto temporaire): structure, covered with fabric or flexible material, which can be dismantled and is erected only during the winter months, in conformity with this by-law. Temporary carports are designed to shelter one (1) or more private motor vehicles.

Thoroughfare (voie de circulation): any highway area or structure used for the circulation of vehicles or pedestrians; mainly refers to a road, or a public or private street where automobiles circulate and to trails for snowmobiles, all-terrain vehicles, bicycles or hikers.

Trailer (or caravan) (roulotte or caravane): structure attached to its own undercarriage, with a maximum width of 2.7 metres, factory-built and transportable.

A trailer is designed to move independently or to be pulled on its own wheels by an automobile or recreational vehicle and to house people for a short time in a place intended for recreation or leisure such as a campground or caravan park; camping vans and tent-trailers are also considered trailers.

Tree (arbre): large, woody plant with a trunk at least ten (10) centimetres in diameter measured one metre, thirty (1.3 m) from the ground and with a height of at least three metres, fifty (3.5 m) measured from grade to its highest point.

Tree (diameter) (arbre, diamètre): diameter of any tree species measured at a height of 1.3 m from the ground.

Turning circle (tête de pipe): usually a cul-de-sac that ends with a rectangular loop around a central island. It may have a “P” shape.

Use (usage): the purpose for which an immovable, building, structure, establishment, premises, site, or any part of any of these is used, occupied or is intended to be used or occupied.

use (Additional) (usage additionnel): the purpose for which a part of a landsite, a part of a building or a part of a structure is or could be used in addition to a main use carried out on, or in, the same landsite, building or structure.

use (Main) (usage principal): the main purpose for which a landsite, a building or a structure is or could be used.

use (Non-conforming) (usage dérogatoire): legal use of a landsite, building or structure which does not conform to the provisions of the current planning by-laws.

use (Temporary) (usage temporaire): provisional use that may be authorized for the period of time defined in this by-law.

Veranda (véranda): covered gallery or balcony, glassed in or protected by screens on at least fifty per cent (50%) of its outside walls and extending out from the exterior of a building; it has no heating mechanism and can in no way be used as a habitable room.

Vestibule (vestibule): entry hall of a building, house or apartment.

Watercourse (cours d'eau): any body of water which flows in a river bed and has a regular or intermittent flow, with the exception of ditches.

Watercourse with intermittent flow (cours d'eau à débit intermittent): watercourse or part of a watercourse in which the flow depends directly on rainfall and which has a dry bed at certain times; intermittent water flow as prescribed in the provisions of this by-law must meet the two (2) following criteria:

- the area of the drainage basin must be at least one (1) square kilometre;
- the watercourse with intermittent flow must flow in an identifiable channel that is at least thirty (30) cm deep and sixty (60) cm wide.

Watercourse with regular flow (cours d'eau à débit régulier): watercourse which flows all year round both in periods of high rainfall and periods of low rainfall or drought.

Wetland (milieu humide): area that is flooded or saturated with water for a long enough period to affect the soil and the composition of the plant population. Hydrophyte plants (plants that like wet places) and plants tolerant of periodic flooding grow here. The floods may be caused by seasonal fluctuations in the level of the body of water adjacent to the wetland or, in an area that is not adjacent to a body of water, may result from inadequate drainage. Ponds, marshes, swamps and peat-bogs are the main wetlands and each is distinguished by its specific vegetation.

The different categories of wetlands are defined as follows:

Pond (étang): stretch of water lying in a depression that does not normally exceed a depth of two (2) metres in the middle of the summer. The plant cover, if it exists, is mainly made up of submerged and floating aquatic plants;

Marsh (marais): in a marsh, the substratum is saturated or covered with water during most of the season of plant growth. Marshes are characterized by their growths of herbaceous plants. Marshes are mainly found in the shallows of ponds, lakes or rivers;

Swamp (marécage): a swamp is characterized by the presence of woody plants, trees and shrubs growing in mineral or organic soil; it is often inundated seasonally or remain continually flooded with water rich in dissolved minerals;

Bog or peat-bog (tourbière): a bog is characterized by the predominance of sphagnum mosses that form a living moss layer on the surface: peat builds up when the conditions (mainly drainage) favour the accumulation, rather than decomposition, of layers of organic debris—this deposit builds up as peat. Compared to other wetlands adjacent to bodies of water, bogs are relatively closed systems.

White-tailed deer yards (ravage de cerfs de Virginie): a yard is an environment well adapted to herds of white-tailed deer, providing them with greater protection during the winter months against the cold and snow. Large yards that can shelter thousands of deer in the winter are located in the same places from year to year. Yards are usually found in areas where the weather conditions are less severe, for example in valleys sheltered from winds and in evergreen groves that provide shelter.

The main components of a white-tailed deer yard are as follows:

shelter: area mainly composed of evergreens with trunks over seven (7) metres high: hemlock spruce, cedar, fir and white pine are species that protect the deer very well against the cold winds and allow them to move more freely than in open fields for there is less snow accumulation under this type of forest cover.

food: area with many young trees under four (4) metres, with tender branches of shrubs or trees such as the mountain maple, hazel and dogwood; this type of area provides abundant food for the deer but little in the way of shelter.

food and shelter: area with both shelter and food that is much used by the deer. Ideally this area has a good mix of food and shelter that allows the deer to eat as close as possible to their shelter.

little used: area within a deer yard with deciduous trees over seven (7) metres tall; non-productive sites such as fields and fallow land may be included in this category and may be frequented if the snow is not too deep or if the fields are located near shelter.

Work (ouvrage): any alteration, construction, excavation or use of the land, including clearing, as well as all digging and filling works.

Workshop (atelier): accessory building used as a work space by workers, artists and artisans.

Yard (cour): the space on a site with a main building that is not occupied by this main building.

yard (Back) (cour arrière): yard located between the back line of a site and the back wall of the main building, and extending across the whole width of the site.

yard (Front) (cour avant): yard located between the front wall of a main building and the front line of the site, and extending across the whole width of the site.

yard (Side) (cour latéral): yard located between the side wall of a main building and the side line of the site, and between the front yard and the back yard.

Zoning (zonage): division of the municipal territory into zones in order to regulate the construction and use of buildings and sites in the territory.

5.3 Zones

5.3.1 Division of the municipal territory into zones and polling units

For the purpose of regulating all uses within the whole municipal territory, the latter is divided into zones, some of which are divided into sectors. These zones and sectors are delimited in a zoning plan which is an integral part of this by-law.

Each zone is identified by one or more letters indicating its main land use and a number which distinguishes it from all the other zones. A sector is identified by one or more letters and two numbers.

Each zone or sector identified by one or more letters and one or two numbers comprises a polling unit.

The zoning plan is appended to this by-law (Appendix B) and is integral to it.

5.3.2 Interpretation of the zoning plan

Unless otherwise specified, zone boundaries coincide with the centre lines of existing and projected streets, of rivers and streams and with lot lines, property lines, footpaths and the boundaries of the municipal territory.

Zone boundaries may also be shown on the zoning plan as a line at a given distance in metres from the lines and boundaries mentioned in the preceding paragraph.

When a zone boundary more or less follows a lot boundary, it is considered to coincide with that lot boundary.

When a boundary of a zone is approximately parallel to the centre line of the street right-of-way, the boundary is considered to be truly parallel to the centre line for the distance indicated on the zoning plan.

When a zone boundary coincides with the centre line of a projected street, the zone boundary is the centre line of the street registered on the cadastral plan or built, when that street is actually registered on the cadastral plan or built.

In no case may the depth of a zone be less than the minimum depth for a landsite as specified in the table of uses and standards.

5.3.3 Identification of the main land use in the zones

The main land use identified for each zone is indicated by letters as follows:

Af:	Agroforestry
Ag:	Agriculture
Cc:	Outlying commercial
Cons:	Conservation
Ex:	Extraction
For:	Forestry
Mb:	Mobile home
Pa:	Scenic recreational
Ru:	Rural
Rr:	Rural and residential
Va:	Seasonal cottage
Vi:	Village centre

5.4 Table of specifications

The table of specifications appended to these planning by-laws is an integral part of this zoning by-law and outlines the authorized uses and structures and the standards for each zone as well as all other provisions of this by-law.

The table of specifications should be interpreted according to the various types of land use and development permitted in each zone.

5.4.1 Uses and structures

The authorized uses and structures are defined according to the category to which they belong, structure of the main building, number of dwellings, where applicable, and dimensions and area of the main building.

5.4.1.1 *Authorized categories of uses and structures*

A dot beside one or more of the categories of uses indicates that these categories and structures are permitted as a main use in this zone, subject to uses specifically permitted or uses specifically excluded from these categories for this zone.

5.4.1.2 *Uses specifically permitted or excluded*

A letter in parentheses beside a category of uses and structures refers to the box “Use specifically permitted or excluded” in the table of specifications. The note indicates which use in this category is specifically permitted or excluded in each zone.

Authorization of a specific use in a category excludes the other uses in the generic category to which it belongs.

The exclusion of a specific use in a category does not exclude the other uses in the generic category to which it belongs.

5.4.1.3 *Types of main buildings*

The types of main buildings permitted for each zone is indicated in the table of specifications:

- detached
- semi-detached
- row.

5.4.1.4 *Characteristics of main buildings*

The following building standards for each zone are indicated in the table of specifications:

- the maximum height by number of storeys;
- the maximum height in metres;
- the minimum width of the facade of the building at ground level in metres;
- the minimum building area at ground level in square metres;
- the maximum floor area in square metres.

5.4.2 Area and dimensions of landsites

The following specific subdivision standards for each zone are indicated in the table of specifications:

- the minimum area of the site in square metres;
- the minimum width of the site in metres;
- the minimum depth of the site in metres.

A number in parentheses in one of the boxes indicating the area or dimensions of landsites refers to the number of an article, explanation or prescription in the “Special provisions” section.

5.4.3 Setbacks

The standards for the siting and layout of each main building are indicated in the table of specifications:

- minimum front setback in metres;
- minimum lateral setbacks in metres;
- minimum total combined width of lateral setbacks in metres;
- minimum rear setback in metres.

5.4.4 Land occupation density (LOD)

Where the maximum and minimum land occupation densities for sites are specified for a zone, they are indicated in the table of specifications.

5.4.5 Percentage of natural space

The percentage of the area of a site that must be kept in a natural state according to the provisions of this by-law is indicated in the table of specifications.

A number in parentheses in the “Natural space” box refers to the number of an article, explanation or prescription in the “Special provisions” section.

5.4.6 Special provisions

A special provision may be prescribed in a given zone in addition to the general standards. Such a provision is specified in the “Special provisions” box in the table of specifications.

5.4.7 Amendments

A note in the “Amendments” box serves to inform or remind the reader that an amendment has been adopted by the Council concerning the zone in question.

CHAPTER 6 EXEMPTIONS

6.1 Applicability

The term non-conforming applies to the following:

- 1) non-conforming uses;
- 2) non-conforming structures;
- 3) non-conforming signs;
- 4) signs for non-conforming uses;
- 5) structures and uses on a lot that does not conform to the subdivision by-law.

6.2 General provisions

Uses that began legally, as well as structures and signs that were legally constructed but which did not conform to this by-law at the time of its coming into force, will benefit from acquired rights under the conditions specified in the following articles of this chapter provided that they meet the applicable requirements for continuing.

6.3 Non-conforming use

6.3.1 Abandoned non-conforming use

When a non-conforming use in a building or on a landsite, or in a building and on a landsite, has been abandoned, has ceased or has been interrupted for a period of twelve (12) consecutive months, any subsequent use of the premises will be restricted to those uses authorized by this zoning by-law and its amendments, and a return to the previous use will not be permitted.

The calculation of the twelve (12) months may include a period that began before the coming into force of this by-law to ensure continuity with the by-law replaced by this one.

A use is considered to be abandoned when all forms of activity normally associated with this use have ceased.

6.3.2 Replacement of a non-conforming use

Any non-conforming use protected by acquired rights may only be replaced by a use that conforms to this by-law.

A non-conforming use that has been altered to satisfy the requirements of this by-law may not be altered again in a non-conforming manner.

6.3.3 Enlargement of a non-conforming exterior use

A non-conforming use that is not located in a building may not be enlarged on another site.

A non-conforming use may be enlarged on its site up to ten (10) metres from the site line or up to twenty (20) metres from a site used or intended to be used for residential purposes.

6.3.4 Enlargement of a non-conforming use within a building

A non-conforming use located in a building may be enlarged within this building to a maximum of fifty percent (50%) of the floor area occupied by said establishment at the date of the coming into force of this by-law,

6.3.5 Enlargement of a building occupied by a non-conforming use

Buildings occupied by a non-conforming use may be enlarged one time only on the same site for the same non-conforming use to a maximum of:

- fifty percent (50%) of the ground area of each of the buildings of the non-conforming establishment on the date of the coming into force of this by-law when this area is smaller than two hundred (200) m²;
- twenty-five percent (25%) of the ground area of each of the buildings of the non-conforming establishment on the date of the coming into force of this by-law when this area is between two hundred (200) m² and eight hundred (800) m²;
- ten percent (10%) of the ground area of each of the buildings of the non-conforming establishment on the date of the coming into force of this by-law, when this area is larger than eight hundred (800) m².

The siting and layout standards of the zone in which any proposed enlargement is to take place must be respected.

The enlargement may not serve a non-conforming use other than the non-conforming use existing on the date of coming into force of this by-law.

6.4 Non-conforming buildings and structures

6.4.1 Replacement of a non-conforming building or structure

Any non-conforming building, or structure which is not a building, may only be replaced by a building or structure that conforms to the by-laws in force.

6.4.2 Alteration of a non-conforming building

A non-conforming building protected by acquired rights may be altered or enlarged if the alteration or the enlargement project, taken individually, respects all the provisions of the by-laws in force.

Buildings whose siting is non-conforming may be enlarged without restriction in relation to the area of the existing building by respecting the alignment of each of the exterior walls in relation to the property line; in no way may the non-conforming nature of the building be increased by encroaching on the front, back and lateral setbacks for the site as determined by this by-law, or by surpassing the land occupation density prescribed for the zone in which the site is located. This provision applies to both horizontal and vertical enlargements.

No horizontal or vertical enlargement of a non-conforming building may encroach on the shore of a lake or watercourse.

Subject to section 10.3.1, any non-conforming building protected by acquired rights which is altered to make it conform to the by-law, may not be altered again to make it non-conforming.

Equally, any non-conforming building protected by acquired rights which is altered in a way that reduces its non-conforming elements without eliminating them, may not be altered again to bring back these non-conforming elements.

6.4.3 Foundations for a main non-conforming building

Foundations of a non-conforming main building must be constructed or reconstructed with a view to relocating the building within the limits of the prescribed building area of the site on which the building is located.

Notwithstanding the foregoing, when such a relocation is impossible, the foundations of the non-conforming main building may be constructed on the

existing site of the building, or in such a way as to reduce the non-conformity, provided that the construction does not increase any other encroachment or result in setbacks that do not conform to this by-law.

In the case of foundations constructed in the context of moving a building, the siting and layout standards and the subdivision provisions of this by-law apply.

No construction or reconstruction of foundations is authorized on the shore of a lake or watercourse by virtue of this article.

6.4.4 Repair and maintenance of a non-conforming building

Repairs and maintenance designed to maintain a non-conforming building and to keep it in good condition are authorized.

6.4.5 Replacement of a building with non-conforming siting and layout

The replacement of a building whose siting and layout is non-conforming must comply with the following conditions:

- the drinking water supply and waste water treatment must comply with the *Environment Quality Act* and the regulations thereunder;
- the siting and layout of the building must comply with the standards of this by-law and this is the case even if the building foundations are still in useable condition.

6.4.6 Accessory building made non-conforming following destruction of a main building

Accessory buildings that have become non-conforming following the destruction of the main building by fire or any other cause are authorized in this instance, in the absence of a main building, for a maximum period of twelve (12) months following the event.

6.4.7 Steps, balconies, galleries...

Open or enclosed staircases, steps, balconies, galleries, verandas, porches, eaves, canopies, awnings, garages and sheds may not be converted into habitable rooms or become an extension of the main use if they encroach on the minimum setbacks for the main building required by this by-law, or if they encroach on the shore of a lake or watercourse.

6.5 Non-conforming signs

6.5.1 Alteration of non-conforming signs

Non-conforming signs may be repaired at all times, provided they are not enlarged or replaced in whole or in part except in conformity with this by-law.

6.5.2 Cessation of recognition of acquired rights for a non-conforming sign

When a non-conforming sign identifies an establishment that has been abandoned or has ceased or interrupted its operations for a period of no less than six (6) months, the acquired rights that it has enjoyed will cease.

Following the cessation of recognition of acquired rights for a non-conforming sign, the sign, including the post, support and mount, must be removed, modified or replaced without delay in conformity with this by-law

A non-conforming sign may not be replaced by another non-conforming sign.

6.5.3 Change in the use of a sign

In the case of a change in use, all signs including their supports must conform to the provisions of this by-law.

6.6 Construction on a non-conforming lot

6.6.1 Construction on a lot that does not conform to the subdivision by-law

After the coming into force of this by-law, the construction of a main building and its accessory buildings on a lot that does not conform to the subdivision by-law but that is protected by acquired rights is permitted providing the siting and layout standards in this by-law are respected.

CHAPTER 7 USES

7.1 General standards

Permitted uses are indicated in the provisions applicable to each zone and included in the table of specifications. All uses that are not expressly permitted are prohibited.

Unless otherwise indicated in this by-law, only one main building is permitted on each site.

It is the responsibility of the applicant to prove that the requested use satisfies the provisions applicable to the intended occupancy.

7.2 Definitions of categories of uses and structures

The categories of uses and structures are classified as follows:

Residential

- h1 single-family
- h2 two-family, three-family
- h3 multi-family
- h4 communal residence
- h5 integrated housing project
- h6 mobile home
- h7 mobile home park

Commercial

- c1 retail business
- c2 personal and professional services
- c3 light commercial strip
- c4 heavy commercial strip
- c5 service station
- c6 entertainment
- c7 indoor recreation

c8	intensive outdoor recreation
c9	extensive outdoor recreation
c10	restaurant business
c11	lodging

Industrial

i1	light industry
i2	medium industry
i3	heavy industry
i4	vehicle recycling yard and scrapyard

Community

p1	community recreation
p2	local community
p3	regional community

Public utilities

u1	low-impact public utility
u2	medium-impact utility
u3	high-impact utility
u4	water treatment and supply
u5	telecommunications

Production and extraction

a1	agriculture
f1	forestry and silviculture
e1	extraction
e2	extraction for agricultural purposes

Categories of uses and structures are defined in sections 7.2.1 to 7.2.6 inclusive.

7.2.1 Residential

Building or part of a building intended exclusively for residential use and occupancy by one or more people. A residential unit is made up of one room or a suite of rooms located, equipped and constructed in such a manner as to constitute a separate entity or dwelling equipped with heating, sanitary and cooking facilities. The following are included in this category:

- 1) single-family residence (h1): building erected on a landsite, designed to comprise one (1) dwelling;
- 2) two- or three-family residence (h2): building comprising two (2) or three (3) dwellings, at least two of which are one above the other, each dwelling having its own entrance leading directly outside or into a common hallway. The building is erected on one separate landsite;

- 3) multi-family residence (h3): building comprising four (4) dwellings or more, erected on one separate landsite;
- 4) communal residence (h4): building comprising several individual units and common areas such as kitchens, living rooms... This category mainly comprises rooming houses, retirement homes, student residences and convents;
- 5) integrated housing project (h5): group of buildings erected on one landsite, following a detailed siting plan, with communal land uses such as roadways, parking spaces, recreational areas and green space;

Unless specifically indicated on the specification table of uses and standards, the dwellings in an integrated housing project are single- or two-family units.

- 6) mobile home (h6): includes residences in the form of mobile homes comprising only one (1) dwelling;
- 7) mobile home park (h7): group of mobile homes on one landsite with communal land uses such as roadways, recreational areas and green space.

7.2.2 Commercial

Commercial and service uses are divided into several categories in keeping with the land-use categories outlined in the planning program and with the complementary uses, nuisances, and specific siting and layout conditions. Any establishments not mentioned in these categories will be classified according to their similarity to other businesses and services listed.

- 1) Retail business (c1): commercial establishments which sell to and deal directly with the consumer and which do not normally require any exterior storage space. This category includes, among others, the following:

- food products: grocery stores, butcher shops, pastry shops, confectioners, bakeshops, liquor stores, fruit and vegetable stores...;

Unless otherwise indicated, on-site production of food products is authorized providing the area of the production space is not more than twice the sales area.

- general goods: convenience stores, tobacconists, clothing and shoe stores, catalogue sales outlets, drug stores, variety stores...;

- specialized products: jewelers, florists, bookstores, opticians, sports stores, furniture stores, antique stores, hardware stores without storage yards, leather goods stores, pet stores...;
- products related to agriculture or local resources, primarily market gardening or maple products;
- artist workshops: sale of art and crafts produced on site, primarily painting, sculpture and sewing workshops;

Unless otherwise indicated, the creation of hand-made and original art works is authorized providing the area of the production space is not more than twice the sales area.

- department stores;
- video sales and rental stores;
- shopping centres.

2) Personal and professional services (c2): commercial establishment which deals directly with the consumer and which does not normally require any exterior storage space. This category includes, among others, the following:

- personal services: cleaners, laundries, shoe repair shops, daycare facilities, hairdressers and beauty salons, photography studios, funeral homes, travel agencies, printshops of less than 200 m²...;
- professional services: lawyers, notaries, surveyors, engineers, architects, town planners, medical and dental clinics, all medical, physical and mental health services...;
- financial and business services: banks, trust companies, credit unions and brokers;
- schools of art, music and dance, driving schools, trade schools, hairdressing and beauty schools;
- office and administrative office buildings: business offices, real estate agents, organizations, associations, political parties...;
- public and para-public services: government or para-government offices that may require parking for a fleet of vehicles, such as a postal service;

- public transportation services: taxi.
- 3) Light commercial strip (c3): commercial establishment (sales, rental, service) related to construction, conversion and repair of any object or vehicle, having its own parking and not usually requiring any exterior storage space except for storage of vehicles and of garden centre products. This category includes, among others, the following commercial establishments:
- sales and rental of new or used cars, small trucks and all other vehicles for domestic use, in working condition;
 - rental of tools and similar equipment;
 - garden centres, without a nursery;
 - hardware stores;
 - garages or workshops for car repairs, bodywork or customizing;
 - car washes;
 - technical services related to buildings and the repair of a variety of equipment: plumbing, carpentry, electricity, masonry, floor finishing, pointing, painting...;
 - printshops more than 200 m² in area, upholstery workshops.
- 3) Heavy commercial strip (c4): commercial establishment (sales, rental, service) related to construction, development and repair of any object or vehicle, having its own parking and sometimes taking up a large area; these uses often require exterior storage space. This category includes, among others, the following:

- nurseries, horticulturists;
 - sales and rental of vehicles, boats, mobile homes, prefabricated homes, recreational vehicles, trucks and swimming pools;
 - sales and repair of agricultural and forestry machinery;
 - mini-storage facilities;
 - sale of construction materials;
 - wholesale trade;
 - machining, welding, mechanical, electrical and carpentry workshops.
- 5) Service station (c5): commercial retail establishments providing fuel and service for automobiles. This category of uses groups service stations and their complementary uses, such as convenience stores, automatic bank machines, bakeshops, gas pumps and car washes.
- 6) Entertainment (c6): private or public commercial establishments which specialize in social entertainment. This category includes, among others, the following:
- bars, bistros, nightclubs, discotheques, micro-breweries, billiard halls and reception halls;
 - establishments providing erotic entertainment.

Unless otherwise indicated, on-site production of goods such as beer is authorized provided the production area is not more than double the area reserved for customers.

- 7) Indoor recreation (c7): private or public commercial establishments which specialize in recreation, entertainment, and cultural, sport or social activities. This category includes the following:
- amusement: recreation rooms, electronic and amusement games and betting rooms;
 - cultural: cinemas, theatres, auditoriums, amphitheatres, exhibition halls, museums, art galleries and conference centres;
 - sports: physical fitness centres, gymnasiums, tennis courts, squash courts, swimming pools, roller skating rinks, bowling alleys, curling rinks and indoor go-karting tracks.

8) Intensive outdoor recreation (c8): private or public commercial establishments comprising one or more buildings and outdoor space developed for recreational sporting activities or motorized leisure activities that do not take up a very large amount of space. This category includes, among others, the following:

- miniature golf courses;
- tennis courts;
- swimming pools;
- motorized models (boats, cars);
- marina for motor boats, sailboats and hydroplanes;
- drive-in movies;
- snow tubing;
- campground.

9) Extensive outdoor recreation (c9): private or public commercial establishments comprising one or more buildings and space developed for outdoor recreational or sporting activities and motorized or non-motorized leisure activities that take up a very large amount of space. This category includes, among others, the following facilities:

- that use motorized vehicles or equipment: aviation school and landing strips, motorized vehicle racetracks and amusement parks;
- that do not use motorized vehicles or equipment: golf courses, golf practice and driving ranges, cross-country ski centres, cross-country ski trails, beaches, picnic areas, equestrian centres and wildlife or ecological preserves;

This category of use excludes campgrounds.

10) Restaurant business (c10): commercial establishments that serve food on the premises and may include a complementary banquet room. This category includes, among others, the following:

- seasonal restaurant: includes establishments that operate on a seasonal basis and do not normally have any indoor eating areas, but may have

drive-in service, service windows, outdoor eating areas; mainly comprises milk bars and snack bars;

- restaurant: includes establishments with or without table service, where meals are served inside for eating on the premises or for takeout; may have a terrace but not drive-in service; bistros are included in this category;
- roadside cafe: includes establishments requiring private parking facilities, which do not usually offer table service, but which have an indoor eating space and may offer drive-in service and have an outdoor eating space.

- 11) Lodging (c11): commercial establishments which offer lodging services for one or more nights and, sometimes, restaurant and recreational services to visitors. This category includes inns, health centres (specialized clinics, therapy, fitness...), motels and resort hotels.

The category includes, among others, the following commercial establishments:

- bed and breakfast accommodation: includes, among others, bed and breakfast and farm stays, in which a maximum of five (5) bedrooms in the farmer's home are rented out. Breakfast may be served on the premises;
- small lodging: includes all establishments with a minimum of five (5) bedrooms and a maximum of twelve (12) bedrooms. This category includes, among others, inns, rental chalets and rental offices;
- medium lodging: includes all lodging businesses with twelve (12) or more bedrooms. This category includes, among others, inns, hotels and condominium hotels;
- roadside lodging: includes only motels with a minimum of 8 rooms to rent;
- recreational lodging: includes mainly hunting and fishing camps, holiday camps, campgrounds and rental chalets.

7.2.3 Industrial

In terms of land use, the construction and occupation of buildings, plants, workshops, factories, worksites and warehouses have been divided into several groups according to the type of operations carried out or materials stored.

- 1) Light industry (i1): industrial establishment or workshop which performs all of its operations within an enclosed building and which does not create any nuisance for the neighbourhood. This category includes, among others:

- establishments for the research and production of technical products;
- manufacturing industries, particularly the manufacture of semi-finished or finished products of metal, glass, wood, fabric, leather, the manufacture of finished plastic and paper products, and textile dyeing;
- machining, soldering, mechanical, electrical and carpentry workshops and production departments.

This category also includes the administrative areas and offices of these businesses.

- 2) Medium industry (i2): industrial establishment with most of its operations carried out indoors, but sometimes outdoors, and which requires exterior storage space. The activities of these establishments generally require the use of vehicles or a fleet of vehicles.

This category also includes spaces and structures that are used as depots and for storing and processing materials. The uses in this category are mainly enterprises such as the following:

- delivery services;
- commercial haulage;
- distribution of goods;
- warehouses;
- municipal garages;
- construction companies;
- businesses related to agriculture or forestry production or to the transportation of wood.

These activities may be accompanied by receiving, handling, packaging, shipping and administration activities, as additional uses.

- 3) Heavy industry (i3): industrial establishment which creates such nuisances as heavy traffic, noise, smoke and dust, and which sometimes requires exterior storage space. This category includes, among others, the following industries:

- processing of wood or stone, primarily sawmills, pulp and paper plants, and cement, concrete and asphalt plants;
- processing of heavy materials;

- slaughterhouses and meat processing plants;
 - leather production;
 - wholesale petroleum and chemical product depots.
- 4) Vehicle recycling yard (i4): establishment for storing vehicles in working condition or not, for recycling and used part sales. This category includes, among others, scrapyards.

7.2.4 Community

Community uses include public, para-public and private space and buildings used for civic, cultural, health, sports, recreational or administrative purposes.

- 1) Community recreation (p1): the main facilities that come under this category are parks, playgrounds, ball parks, soccer fields, open spaces, green spaces, public beaches, trails for hiking, mountain biking, cross-country skiing, snowmobiling and for ATVs, and parking lots;
- 2) Local community (p2): this category includes community establishments such as elementary schools, daycare centres of all kinds, reception centres (centres d'accueil), CLSCs, youth clubs, indoor and outdoor swimming pools, arenas, sports complexes, community buildings and church halls used for civic and social activities, places of worship and cemeteries;
- 3) Regional community (p3): this category includes community establishments such as the following:
 - Health: hospitals, home-care centres and detoxification centres;
 - Education: secondary schools, CEGEPs, and universities;
 - Leisure and culture: museums and libraries;
 - Civic facilities: town hall, tourist information office, police and fire services;
 - Administration: administration office.

Any establishments not mentioned in the above list of categories will be classified by their similarity to the community uses listed.

7.2.5 Public utilities

Public utility uses include public, para-public and private space and buildings that are not open to the public, but provide public services of a technical nature.

- 1) Low-impact public utility (u1): this category includes structures with a maximum building area of 100 m² dedicated to telephone, hydroelectric, waterworks and sewer services, as well as telephone booths, post boxes...;
- 2) Medium-impact public utility (u2): this category includes detention centres and correctional institutions, military bases, hydroelectric power or distribution stations and ground or air transportation infrastructures...
- 3) High-impact public utility (u3): this category includes space and structures which are related to the elimination and treatment of waste materials and which create some nuisances. It primarily comprises:
 - regional landfill sites;
 - plants for sorting, recovery and recycling of domestic waste;
 - composting centres;
 - water treatment plants;
 - plants for treating sludge and liquid waste from septic tanks.
- 4) Water treatment and supply (u4): this category includes establishments related to the treatment and production of drinking water, such as:
 - treatment plants;
 - pumping stations;
 - wells, springs and reservoirs;
 - pressure monitoring stations;
 - water bottling plants.
- 5) Telecommunications (u5): this category includes telecommunications transmission antennas, structure and adjoining buildings.

Any establishments not mentioned in the above list of categories will be classified by their similarity to the public utility uses listed.

7.2.6 Production

Production uses include space and structures devoted to economic activities that normally take place in a rural setting.

- 1) Agriculture (a1): agricultural uses related to growing crops and raising livestock in general. This category includes the following uses: dairy farming, fruit farming, market gardening, large-scale farming and livestock operations.
- 2) Forestry and silviculture (f1): this category includes the following uses: forestry operations, sale of firewood, maple syrup production and maple groves, nurseries and tree plantations as well as food services and reception halls located on these sites;
- 3) Extraction (e1): this category includes the following uses: quarries, sand pits, gravel pits and mineral extraction. Any structures or activities for transforming extracted materials on one of these sites is considered a complementary use;
- 4) Extraction for agricultural purposes (e2): This category includes clearing and filling activities and extraction of materials intended solely for agricultural site development.

Any establishments not mentioned in the above list of categories will be classified by their similarity to the production uses listed.

7.3 **Temporary uses**

7.3.1 General provisions

All temporary uses are uses which are authorized for a set period of time and for which a temporary certificate of authorization has been issued. A temporary use is held to be illegal after the expiry date or when the activities envisaged for temporary use have been interrupted permanently before the expiry date. The concept of acquired rights does not apply to uses requiring temporary authorization.

By its very nature a temporary use cannot conform to all the provisions of this by-law. However, those provisions that are applicable must be wholly complied with.

To acquire and maintain its temporary status, a use must not result in the construction, development or maintenance of permanent installations on a site on which, or in a building in which, a particular event is authorized.

7.3.2 Authorized temporary uses

The following are considered temporary uses:

- 1) trailers on construction sites used for meetings and to store documents and tools required for the job. Trailers should be installed at least two (2) metres from the site lines. These buildings must be demolished or removed within fifteen (15) days after completion of the work;
- 2) temporary structures designed for holding public meetings or exhibitions for no longer than thirty (30) days;
- 3) use of a residence as a model home or a sales and rental office in a residential housing project is authorized until such time as homes have been built on ninety per cent (90%) of the landsites in the project.
- 4) prefabricated and transportable buildings with an area of less than twenty (20) m² used for real-estate sales and rentals on the grounds of a new structure or real-estate development project for a period of no longer than one (1) year;
- 5) temporary structures or buildings put up during commercial tree harvesting on the land where the harvesting is to take place, such structures and buildings to be sited at least thirty (30) metres from a public road. A renewable annual permit is required.
- 6) the sale of Christmas trees during a period of no more than sixty (60) days;
- 7) circuses, carnivals, festivals, fairs, bazaars, charity sales, sidewalk sales or other similar events for a period of no more than thirty (30) days;
- 8) garage sales, for a residential use, lasting no more than two (2) consecutive days and only permitted two (2) times per year per site;
- 9) open-air shows or sporting events for a maximum of two (2) consecutive weeks;
- 10) mobile canteens used to serve employees of a commercial or industrial establishment or on a construction site, or used for special events.

Any temporary use not listed above, but similar to one of these, is permitted with the same timeframe specified for the similar temporary use. It is the applicant's

responsibility to prove that the proposed temporary use meets the required conditions.

7.3.3 Uses that do not qualify for temporary use permits

Outdoor stands, flea markets, commercial terraces and temporary carports are not considered temporary uses.

7.3.4 Duration of the temporary certificate of authorization

Unless otherwise indicated, a temporary certificate of authorization for a temporary use cannot be issued for a period of time exceeding three (3) months for one use on one site, more than two (2) times within one calendar year, whether this period of time is continuous or intermittent.

7.4 Additional uses in residences

7.4.1 Additional service use in residential buildings

Where special provision 7.4.1 is indicated on the table of specifications, an additional service use is permitted under the following conditions:

- 1) only one (1) additional service use is permitted per dwelling unit, including bed and breakfast accommodation in a residence (c11), but excluding a communal residence (h4), providing the dwelling has a separate entrance from that of any other dwelling and that this entrance leads directly outside;
- 2) less than thirty (30%) percent of the area of a dwelling may serve for this use, but the area assigned for the use may not exceed forty (40) m²;
- 3) when the additional use is daycare, childcare, foster family or foster home, the whole area of a dwelling may be serve for this use;
- 4) no product obtained from outside the establishment is offered or sold in the establishment, with the exception of products related to the service;
- 5) no display window may give onto the outside, no display is visible from the outside and no exterior display is permitted, except under a provision indicated in the table of specifications;
- 6) no alteration of the residential character of the architecture of the main or accessory building is visible from the outside;

- 7) the additional service use may be carried out in an accessory building, but may not occupy an area of more than forty (40) m²;
- 8) the additional use must be carried out inside the building and no exterior storage is permitted, except under a provision indicated in the table of specifications;
- 9) the use does not involve the use of a truck of a net mass of more than two thousand, five hundred (2500) kg;
- 10) the parking standards for such a use must be complied with;
- 11) no additional parking space may be located in the front yard;
- 12) all other applicable provisions of this by-law must be fulfilled.

For guidance and by way of example, the following activities or occupations, carried out mainly by the occupant of a dwelling and corresponding to established standards and criteria, are considered additional service uses:

- daycare centres;
- private home daycare service;
- childcare provided by a person who holds a permit to run a reception centre (centre d'accueil) belonging to the category of childcare centre, issued by the ministère de la Santé et des Services sociaux before 29 November, 1979;
- foster family and foster home with a certified copy of an agreement with a public establishment related to health and to social services;
- professional offices (lawyer, notary, dentist...);
- business agencies (insurance agents, real estate agents...);
- private courses or private teachers (arts, music, cooking, remedial classes...);
- contractors' private offices;
- artists' or artisans' studios (painters, sculptors, ceramists, weavers...);
- personal services on site (hairdressers, barbers, manicurists, beauticians, dressmakers...);

- small domestic appliance repair shops;
- draughtsmen's offices;
- photography studios;
- caterers, local bakeries and pastry shops.

7.4.2 Additional light artisanal use on residential sites

When special provision 7.4.2 is indicated on the table of specifications, an additional light artisanal use is permitted under the following conditions:

- 1) an additional light artisanal use may only be additional to a detached single-family residence use (h1);
- 2) an additional light artisanal use may not be authorized on a site where a heavy artisanal use is carried out;
- 3) if an additional light artisanal use is carried out in a main building, this use must occupy no more than twenty-five percent (25%) of the area of the dwelling;
- 4) if an additional light artisanal use is carried out outside a main building, it is carried out in only one accessory building;
- 5) an additional light artisanal use may be carried out in an accessory building that does not exceed seventy-five (75) m² in area;
- 6) no additional parking space is required for the additional light artisanal use;
- 7) no product is offered for sale in the establishment, with the exception of products related to the activity that is carried out;
- 8) no exterior storage is permitted except in the back yard over a maximum area of fifty-five (55) m² and providing that the space used for storage is enclosed by an opaque fence with a dense hedge running along the exterior of the fence;
- 9) no exterior display is permitted except an outdoor stand in compliance with the provisions of section 8.3.2 adapted to the situation;

10) all other applicable provisions of this by-law must be fulfilled.

For guidance and by way of example, the following activities or occupations, carried out mainly by the occupant of a dwelling in keeping with established standards and criteria, are considered additional light artisanal uses.

- 1) Commercial and industrial uses:
 - carpenter's workshop
 - plumber's workshop
 - plasterer's workshop
 - general contractor
 - artisan
 - electrician's workshop
 - upholsterer's workshop
 - production and sale of firewood
- 2) Workshops of craftsmen and artists:
 - sculptor
 - painter
 - ceramist
 - weaver
 - cabinet-maker
- 3) On-site production:
 - baker
 - pastry-maker
 - caterer

7.4.3 Additional heavy artisanal use on residential sites

When special provision 7.4.3 is indicated on the table of specifications, an additional heavy artisanal use is permitted under the following conditions:

- 1) an additional heavy artisanal use may only be additional to a detached single-family residence use (h1);
- 2) an additional heavy artisanal use may only be authorized for a site that conforms in area and dimensions to the subdivision by-law;
- 3) only one additional heavy artisanal use is permitted per detached single-family residence;
- 4) if an additional heavy artisanal use is carried out outside a main building, it is carried out in only one accessory building;

- 5) an additional heavy artisanal use may not be authorized on a site where a light artisanal use is carried out;
- 6) an additional heavy artisanal use may be carried out in an accessory building that does not exceed one hundred (100) m² in area;
- 7) no product is offered for sale in the establishment, with the exception of products related to the activity carried out;
- 8) notwithstanding article 9.3, no exterior storage is permitted except in the back yard over a maximum area of fifty-five (55) m² and providing that the space used for storage is enclosed by an opaque fence with a dense hedge running along the exterior of the fence;
- 9) all parking spaces for vehicles required by the heavy artisanal use must be located in the side yard or back yard, but never in a yard giving onto a lake or watercourse;
- 10) all other applicable provisions of this by-law must be fulfilled.

For guidance and by way of example, the following activities or occupations, carried out mainly by the occupant of a dwelling in keeping with established standards and criteria, are considered additional heavy artisanal uses.

- 1) excavation enterprise, company or office
- 2) warehousing
- 3) automobile repair
- 4) forge and welding
- 5) paint shop
- 6) sheetmetal shop

Unless otherwise indicated, the following uses may not be considered additional heavy artisanal uses:

- 1) heating oil distribution
- 2) emptying of septic tanks

7.4.4 Accessory dwellings

When special provision 7.4.4 is indicated in the table of specifications, the creation of an accessory dwelling in a detached single-family residence is permitted under the following conditions:

- 1) only one (1) dwelling is permitted and this dwelling must not occupy an area more than fifty (50) m² calculated from the inside walls of the dwelling;

however, no maximum area is prescribed in cases where uses h1 and h2 are permitted in the zone;

- 2) the dwelling must have at least one independent and separate entrance, which must be located on a side or back wall;
- 3) one additional parking space is required for each accessory dwelling;
- 4) all other applicable provisions and standards of this by-law must be fulfilled.

7.4.5 Basement dwellings

The creation of a dwelling in the basement of a residential building is permitted under the following conditions:

- 1) in the case of detached single-family residence, semi-detached residence or row housing, only one dwelling in the basement is permitted;
- 2) in the case of residences other than those mentioned in paragraph 1), a basement arranged as a dwelling must be considered a storey and must be part of the calculation of the maximum height permitted in the zone;
- 3) the dwelling must have at least one separate entrance;
- 4) the height of all habitable rooms, from finished floor to finished ceiling, must be a minimum of 2.25 m;
- 5) half of this minimum height must be above the adjacent grade;
- 6) one off-road parking space must be provided for each dwelling;
- 7) the applicable subdivision and siting and layout standards are those of a building with one or more supplementary dwellings (e.g. for a detached single-family residence with a dwelling in the basement, the subdivision and siting and layout standards for a detached two-family residence must be applied);
- 8) the dwelling must not occupy more than seventy-five percent (75%) of the area of the basement;
- 9) all other applicable prescriptions and standards of this by-law must be fulfilled.

7.4.6 Change in the use of an annex

The transformation of annexes into year-round habitable rooms is permitted under the following conditions:

- 1) the height of all habitable rooms, from finished floor to finished ceiling, must be at least 2.25 m;
- 2) any annex transformed into a habitable room must be considered an enlargement of the main building and the siting and layout standards of the building apply absolutely;
- 3) all other applicable prescriptions and standards of this by-law must be fulfilled.

7.4.7 Short-term rental

The rental of a main or secondary residence for a short term (one day or more) is permitted throughout the whole territory. This activity does not authorize any permanent sign on the land or the building.

7.4.8 Rental of rooms in a residence

The rental of no more than three (3) rooms in a residence, among others, a private rooming house or bed and breakfast, is permitted throughout the whole territory, subject to the following standards:

- these rooms must be an integral part of the residence;
- kitchen equipment is prohibited in these rooms;
- an additional parking space must be provided;
- no additional parking space may be located in the front yard.

7.5 Additional uses in conjunction with commercial uses

7.5.1 Authorized additional uses

An additional use in conjunction with a main commercial use is authorized providing this additional use is authorized in this zone as a main use.

Notwithstanding the previous paragraph, when a use is specifically excluded from a category of uses in the table of specifications, it cannot be authorized as an additional use to a use in this category in the zone in question.

In the same way, when a use from a category of uses is specifically permitted in the table of specifications, only this use may be authorized as an additional use to a use in this category in the zone in question.

7.6 Additional uses in conjunction with production uses

7.6.1 General rule

For production uses, the main use is determined by the land use, and the buildings related to the main use are accessory buildings.

7.6.2 Additional residence in conjunction with a production use

A residence on a site whose main use is a production use is permitted as an additional use to agriculture (a1) or forestry and silviculture (f1).

7.6.3 Additional “country-style restaurant” use

Additional “country-style restaurant” use includes meal service on the premises for the consumption of meals prepared with products (plants and animals) raised on the premises.

When special provision 7.6.3 is indicated on the table of specifications, the additional “country-style restaurant” use is authorized under the following conditions:

- 1) the additional “country-style restaurant” use is carried out in a detached single-family residence located on a landsite with a minimum area of 3000 m²;
- 2) the additional “country-style restaurant” use requires no external storage;
- 3) it may only be carried out by the occupants of the residence in question;
- 4) only one other commercial use may be carried out with this additional use;
- 5) all the activities and the meal service related to the additional use must be carried out inside the building. Meals may also be served on a terrace;
- 6) any additional “country-style restaurant” use must have a minimum number of off-road parking spaces calculated as follows:
 - one (1) basic parking space plus one (1) space for every four (4) places in the restaurant;

- 7) all other applicable prescriptions and standards of this by-law must be fulfilled.

7.7 Mixed uses

7.7.1 Dwellings in commercial buildings

When special provision 7.7.1 is indicated on the table of specifications, the development of dwellings in the commercial buildings is authorized under the following conditions:

- 1) only one dwelling per commercial use is permitted;
- 2) the dwelling must have a separate entrance from that of the commerce, however, access to the dwelling from the commerce is permitted;
- 3) a dwelling is only permitted on floors above the ground floor of a commercial building or on the ground floor providing the width of the commercial facade at the ground-floor level, giving onto the road, is not reduced;
- 4) a dwelling may never be established under a commercial building;
- 5) a dwelling may never be established in a commercial building occupied by a use connected to automobiles;
- 6) all other applicable prescriptions and standards of this by-law must be fulfilled.

7.7.2 Several commercial establishments in a commercial building

A building whose main use is commercial may include more than one area with a commercial use, up to a limit of four (4) uses. Only those commercial uses permitted in the zone may be authorized. All the other applicable prescriptions of this by-law must be fulfilled.

Uses in the category “professional services” and offices are not counted in the number of commercial areas.

7.8 Trailers, tent trailers, motor caravans and tents

Unless otherwise indicated, trailers, tent trailers and motor caravans must be located within the limits of a campground.

Occupation of a trailer, tent trailer, motor caravan or a tent is prohibited in the whole of the municipal territory, except within a campground. However, storage of trailers, tent trailers and motor caravans on a residential landsite is authorized under the conditions prescribed in this by-law.

At no time may a trailer, tent trailer or motor caravan be considered a permanent dwelling or mobile home in the context of this by-law.

CHAPTER 8 BUILDINGS AND STRUCTURES

8.1 Main building

8.1.1 Minimum ground area

Except by special provision, all main buildings must comply with the minimum ground area requirements for their use as laid out in the table of specifications. Thus if a minimum ground area for a use is shown in the table, a building of this required minimum area must be planned for the site in conformity with the provisions of the planning by-laws.

The minimum area of a main building does not include the area of any annex to the main building.

8.1.2 Minimum width

Except by special provision, the width of all main buildings must respect the minimum dimension indicated in the table of specifications. However, the minimum width of a semi-detached housing unit or building may be six (6) metres.

8.1.3 Architecture of buildings containing row units

Except by special provision, no building may include more than six (6) contiguous units at ground level. The maximum length of a building is thirty-six (36) metres.

8.1.4 Height in storeys

The maximum height of a main building by number of storeys is established for each zone and is indicated in the appended table of specifications.

A storey must have a minimum height of 2.25 m, calculated from finished floor to finished ceiling.

The height of any main building, measured from grade to the top of the roof may not be less than three (3) metres.

The height of a building by storeys is the number of storeys above the ground floor and includes the latter.

This by-law does not apply to places of worship, chimneys, water towers, silos, observation towers, electricity transmission towers, radio and television towers and antenna, and roof-mounted structures occupying less than ten percent (10%) of the roof area.

8.1.5 Land occupation density

Except by special provision, the combined area of the main building(s), accessory buildings or structures and annexes, with the exception of parking spaces and roadways may not exceed the land occupation density established for each zone and indicated in the table of specifications.

8.1.6 Siting, layout and orientation

All main buildings must be located within the limits of the prescribed building area of a site, in compliance with the standards for setbacks specified in Chapter 9.

8.1.7 Small public utility buildings

The building standards for a main building prescribed in sections 8.1.1 to 8.1.6 inclusive of this by-law do not apply to public utility buildings with a floor area of less than 38 m² and intended for “low-impact utility” use (u1).

The rear setback for these buildings must be a minimum of 4 m.

8.2 Accessory buildings and structures with residential uses

8.2.1 General standards

Except by special provision, the siting and layout of accessory buildings and annexes (private garages, outbuildings, sheds), additional uses and accessory structures (swimming pools, private greenhouses, tennis courts...) must comply with the standards for setbacks specified in Chapter 9.

Except where otherwise indicated, there must be a main building on the site prior to an accessory building or additional use being permitted.

8.2.2 Dimensions of private garages

The prescriptions of this section apply exclusively to sites intended for residential and seasonal cottage uses.

- o Dimensions of private garages
 - the maximum floor area of a garage or garages separated from the main building may not exceed the floor area of the main building;
 - the height of a garage may not be less than two metres, fifty (2.5 m) or more than six (6) m. The form of the roof must be similar to that of the main building, except in the case of a roof built as a terrace or sundeck.

8.2.3 Number and dimensions of accessory buildings and structures

One shed, one private greenhouse, one workshop, one firewood shelter, one gazebo and one sauna, all detached, are authorized per site. The maximum area of each accessory building or structure may not be more than 30 m².

In the zones where an additional light or heavy artisanal use is permitted, only one accessory building or structure per site is authorized for this use. The area of the accessory building or structure may not exceed seventy-five (75) m² for the light artisanal use and one hundred (100) m² for the heavy artisanal use. The height of the side walls may not exceed three (3) metres. When such an accessory building or structure is located on the site, no other accessory building may serve as a workshop.

8.2.4 Permanent carports

Carports must comply with the following prescriptions:

- only one carport is authorized for each site;
- no entrance may be equipped with a door; however, it is permitted to enclose the open perimeter between October 1 of one year to May 1 of the following year with material (canvas, plastic) or removable panels;
- any runoff from a carport roof must fall within the site itself.

8.2.5 Temporary carports (winter)

Temporary carports are permitted between October 1 of one year and May 1 of the following year.

- 1) they must be installed at least 1.5 m from all front lines of the landsite or from the edge of ditches, if the ditches are on private property;
- 2) the area of a carport must not exceed thirty-five (35) m²;
- 3) the carport must have a wood frame or a frame of tubular steel that can be taken apart;
- 4) the only covering materials permitted for these structures are canvas, synthetic canvas, other similar materials or painted removable panels. The covering must be of uniform colour, without stains or holes.

8.2.6 Architecture of accessory buildings and structures

For any construction, enlargement or repair of an accessory building or outbuildings, the materials covering the walls and the roof must be compatible, that is, they must coordinate with the texture, colours and style of those of the main building;

8.2.7 Swimming pools

Private outdoor swimming pools, their accessory buildings and equipment must comply with the following prescriptions:

- 1) no swimming pool or its accessories may occupy more than one-third of the open space on a site;
- 2) all swimming pools must be installed or built at a minimum distance of two (2) m from any property line;
- 3) the minimum distance between swimming-pool accessories at ground level and any property line is 1.5 m.

However, the minimum distance between any part of a deck, path or walkway around the swimming pool and any property line must be one (1) metre.

- 4) no swimming pool or its accessories may at any time be situated within any public servitude lines.
- 5) the minimum distance between the wall of a swimming pool and any wall of the main building, including the walls of a part of a building with an overhang, is 1.5 m, but must not be less than the depth of the swimming pool at the closest point to the building;

- 6) a swimming pool must not be located under electricity lines or on a septic installation;
- 7) walkways of a minimum width of one (1) m must be constructed around an excavated swimming pool and must connect with the wall of the swimming pool around its whole perimeter. These walkways must be built of non-slip materials;
- 8) all swimming pools must be surrounded by a wall, a smooth-sided fence (to discourage climbing) or a chainlink fence with links no wider than 4.5 cm. This fence or wall must be 1.5 m and equipped with a door that closes automatically and has a lock or padlock. The fence or wall must be situated at least 1.5 m from the edges of the swimming pool.

However, the walls of an above-ground swimming pool may be considered an integral part of this fence or wall. If there is no fence or wall around the pool and if the pool is surrounded, in whole or in part, by a walkway next to its walls, this walkway must have a railing around it that is at least 1.25 m above ground level and must be arranged in such a way that it cannot be scaled.

- 9) in the case where the walls of an above-ground swimming pool form the fence or wall, it must be possible to pull up or take down the ladder giving access to this pool or there must be a way to block access to this ladder when the pool is left unsupervised;
- 10) if a raised walkway is installed directly around the edge of a swimming pool or any part of it, there must be a means to block access to the walkway when the pool is left unsupervised;
- 11) the distance between the ground and the base of the fence or wall must not exceed 5 cm;
- 12) the fence or wall must be designed so that it is virtually impossible to climb on it or scale it;
- 13) for purposes of this section, a bank, hedge or row of trees does not constitute a fence or wall;
- 14) a swimming pool must be equipped with a filtration system that is capable of replenishing and filtering the water at least once every twelve (12) hours throughout the time the pool is in operation;
- 15) the filtration system of an above-ground pool must be located and installed in such a way that it cannot be used to climb up to the pool;

- 16) the system for emptying the pool water must not empty this water into a lake or watercourse;
- 17) where the noise level of the filtration system goes above 60 dB during the day or 40 dB during the night, measured at the boundary of the property, the filtration system must be adequately covered so as to diminish the noise or the system moved to a place where the noise intensity is decreased;
- 18) installation of an above-ground lighting system for a swimming pool is mandatory. The electric supply for the lighting system must be underground. The beam produced by the light source must be directed toward the centre of the pool, in such a way that it lights the bottom of the pool and reduces the light on the site on which it is located;
- 19) an above-ground swimming pool must not be equipped with a slide or a trampoline.

8.3 Accessory structures for agricultural purposes

8.3.1 General standards

Accessory structures for agricultural purposes related to farming may be built at any time even in the absence of a main building.

They may be built anywhere on the landsite provided they comply with the setbacks given in the table of specifications and the provisions relating to shores.

Accessory structures for agricultural purposes related to farming may not contain a dwelling or housing unit of any kind. The residence of the owner or occupant is considered the main building for purposes of this by-law without determining its main use.

The architecture of the structures must comply with the provisions in section 8.5.

8.3.2 Roadside stand for selling farm produce

When special provision 8.3.2 is indicated on the table of specifications, the installation of a permanent roadside stand for selling farm produce is permitted as an accessory structure for agricultural purposes, subject to the following conditions:

- 1) only one roadside stand for selling farm produce is authorized for each agricultural establishment;

- 2) the sale of farm produce is seasonal;
- 3) the stand is only used to sell produce from the farm itself;
- 4) the farm produce must comprise only the products of maple syrup production, bee-keeping, horticulture, market gardening and fruit farming in addition to any product specific to the agricultural site and homemade items made from these products;
- 5) the maximum floor area of a roadside stand for selling farm produce must not exceed thirty-five (35) m²;
- 6) a roadside stand for selling farm produce must be installed at least five (5) metres from any street line or any lot line of the site in question and at least ten (10) metres from any residential lot line;
- 7) in the case of corner sites, the location of a roadside stand for selling farm produce or any part of this stand is not permitted in the visibility triangle;
- 8) three (3) parking spaces must be created and they must be designed in such a way that cars will not have to back into a public road to enter or leave the site.

8.4 Accessory structures for uses other than residential or agricultural purposes

8.4.1 General standards

Accessory structures are permitted in all back and side yards unless otherwise indicated.

8.4.2 Commercial terraces

In the zones where it is permitted, the siting and layout of a commercial terrace must fulfill the following conditions:

- 1) it may be located in the front, side or back yard of a main building;
- 2) it must be located in the extension of one or more exterior walls of the commercial establishment and at least 2 m from any right-of-way of a street (street line). It must be located at least two (2) metres from any other site line that is not adjacent to a site used or planned exclusively for residential purposes;

- 3) it must be situated at least 10 m from any lines of any site used or planned exclusively for residential purposes;
- 4) in the case of corner sites, the location of a terrace or any part of a terrace is not permitted in the visibility triangle;
- 5) the terrace must be accessible from the interior of the establishment. However, an exterior access is permitted;
- 6) the surface of the deck (floor) of the commercial terrace and the entry ways must be constructed of precast concrete tiles, paving stones, cement, wood or other easy-to-maintain materials. The use of sand, hard-packed earth, brick dust, crushed stone, gravel or other similar materials is prohibited;
- 7) the perimeter of a commercial terrace must be fenced on all sides except for the entrance areas. The fence must be made of strong materials and be firmly anchored to the floor. The use of pins, wire, rope, chain or net is prohibited. The fence must be at least one (1) m high at all points;
- 8) if one part of an commercial terrace faces a site used or planned exclusively for residential purposes, the fence facing the residential site must be two (2) m high. The fence must be opaque or lined with a dense hedge running along its exterior side;
- 9) a counter for the sale of alcoholic or non-alcoholic drinks, and bar equipment may be installed in the extension of one of the exterior walls of the establishment;
- 10) a commercial terrace must be furnished with shrubs, flowers or plants in pots or in built-in containers;
- 11) during construction of the deck of an commercial terrace, existing trees must be conserved, when possible, and integrated into the whole;
- 12) a commercial terrace must be sufficiently well lighted to ensure the safety of people and the place itself. However, no glare from a light should project outside the site;
- 13) no noise, including music, may be of greater intensity than the average noise of the street and neighbouring traffic. In general, noise must not be heard outside the site boundaries;

- 14) the installation of a commercial terrace in the entrance or traffic lane of a parking area or in a parking area required for the use in question is prohibited;
- 15) when the operation of an commercial terrace ceases, the furnishings, awning and bar sales counter must be removed and placed inside a building until the date of resumption of the operation;
- 16) an awning made of fabric and supported by posts may be installed above the area of a commercial terrace. No permanent roof may cover the terrace except for a roof over a gallery if the terrace is an extension of the gallery;
- 17) all other relevant provisions of this by-law apply.

8.5 Architecture and exterior appearance of structures

8.5.1 Prohibited shapes and structures

Any building in the form of a person, an animal, fruit or vegetable, or in any shape suggesting a person, an animal, fruit or vegetable, is prohibited within the municipal territory.

The use of railroad cars, tram cars, buses, bodies of trucks or towtrucks or other discarded vehicles or parts of vehicles of a similar nature for any purpose is prohibited, with the exception of the installation of such vehicles for purposes of a museum under the management of a public organization.

8.5.2 Number of exterior materials on a building

A maximum of four (4) types of exterior covering materials may be used on the walls of any one main building.

8.5.3 Exterior materials

Use of the following exterior materials (wall or roof) is prohibited:

- 1) paper or wallboard simulating or attempting to simulate stone, brick or other natural materials;
- 2) polyethylene and other similar materials, except for greenhouses, where it must be “extra-strong” quality;
- 3) tar paper, impregnated paper or other similar paper for walls exclusively;

- 4) sheet metal that is not architectural, galvanized, enamelled or pre-painted for a main building, with the exception of farm buildings; painted tin, and corrugated and anodized aluminum sheet metal is permitted for roofing;
- 5) unribbed concrete blocks or blocks that are not covered with an adequate material or a paint finish (main building only), except for foundations;
- 6) fibreglass panels, except for small, low-impact public utilities of less than 38 m², commercial, industrial, community or public buildings with a floor area larger than 67 m² on permanent foundations and accessory buildings to commercial, industrial, community or public buildings. This exception does not apply to the roofs of accessory buildings;
- 7) unpainted wood veneer panels (plywood, chipboard);
- 8) pictorial works imitating stone or brick, except for simulated wood clapboard or antique or traditional embossed sheet metal;
- 9) polyurethane foam and materials or products used for insulation;
- 10) any other material specified in the table of specifications.

8.5.4 Treatment of exterior surfaces

Exterior wood surfaces on any main building or accessory building must be protected against the weather and insects with paint, creosote, varnish, oil or any other recognized protective finish and maintained in good condition at all times. This provision does not apply to cedar which can be left in its natural state, nor does it apply to agricultural buildings.

Metal surfaces of any main building must be painted, enamelled, anodized, or treated with an equivalent process.

CHAPTER 9 SETBACKS AND YARDS

9.1 Setbacks

9.1.1 Front, rear and lateral setbacks, and combined width of lateral setbacks

The standards for the front, rear and lateral setbacks, as well as for the combined width of lateral setbacks are specific to each zone and are contained in the table of specifications appended to this by-law.

9.1.2 Front setbacks in developed sectors

In sectors already built up or in the process of becoming built up, the following standards must be applied in determining the front setback:

- when only one building may be erected on a single vacant site located between two (2) existing buildings, each of whose setbacks are shorter or longer than the prescribed standard, the front setback of the new building must be equal to the average of the front setbacks of the adjacent existing buildings, but never less than 2 m from the street line;
- when a building is to be erected at the end of a street beyond the last existing building, which is situated in front of or behind the prescribed setback, the front setback of the proposed building must be readjusted to that required by the standards of the zone; however, the difference in the setbacks of two (2) adjacent buildings must not be more than 2 m and if the required front setback has not been reached, the difference must be made up in the next one or more building projects.

9.1.3 Setbacks for corner and transverse sites

For corner or transverse sites, the front setback for the main building must be respected on each of the streets.

In these cases, only those structures permitted in the front setback are permitted in the lateral or rear setback giving onto a street, with the exception of accessory structures that conform to the standards in the chart in section 9.2.1 and that are not located within two (2) metres from any site line giving onto the street.

9.1.4 Setbacks along the Trans-Québec regional snowmobile trails (including the section of the aerobic corridor used by this group)

For any new siting and layout of a use in the category of residential, public building, cultural or educational services on a site adjacent to one of the Trans-Québec regional snowmobile trails or on a site crossed by one of these trails, the minimum setback calculated from the centre line of the right-of-way is thirty (30) metres.

In certain cases, the minimal setback standard identified above may be exempted in applying this by-law if one or other of the following conditions is met:

- any landsite that is located within the space intended for the setback and that is served by an existing road or street, on the date of coming into force of this by-law;
- any landsite existing on the date of coming into force of this by-law and on which the projected building could not comply with the other siting and layout standards of the planning by-laws. In this case, the main building must be situated no less than ten (10) metres from the centre line of the snowmobile trail.

9.1.5 Distances that apply to some structures on sites adjacent to certain zones or to certain incompatible uses

Any new siting of a residence, a public building offering cultural, educational, recreational or religious services, any establishment to which the *Act Respecting Health Services and Social Services* applies and any tourist or commercial lodging establishment must be located at a minimum distance of sixty (60) metres from:

- the actual area of operation, the maximum projected area of operation of a sand pit or quarry, an in-trench solid waste disposal site, a domestic waste recovery plant or sludge processing plant, an operating mining site, an airport, an electricity distribution centre or any other incompatible use included in the heavy commercial strip (c3), medium industry (i2) or heavy industry (i3) categories;

Despite the preceding, the distance standard is thirty (30) metres when one or other of the following conditions is met:

- the proposed landsite for a building associated with one of the uses described above adjoins an existing street or road on the date of coming into force of this by-law;

- the incompatible use is located in an industrial or commercial zone to which provisions concerning buffer zones apply.

9.1.6 Rear setbacks for small public utility buildings

The rear setback standards prescribed in section 9.1.1 do not apply to public utility buildings with a floor area of 38 m² or less.

The rear setback for these buildings is a minimum of four (4) metres.

9.2 Accessory structures and complementary uses in yards and setbacks

9.2.1 Accessory structures and complementary uses in yards and setbacks

The complementary uses and accessory buildings, structures and equipment in the following chart with the word “yes” beside them are authorized in setbacks and yards, provided the standards listed in this chart and all other provisions in this by-law are respected.

The word “table” is entered where the minimum distances required for site lines are those applicable to the main building for the zone in which this building is located, as shown in the table of specifications.

Accessory structures and complementary uses	Front setback and yard	Lateral setbacks and yards	Rear setback and yard
1. paths, shrubbery, driveways, other landscaping arrangements	yes	yes	yes
2. fences, hedges, walls	yes	yes	yes
3. private garage, in conformity with the provisions of this by-law	no, unless exception	yes	yes
a) minimum distance from site lines	table	table	table
b) minimum distance from front line, only for residential uses, if the natural slope of the land measured between the street and the regulation building line is more than fifteen percent (15%)	2 m	-	-
4. outbuilding and greenhouse, in conformity with this by-law	no	yes	yes
a) minimum distance from the site lines	-	table	table
5. permanent carport, in conformity with this by-law	no	yes	yes
6. temporary carport, in conformity with this by-law	yes	yes	yes
7. storage	no	yes	yes
8. building occupied by additional use to the main use	yes	yes	yes

Accessory structures and complementary uses	Front setback and yard	Lateral setbacks and yards	Rear setback and yard
9. galleries, balconies, steps, canopies, eaves, awnings	yes	yes	yes
a) maximum encroachment in the front setback	2 m	-	-
b) minimum distance from the site boundaries	-	1 m	1 m
10. exterior stairs, leading to the ground floor	yes	yes	yes
a) maximum encroachment in the setback	2 m	-	-
11. exterior stairs, other than those leading to the ground floor	no	yes	yes
a) minimum distance from the site boundaries	-	1 m	1 m
12. porches	yes	no	no
a) maximum encroachment in the front setback	2 m	-	-
13. verandas	yes	yes	yes
a) maximum encroachment in the front setback	2 m	-	-
b) minimum distance from site boundaries	-	2 m	2 m
14. commercial terraces in conformity with the provisions of this by-law	yes	yes	yes
15. bay windows and enclosed towers housing stairwells	yes	yes	yes
a) maximum encroachment in the front setback, but never less than 3 m from the front site line	1.5 m	table	table
16. signs, in conformity with the provisions of this by-law	yes	yes	yes
17. underground structures, provided that the upper levels do not exceed the grade of the yards of adjacent buildings	yes	yes	yes
18. chimneys forming an integral part of the building	yes	yes	yes
a) minimum distance from the lateral site line	0.75 m	0.75 m	0.75 m
19. storage tanks, pressurized propane gas tanks, holding tanks	no	no	yes
20. television antenna and support	yes	yes	yes
21. parabolic antenna affixed to a building	yes	yes	yes
22. clotheslines and their attachments	no	yes	yes
23. storage of agricultural tools or machinery	no	yes	yes
24. storage of firewood and lumber for domestic use: a) up to 20 cords b) over 20 cords	yes no	yes yes	yes yes
25. storage of a boat, trailer or other similar equipment	no	yes	yes
26. swimming pools, tennis courts or other similar equipment	no	no	yes

Accessory structures and complementary uses	Front setback and yard	Lateral setbacks and yards	Rear setback and yard
27. parking areas, in conformity with the provisions of this by-law	yes	yes	yes
28. driveways and access to a parking space and loading space	yes	yes	yes
29. loading space	no	yes	yes
30. exterior storage	no	yes	yes
31. non-residential buildings linked to an agricultural operation	yes	yes	yes
a) minimum distance from site lines	table	table	table

9.2.2 Exception for corner or transverse sites

For purposes of the 9.2.1 chart, the front yard of all corner and transverse sites is the part of the site that lies between the street and the main facade of the building, and this applies across the entire width of the site.

For purposes of the 9.2.1 chart, the complementary uses and accessory buildings, structures and equipment authorized in the side and back yards of all corner and transverse sites are also authorized in the part of the front yard not adjacent to the main facade, and located behind the front setback prescribed in the table of specifications.

The back and side yards are determined by disregarding the presence of the street on which the main facade does not give, and treating the street line as a lateral line.

9.3 **Exterior storage and display of goods in yards by zone**

Unless otherwise indicated, exterior storage and display of goods must respect the provisions of sections 9.3.1 to 9.3.5 inclusive.

9.3.1 Exterior storage and display of goods in zones Cons, Mb, Pa, Va

No exterior storage or display of goods is permitted with the exception of those items identified in the chart in 9.2.1.

9.3.2 Exterior storage and display of goods in zones Rr, Vi

No exterior storage or display of goods is permitted with the exception of the storage of vehicles displayed for sale or rent, provided that such a display is specifically arranged for this purpose and is located at least two (2) m from the

right-of-way of the street. The spaces reserved for display must not interfere with the circulation of vehicles on the site or the normal function of the use.

9.3.3 Exterior storage and display of goods in zones Af, Ag, Cc, Ex, For, Ru

No exterior storage or display of goods is permitted in the front or side yards with the exception of those items identified in the chart in 9.2.1.

9.3.4 Exterior storage and display of goods in yards adjacent to the parc régional du corridor aérobique

No exterior storage of goods or machinery or depots of an industrial nature are permitted in yards adjacent to the regional park of the aerobic corridor.

CHAPTER 10 OUTDOOR DEVELOPMENT RELATING TO THE LANDSCAPE OR PROTECTION OF THE NATURAL ENVIRONMENT

10.1 Landscaping and felling of trees

10.1.1 General rules

Any open spaces on a vacant or built site must be left as natural areas (forest and bush cover) or landscaped according to the following standards or those in the table of specifications. On any site where construction or landscaping projects are planned, the preservation of existing trees must be evaluated before planning any new planting that may be needed to satisfy the requirements of these by-laws.

10.1.2 Preservation of natural areas

When specified in the table of specifications, a percentage of wooded area or natural space must be preserved by maintaining the three (3) gradations of vegetation (grass, shrubs and trees).

10.1.3 Restoration of landscaped sites

On all landscaped sites located in zones where a percentage of natural area must be preserved, any new landscaping work must be designed to fill the necessary space with forest and shrub cover. At least fifty percent (50%) of the plants used in such a landscaping project must be indigenous species and pioneer plants of the region.

10.1.4 Development of open spaces

Any open space on a built site, that is, space that is not occupied by buildings, access roads or driveways, parking areas, natural areas, service areas and so on, must be landscaped, maintained and covered with grass, hedges, shrubs, trees, flowers, rock gardens, roadways or paths that are made of paving stone or other materials and are no wider than 1.5 m.

10.1.5 Landscaping of front yards of sites along routes 327 and 364

Landscaping of front yards along routes 327 and 364 must fulfill the following conditions:

- twenty (20%) percent of the front yard, when there is a main building on the landsite, or, when the landsite is vacant, twenty (20%) percent of a fifteen (15) m deep strip of land adjacent to the corridors must be green space, such as landscaped areas, grassed areas, wooded areas or paths;
- and a strip of a minimum depth of two metres, fifty (2.5 m) must be landscaped in the front yard or on the piece of land adjacent to the corridors, excluding access roads or driveways and signs.

10.1.6 Felling of trees

In natural areas to be preserved or open space, the felling of trees is permitted only for the following reasons:

- 1) the tree is dead or incurably diseased;
- 2) the tree poses a threat to people's safety;
- 3) the tree hinders the growth or health of surrounding trees;
- 4) the tree causes damage to private or public property;
- 5) the tree must be felled in the process of carrying out public works;
- 6) the tree must be felled in order to build a structure or carry out works authorized by these by-laws.

Any tree felled by virtue of paragraphs 1), 2), 3) or 4) must be replaced.

10.1.7 Clearance standards

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

- 1) five (5) m from any pole carrying electric wires;
- 2) two (2) m from any building drain tiles;
- 3) two (2) m from any electricity or telephone cables;

- 4) three (3) m from any high tension electricity cables;
- 5) two (2) m from any street right-of-way;
- 6) two (2) m from any street right-of-way over a distance of six (6) m from each street line forming an intersection.

10.1.8 Planting restrictions

The planting of poplars (white, Lombardy, cottonwood), silver maples or willows is prohibited within twenty (20) m of any septic system, underground conduits, any street or street right-of-way where public utility services are located, within nine (9) m of a site line or within fifteen (15) m of a main building.

10.1.9 Triangle of visibility

All corner sites must have a triangle of visibility, with seven, five (7.5) m sides in zones Ex, Rr and Ru and six (6) m sides in all the other zones, measured along the street right-of-way lines starting from the point where the streets intersect. This triangle must be kept clear of any obstacle more than sixty (60) centimetres above street level or the level of the parking area.

10.1.10 Time limit for completion of landscaping

The landscaping of all open and public areas must be completed, in conformity with these by-laws, within eighteen (18) months after issuance of the building permit or certificate of authorization.

10.2 Structures and works on the littoral

This section pertains to all lakes and watercourses, with regular or intermittent flow. This section, however, does not apply to ditches.

No structures and works are permitted on or above the littoral, except the following structures and works, which may be permitted;

- 1) wharves erected on piles or posts, or made of floating platforms;
- 2) development of water crossings such as fords, culverts or bridges;
- 3) equipment needed for aquaculture;
- 4) water intakes;

- 5) encroachment on the littoral required to carry out authorized work on the shore, as identified in section 10.3 of this by-law;
- 6) clean-up and maintenance work, without clearing, to be carried out by the Municipality and the MRC in the watercourses according to the powers and duties conferred on them by the *Municipal Code* (R.S.Q., c. C-27.1) and the *Cities and Towns Act* (R.S.Q., c. C-19);
- 7) structures and works for municipal, commercial, industrial or public purposes or to provide public access, duly submitted for authorization by virtue of the *Environment Quality Act* (R.S.Q. C. q-2), *An Act Respecting the Conservation and Development of Wildlife* (R.S.Q., c-C6.1) and the *Watercourses Act* (R.S.Q., c. R-13) or any other act.

10.3 Structures and works on lakeshores and riverbanks

The provisions of this section pertain to all lakes and watercourses, with regular or intermittent flow.

However, on crown land, the lakes and watercourses to which this section applies are those defined in the *Regulation Respecting Standards of Forest Management for Forests in the Public Domain*..

No structures and works, with the exception of those specifically authorized, are permitted on or above the shore of a lake or watercourse.

10.3.1 Renovation, reconstruction or enlargement of a main building on a shore

Renovation, enlargement or reconstruction following a fire or a natural disaster that destroys an existing main building may be authorized on a lakeshore or riverbank providing the following conditions are fulfilled:

- 1) the landsite on which the main building is located existed before *Interim Control By-law* no. 16-83 of the MRC des Laurentides came into force (April 2, 1984);
- 2) the dimensions of the landsite and of the shore protection standard of fifteen (15) m make it impossible to renovate the main building in conformity with the siting and layout standards of these by-laws and the *Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings* (R.R.Q., 1981, c. Q-2, r.8);

- 3) the landsite where the main building and the works are located is situated outside a flood zone or a wetland protected by these by-laws;
- 4) the renovation, enlargement or reconstruction of the building does not encroach further on the portion of the shore between the littoral and the building or the lateral projection of an exterior wall of the building, provided that none of the work to be done takes place within a minimum five (5) metre strip along the shore measured from the high watermark.

10.3.2 Works and activities related to the vegetation on a shore

Only works and activities related to the vegetation identified below are authorized on a lakeshore or riverbank:

- 1) forestry activities on crown land that are subject to the *Forest Act* and the regulations for its application;
- 2) sanitation cutting (for purposes of cleaning up);
- 3) the harvesting of trees of which a maximum of fifty percent (50%) measure ten (10) cm or more in diameter, provided that at least fifty percent (50%) of the forest cover is preserved in the case of private wooded areas used for forestry or agricultural purposes;
- 4) tree cutting required for installing an authorized building or work;
- 5) when the slope of the shore is less than thirty percent (30%), any cutting needed to create an opening of a maximum width of five (5) metres giving access to the water;
- 6) when the slope of the shore is more than thirty percent (30%), any pruning and trimming needed to create a window five (5) metres wide as well as a path or stairway giving access to the water;
- 7) sowing or planting of plant species, trees or shrubs and works intended to re-establish permanent and hardy forest cover;
- 8) different methods of harvesting herbaceous vegetation when the slope of the shore is less than thirty percent (30%), and only on the top of the slope when the slope is more than thirty percent (30%).

10.3.3 Cultivation of the soil on a shore for agricultural purposes

In an agricultural zone as decreed in the *Act to Preserve Agricultural Land and Agricultural Activities* and shown on the zoning plan as zones Af, Ag and Cons, soil cultivation for agricultural purposes is authorized on a lakeshore or riverbank

provided that a minimum strip three (3) metres wide is maintained or preserved in a natural state.

If there is a bank and the highest part of this bank is located less than three (3) metres from the high watermark, the depth of the shore must be at least one (1) m back from the top of the bank.

10.3.4 Other works and activities authorized on a shore

The following works and activities are also authorized on a lakeshore or riverbank:

- 1) installation of fences;
- 2) the siting and construction of underground or surface drainage system outlets and pumping stations;
- 3) development of water crossings such as fords, culverts or bridges as well as access roads to these crossings;
- 4) equipment needed for aquaculture;
- 5) any septic system that conforms to the *Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings* (R.R.Q., 1981, c. Q-2, r.8);
- 6) when the slope, nature of the soil and terrain make it impossible to restore the plant cover and the natural character of the shore, stabilization work involving the use of dry stones, gabions or, as a last option, a retaining wall, giving priority to the technique most likely to encourage the eventual regrowth of the natural vegetation;
- 7) individual wells;
- 8) work and activities required to build structures and carry out works and activities authorized on the littoral in conformity with section 10.2 of this by-law;
- 9) structures and works for municipal, commercial, industrial or public purposes or to provide public access, duly submitted for authorization by virtue of the *Environment Quality Act*;
- 10) forestry operations subject to the *Forest Act* and the *Regulation Respecting Standards of Forest Management for Forests in the Public Domain*..

In addition, reconstruction, renovation and enlargement work on an existing road or street, farm or forest road that is not subject to the *Environment Quality Act* (R.S.Q., C.q-2), the *Watercourses Act* (R.S.Q., c.R-13) or any other act, may be authorized on a lakeshore or riverbank when it is impossible to expand the work on the opposite side of the street or road from the lake or watercourse. In this case, any bank built on the shore must be covered with vegetation or other means of stabilization designed to encourage the growth of natural vegetation in order to prevent or minimize erosion or gullying of the soil towards the littoral.

10.4 Flood zones

10.4.1 Identification and interpretation of flood zone limits

The provisions contained in this sub-chapter apply exclusively to the flood zones delimited on area maps 10-A and 10-B of the revised development plan of the MRC des Laurentides appended to these by-laws as Appendix D and integral to them.

On the area maps in Appendix D, the sites for which a maximum flood level measurement is available are numbered. The numbering of the sites refers to the maximum flood levels for the low-risk and high-risk zones shown in the chart in section 10.4.2.

A maximum flood level is the height above sea level over which the provisions of these by-laws apply.

In the absence of a measure, the provisions apply in the flood zones indicated in the zoning plan.

10.4.2 Maximum flood levels in flood zones

The following maximum flood level measurements indicate the level above which the provisions of this section apply.

SITE NUMBER	MAXIMUM FLOOD LEVEL	
	HIGH-RISK ZONE	LOW-RISK ZONE
2	185.04	unknown
3	183.54	184.50
4	188.69	189.24
5	189.59	190.45
6	190.89	191.98
7	193.71	194.57

10.4.3 Structures, buildings and works regulated in a high-risk flood zone

Within a high-risk flood zone, all buildings, structures and works are prohibited, except for the cases and situations identified below:

- 1) works undertaken after the by-law applicable to high-risk zones came into force and which are designed to keep in good condition, repair or modernize existing immoveables located in this zone, provided that these works do not increase the area of the property exposed to flooding and that they are adequately protected;
- 2) underground public utility installations such as pipelines, electricity and telephone lines as well as waterworks and sewer conduits with no service entries;
- 3) construction of waterworks and sewer networks in developed sectors without services for the sole purpose of connecting works in existence on the date of coming into force of this by-law applicable to high-risk flood zones;
- 4) maintenance of waterworks and sewer networks;
- 5) a septic installation for an existing residence, the projected installation of which must conform to the applicable by-laws in force;
- 6) improvement or replacement of a well of an existing residence or establishment by an artesian well, built in such a way as to avoid the risk of contamination and submersion;
- 7) maintenance of thoroughfares as well as public utility services;
- 8) a work or structure of a residential nature, comprising a maximum of three (3) lodgings, to be built on an existing street equipped with waterworks and sewer services installed before the coming into force of this by-law applicable to high-risk flood zones; the work or structure will be exempt automatically if the following conditions are met:
 - construction is planned on a landsite adjacent to the street previously identified in this paragraph;
 - the landsite in question has not been parcelled out for construction purposes after the coming into force of this by-law applicable to high-risk flood zones;
 - the work or structure must be protected and the capacity of the existing water and sewer network must not be increased.

- 9) a work adequately protected against floods and located in a low-risk flood zone;
- 10) a work, other than a residence of a farmer or his employee, used for agricultural purposes and located in an agricultural zone designated under the *Act to Preserve Agricultural Land and Agricultural Activities*;
- 11) an open-air work to be used for recreational purposes that does not entail any clearing or filling work;
- 12) a piece of land used for agricultural purposes or for recreational or forestry activities that do not entail any clearing or filling work in a high-risk flood zone;
- 13) stabilization work to prevent erosion of the banks, carried out in conformity with the provisions concerning shores; stabilization work on shores must not have the effect of building up the soil, changing the natural slope or allowing filling behind the stabilization work;
- 14) reconstruction, renovation or redevelopment of a structure destroyed as a result of a catastrophe other than a flood;
- 15) enlargement, repair or renovation of buildings, structures or works existing on the date of coming into force of this by-law applicable to flood zones, providing the work does not increase the land occupation area of the main building, work or structure with permanent foundations exposed to a flood zone;
- 16) the siting of complementary or accessory structures or buildings without permanent foundations to be located at a distance of no less than fifteen (15) m from the high watermark; the area of a complementary building must not exceed thirty (30) square metres; no complementary building or structure may be attached to a main building or be comparable to an annex attached to a main building nor may the construction involve any clearing or filling work in a flood zone;
- 17) build-up of a landsite and clearing and filling work in the context of work authorized by the provisions of this section; such filling and build-up of a landsite on which a work is permitted under this section must be restricted to protecting this work and the development it requires, and not extend to the whole landsite on which the work is to be done.

10.4.4 Structures and works regulated in a high-risk flood zone, using the exemption procedure

Despite the provisions of the preceding section, other works, structures and buildings listed below may be carried out in a high-risk flood zone provided that all the necessary authorizations have been obtained through an application for an exemption from the MRC des Laurentides:

- 1) all widening or raising of entries or exits, bypassing or straightening of the bed of an existing thoroughfare, including railway tracks;
- 2) thoroughfares providing access to water crossings;
- 3) all installations of above-ground public utility services such as pipelines, electricity and telephone lines, with the exception of new thoroughfares;
- 4) community wells used to obtain underground water;
- 5) a work used to obtain surface water located above ground level;
- 6) equipment and works related to wastewater treatment;
- 7) works providing protection against floods initiated by governments or organizations under their authority;
- 8) all activities aimed at enlarging works for the purpose of boat-building or for maritime, port, industrial or commercial activities as well as any enlargement of a residential structure involving an additional land occupation in a flood zone;
- 9) any commercial, industrial, community or public work or structure or any single-family residence, duplex, semi-detached residence or triplex not covered in the preceding section, provided the following criteria are met:
 - a) construction of the work or structure must be planned for a landsite located on a street equipped with a waterworks and a sewer system or one of these systems;
 - b) the network(s) mentioned in the last subsection must have been installed before the date on which the planning by-laws applicable to flood zones came into force; however, the capacity of the existing systems may not be increased and, where there is only one system in place, the second system must be installed before the work or structure may be authorized and its capacity must be sized to match that of the existing system to provide service to the same number of people; where there is only a sewer system in place and the Municipality has no plans to install a waterworks system, the work or construction may only be authorized if its water intake structure is protected from floods and its capacity is not increased;

- c) construction of the work or structure must be planned on a landsite adjacent to the street previously identified in this section; a landsite is considered adjacent to a street when it is contiguous to the street over a minimum distance of ten (10) metres;
 - d) construction of a work identified in the preceding paragraphs or the construction of a detached single-family residence may be planned for a landsite which has been parcelled out for purposes of construction after the date these by-laws came into force, provided that each work or structure is built on a landsite adjacent to the street.
- 10) construction of a waterworks or sewer system in cases where the other system (waterworks or sewer) was already installed on the date these by-laws came into force; the capacity of the second system must be sized to match that of the existing system to provide service to the same number of people;
 - 11) commercial fishing and aquaculture installations;
 - 12) work or structure located on a landsite totally protected at the maximum flood level of low-risk flood zones by works other than filling works; this landsite must not have been built up after the by-law applicable to flood zones came into force, unless a permit was issued in conformity with the by-law authorizing this work;
 - 13) work or structure planned for a landsite legally banked up above the maximum flood level for the low-risk flood zone, the exemption will not be agreed to until after the Municipality modifies its by-laws in order to prohibit all subsequent filling there;
 - 14) clearing and filling work in a high-risk flood zone required to develop a piece of land used for recreational purposes or for forestry management activities such as forest roads, golf courses, hiking paths, cycling trails.

10.4.5 Structures and works regulated in a low -risk flood zone

In a low-risk flood zone, no building, structure or work is authorized except in the following cases and situations:

- 1) all buildings and works and all structures that are protected in conformity with the provisions of the building by-law;
- 2) only filling works that are specifically required for the protection of structures, buildings and works authorized in a low-risk flood zone;

- 3) all buildings and works and all structures that are specially authorized in a high-risk flood zone by virtue of preceding sections of these by-laws.

10.4.6 Procedure for an application for an exemption in a high-risk flood zone

The revised development plan must first be modified before any permit or authorization may be issued under the planning by-laws for a structure, building or work for which an exemption has been requested.

To grant an exemption to the prohibition against construction in a high-risk flood zone, a new provision must be added for each application and be the object of a specific modification to the complementary document of the revised development plan. After the by-law modifying the complementary document has come into force, the local municipality must modify its planning by-laws in order to authorize the planned construction.

To conform to the government guidelines concerning public safety and environmental protection, an exemption must meet the following five (5) objectives:

- 1) ensure the safety of persons and the protection of private and public property;
- 2) ensure the natural flow of water;
- 3) ensure the integrity of these areas by avoiding any filling works;
- 4) protect plants native to wetlands, endangered or vulnerable species and fauna, and guarantee that they will suffer no damage;
- 5) confirm that undertaking the work in question is in the public interest.

One copy of the application must be sent to the MRC des Laurentides with the following information:

- 1) identification and address of the person or organization making the application;
- 2) the technical and cadastral description of the land referred to in the application;
- 3) a description of the type of work, structure or building referred to in the application and the protective measures envisaged, where required;

- 4) a description of possible modifications to the hydraulic regimen of the watercourse when the projected work in the application is located in a high-risk flood zone;
- 5) an inventory of the land occupation and development and construction projects for the properties bordering the planned project;
- 6) a statement describing any environmental effects related to the planned project as well as any effects on the safety of persons or the protection of property;
- 7) a statement explaining why it is in the public interest for the planned project to be implemented.

10.5 Protection of wetlands and drinking water intakes

10.5.1 General rules

The development and construction of sites located in fragile spaces must be adapted and harmonized with the protection provisions indicated.

10.5.2 Structures, works, digging and filling works in wetlands

No building permit or certificate of authorization may be issued for a structure, activity or work involving clearing, filling, dredging, or extraction in a wetland, unless the application for a permit or certificate is accompanied by a copy of an authorization or notice certified by the ministère de l'Environnement attesting that the planned project is not subject to the law or may be authorized under the *Environment Quality Act* (R.S.Q., c. 9-2), as the case may be.

In the case where the project is not subject to the *Environment Quality Act* (R.S.Q., c. 9-2), the project may not be authorized under the planning by-laws, except in the following situations for which a permit or a certificate of authorization may be issued conditionally by the Municipality:

- 1) the construction or reconstruction in a wetland of a culvert with a maximum opening diameter of three metres, sixty (3.60 m), calculated across the widest part of the opening; in the case of culverts installed side-by-side, the total opening equals the sum of the openings of both culverts;
- 2) creation of a public nature observation platform on piles;

- 3) a private development on piles giving access to the littoral of a lake, providing its width is no more than one metre, twenty (1.20 m) and it does not involve any anchoring or embarkation site in a wetland.

Wetlands are represented, for information purposes, in the zoning plan.

10.5.3 Standards for the protection of drinking water intakes

All structures, buildings, works or activities of any sort are prohibited within a perimeter, with a thirty (30) metre radius, around an existing community or municipal drinking water intake or a municipal drinking water storage reservoir.

10.6 **Zones at risk of landslides**

10.6.1 Identification and interpretation of the limits of zones at risk of landslides

The provisions in this section apply to the zones at risk of landslides delimited in the area maps 10-A and 10-B of the revised development plan of the MRC des Laurentides appended to these by-laws as Appendix D and integral to them.

A zone at risk of landslides is located in a strip of land lying on either side of the line along the crest of a bank identified in the zoning plan; only banks with a height of at least two (2) metres and an average slope of 25% and more are subject to regulation.

The provisions of this section also apply to all banks composed of loose materials with a height of at least five (5) metres and an average slope of 25% or more, and located within a strip thirty (30) metres wide calculated from the high watermark of a river.

The strip of land identified in a zone at risk of landslides comprises three (3) separate parts:

- 1) a strip of land located at the top of a bank, calculated from the line along the crest of this bank, its depth equal to twice the height of the bank, but never less than fifteen (15) metres;
- 2) the slope under the line along the crest of the bank;
- 3) a strip of land located at the base of the bank, determined from the point where the bank begins to slope upwards, with a depth that is twice the height of the bank.

10.6.2 Structures, buildings and work regulated in a zone at risk of landslides

No structure, building, work, clearing, filling or excavation is authorized in a zone at risk of landslides, except for the cases and situations identified below:

- 1) an agricultural building, with the exception of a residence;
- 2) different methods of growing and harvesting herbaceous vegetation which do not leave the soil exposed;
- 3) work involved in maintaining and rebuilding existing buildings, structures and works;
- 4) public works designed to improve or stabilize banks for health and safety reasons;
- 5) public works aimed at conservation and recreation;
- 6) public utility equipment and infrastructures.

Despite the preceding provisions, any structure, work or building may be authorized if the applicant for a permit or certificate of authorization in a zone at risk of landslides meets all of the following conditions:

- 1) the application for a permit or certificate of authorization is accompanied by a detailed technical analysis approved by a member of the Ordre des ingénieurs du Québec who has had specialized training in geotechnics;
- 2) the analysis mentioned in the preceding paragraph, which involves probes and/or checks carried out on the landsite, shows that there is no risk of earth movement on the site in question;
- 3) before the work on the planned project is authorized through application of the planning by-laws, the engineer must submit a report to the Municipality approving the method of development and/or construction and, if required, the preventive measures that must be taken while the work is being done;
- 4) work related to the planned project must be carried out, if the analysis of the site justifies it for safety reasons, under the supervision of a member of the Ordre des ingénieurs du Québec who has specialized training in geotechnics.

The provisions of this section must not prevent the completion of any structures or works for municipal, commercial, industrial or public purposes or for public access, duly authorized under the *Environment Quality Act*, *An Act Respecting the Conservation and Development of Wildlife* (R.S.Q., c-C6.1) and the *Watercourses Act* (R.S.Q., c. R-13) or any other act.

10.7 Natural topography

10.7.1 General rules

Landscaping and construction on a site located on rugged terrain must adapt to and harmonize with the natural aspect of the site and with the relevant protection provisions.

10.7.2 Levelling of sites

Any levelling of a site must be done in such a way as to preserve the natural topography of the terrain (slope, variation in level with regard to that of the street and adjacent sites). However, when the features of a site are such that the development of open areas is impossible without digging and filling works, the following conditions apply:

- 1) in the case of a wall or similar work or structure retaining, supporting or supported by a bank (man-made or natural), the maximum height permitted is one (1) metre in the front yard and 1.5 m in other locations, measured vertically from the base to the top of the visible structure or work;
- 2) in the case of a structure or work forming a bank that creates or maintains a difference in level with an adjacent site, the angle of the bank must be less than 45° from the vertical, and the height measured vertically from the base to the top of the structure must not exceed two (2) metres.
- 3) a wall, or other work or structure may be extended to form a bank higher than the maximum height permitted when the angle of the slope is not more than thirty degrees (30°) from the horizontal at all points. A plan approved by an engineer must be submitted when the retaining walls are higher than 1.5 m.
- 4) the use of tires or any other material not designed for this purpose is prohibited for the construction of walls or other similar structures or works.
- 5) any retaining wall over 1.5 m high must have a protective fence or wall at least one (1) m high.

10.8 Commercial tree harvesting

10.8.1 General provisions

Commercial tree harvesting on crown land is governed by the *Regulation Respecting Standards of Forest Management for Forests in the Public Domain*..

When “forestry and silviculture” use is authorized in the table of specifications, commercial tree harvesting, as defined in these by-laws, must comply with the following general provisions as well as all other applicable provisions:

- 1) all commercial tree harvesting must maintain a forest canopy of a density of fifty percent (50%) or more at all times on the property. The preceding requirement is waived when commercial tree harvesting is carried out in accordance with:
 - a) the prescription of a forest engineer;
 - b) a recommendation in a forest management plan signed by a forest engineer.
- 2) no commercial tree harvesting and no areas for stacking wood are authorized within a fifty-metre (50 m) strip along a right-of-way of a public or private road or of a built site, calculated from the property line. An existing area for stacking wood is protected by acquired rights.
- 3) no commercial tree harvesting is permitted within a thirty-metre (30 m) strip from a lake. In the strip located between thirty (30) and sixty (60) metres from the lake, harvesting of trees is permitted to a maximum of thirty percent (30%) of trees with a diameter of fifteen (15) cm and more;
- 4) no commercial tree harvesting is permitted within the shore of a watercourse, except according to the provisions in 10.3.4 10);
- 5) no forest roads may be built less than sixty (60) metres from any wetland, lake or watercourse, except crossings over watercourses or in wetlands;
- 6) water crossings must be built perpendicular to the watercourse and be located at its narrowest point. No crossing may inhibit the flow of water;
- 7) the roadside landing or stacking area and the landfill site for forest waste must be located more than sixty (60) metres from any watercourse, lake or wetland and more than fifty (50) metres from the right-of-way of a public or private street;

- 8) the access road to a stacking area must be a maximum of fifteen (15) metres wide, with a maximum slope of ten degrees (10°) and a maximum angle of seventy degrees (70°) with the right-of-way of the public or private street;
- 9) the circulation of heavy machinery is prohibited within a sixty-metre (60) strip adjacent to a lake or watercourse or on the bed of a lake or watercourse, except on water crossings. When a cut is authorized within this sixty-metre (60) strip, the fallen trees may only be removed by means of cables;
- 10) all dumping of earth, waste or any other materials or products into a watercourse is prohibited;
- 11) the felling of trees must be done in such a way as to prevent their falling into a lake or watercourse. Lakes and watercourses must be cleared of all debris resulting from the cut;
- 12) all wood up to a diameter of fifteen (15) cm that is felled or cut down during the harvesting must be taken away.

10.8.2 Provisions concerning felling of trees along tourist corridors

The provisions of this section do not apply to crown land.

Within a sixty-metre (60) strip calculated from the outside boundary of the right-of-way lines of the following tourist corridors:

- parc régional du corridor aérobique
- route 327
- route 364

All tree cutting for forestry and silviculture purposes is prohibited, unless one or another of the following conditions is met:

- 1) tree cutting and clearing must not remove more than thirty-three percent (33%) of the trees fifteen (15) cm and more in diameter over a ten (10) year period on the site targeted for the cut and the harvesting must be uniform over the whole cutting area;
- 2) despite the preceding provision, tree cutting and clearing may be authorized over all the area of a landsite on which the construction of a main building, structure, outdoor leisure area or recreational area (e.g. golf course), vehicle or recreational access, municipal or public utility works is planned;

- 3) despite the provision in paragraph 1), tree cutting and clearing is authorized for trees that are dead or damaged by fire, insects, wind (windfalls) or disease or for clearing land for agricultural purposes;

In addition, when a timber stand is severely damaged by fire, wind or other noxious agents, harvesting of all the trees, and conversion or salvage cutting may be authorized for the whole area in question.

10.8.3 Specific provisions applicable to white-tailed deer yards

- 1) Standard for the total harvest of trees in a white-tailed deer yard

In a white-tailed deer yard zone as delimited in the zoning plan, the area of a cut involving two-thirds (2/3) or more of trees with a diameter of fifteen (15) cm or more must be limited to a maximum of four (4) hectares for one tenant, on one property, once in every ten (10) years.

- 2) Preserving a wooded strip when harvesting in a white-tailed deer yard

In applying the provisions of the preceding paragraph, a wooded strip of a minimum depth of sixty (60) metres must be preserved between each section harvested on the property; this wooded strip may be harvested of a minimum of one-third (1/3) of the trees with a diameter of fifteen (15) or more cm once in every ten (10) years.

- 3) Protection of tree stands that provide shelter and food in a white-tailed deer yard

Any tree cutting in a white-tailed deer yard must be designed to maintain the tree stands that provide shelter and those that provide food and shelter, as well as trails for the deer of an average depth of sixty (60) to one hundred (100) m.

10.9. Standards for extraction sites

10.9.1 New or enlarged operations

Any new quarry or sand pit or any enlargement of the extraction site of an existing quarry or sand pit beyond the limits authorized previously by a certificate of authorization or benefitting from an acquired right under the *Regulation Respecting Pits and Quarries* (R.S.Q. 1981, c.Q-2, r2), is only authorized where the conditions in the following table are met.

STANDARDS FOR THE LOCATION OF AN EXTRACTION SITE

STANDARDS APPLY TO THE FOLLOWING	MINIMUM DISTANCE FROM THE EXTRACTION SITE expressed in metres	
	QUARRY	SAND PIT
• Wells, spring and water intakes supplying a public waterworks system	1000 m	1000 m
• Urbanization perimeter delimited in the revised development plan or land zoned as residential, commercial or mixed (residential and commercial) under the planning by-laws	600 m	150 m
• Residence	600 m	150 m
• Public building providing cultural, educational, recreational or religious services	600 m	150 m
• Establishment to which the <i>Act Respecting Health Services and Social Services</i> applies	600 m	150 m
• Tourist or commercial lodging	600 m	150 m
• Ecological sanctuary	100 m	100 m
• Creek, river, lake, swamp	75 m	75 m
• Road, street, public thoroughfare	70 m	35 m
• Property line of any property that does not belong to the owner of the operation	10 m	-

All new quarries or sand pits with extraction sites located in a zone where extraction (e1) is not authorized under these by-laws are prohibited.

10.9.2 Location of private access roads

Private access roads to any new quarry or sand pit must be located at least twenty-five (25) m from a residence, public building providing cultural, educational, recreational or religious services, an establishment to which the *Act Respecting Health Services and Social Services*, applies or a tourist or commercial lodging.

10.9.3 Layout of an access road

The layout of the access road must be in the form of a elbow bend in order to ensure that the extraction area is not visible from the road.

10.9.4 Buffer area

A buffer area of sixty (60) m from a private or public road is required for each new operation and each enlargement of a quarry, sand pit or gravel pit.

The buffer area, for an operation or enlargement of an operation in existence at the time these by-laws came into force, must be made up of conifers in a proportion of sixty percent (60%).

Buffer areas may, however, be developed from an existing wooded area.

The development of a buffer area requires that trees of a height of two (2) m be planted in such a way that three (3) years after planting, they form a continuous screen of conifers broken only by the access roads.

The development of buffer areas must be completed within twelve (12) months following the date of the start of the operation of the quarry, sand pit or gravel pit, including any enlargement of these.

10.9.5 Operation by phase

The operation of a quarry, sand pit or gravel pit must be carried out in consecutive phases and no one phase may cover an area of more than five (5) hectares.

10.9.6 Temporary operation

Quarries and sand pits operating on a temporary basis for purposes of repairing, constructing, reconstructing or maintaining farm, forest or mining roads are not covered by sections 10.9 to 10.9.5 inclusive.

10.9.7 Hours of operation

No crusher may operate before 7:00 am or after 6:00 pm, nor may any crusher operate on Saturdays or Sundays.

All other equipment and vehicles may operate between 5:00 am and 11:00 pm, seven (7) days a week.

CHAPTER 11 SIGNS AND BILLBOARDS

11.1 General rules

No one may construct, install or modify a sign without first ensuring its conformity with the provisions of this by-law.

Any sign advertising a service or business must be located on the landsite where the service is provided or the business conducted, save for the exceptions identified in these by-laws.

11.2 Prohibited signs

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

- 1) signs with flashing or blinking lights;
- 2) signs likely to create confusion or obstruct road signage;
- 3) rotating signs;
- 4) animated signs;
- 5) signs in the form of banners made of fabric or other non-rigid materials, except those advertising community events for a limited period of time;
- 6) signs painted on paving stones, walls, fences, or walls and roofs of buildings, except signs 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 signs integrated into an awning or to signs in windows;
- 7) signs on balloons or other devices suspended in the air and attached in any way to the ground, except for those installed by community organizations, with prior approval from the Municipal Council, for a limited period of time and for non-profit purposes;

- 8) signs affixed or painted on a motor vehicle that is not registered for the current year or a trailer parked on a continuous basis;
- 9) signs made in whole or in part of tubular neon;
- 10) portable signs such as sandwich-board signs or signs on wheels;
- 11) billboards are prohibited only along the tourist corridors of routes 327 and 364 and the parc régional du corridor aérobique within a one-hundred (100) metre deep strip calculated from the outside limit of their rights-of-way.

11.3 Signs authorized without a certificate of authorization

The signs listed in sections 11.3.1 and 11.3.2 are authorized throughout the territory and do not require a certificate of authorization.

11.3.1 Signs authorized without restrictions

- 1) road and traffic signs installed by a public authority;
- 2) directional signs on the rights-of-way of municipal streets, authorized by the Municipality;
- 3) signs relating to a public consultation required by law;
- 4) signs required by a law or regulation;
- 5) signs put out by the Société québécoise de promotion touristique (SQPT);
- 6) signs put up inside a building and not visible from the outside;
- 7) signs placed within the exterior sales area of a service station or gas station and subject to the provisions in section 11.6;
- 8) signs on a construction site while work is in progress;
- 9) signs promoting the sale or rental of a building or landsite on which they are located;
- 10) flags or emblems of a political, religious or other nature;

- 11) posters or other signs advertising carnivals, exhibitions and temporary public events;

11.3.2 Signs authorized with restrictions

- 1) directional signs to a parking area, delivery area, entrance, exit or prohibiting passage or parking provided that:
 - they are no larger than 0.5 m^2 in area;
 - are located on the same site as the use to which they refer.
- 2) signs on a building of a political, civic, educational, philanthropical or religious organization provided that:
 - they are located on the same site as the use to which they refer;
 - they are no larger than 0.5 m^2 in area;
 - there is only one sign per occupancy.
- 3) plates identifying a building and indicating the name, profession, acronym, telephone number and address of the person(s) offering the service, provided that:
 - they are no larger than 0.2 m^2 in area;
 - they are mounted flat on the wall of a building or on a post near the entrance to the site;
 - they are not lighted;
 - in the case of signs affixed to a wall, they do not project more than ten (10) cm from the wall.
- 4) mobile signs provided that:
 - they are removed each day when the business or sales outlet closes;
 - they are not located along a tourist corridor (routes 327, 364 or the parc régional du corridor aérobique) within a one-hundred-metre (100) deep strip calculated from the outer limit of its right-of-way.

11.4 Places where signs are prohibited

Unless otherwise indicated, signs may not be put up, for the most part, in the following places:

- on or above the right-of-way of a thoroughfare, unless otherwise indicated;
- on or above the roof of a building, a staircase, the railing on a balcony or a gallery, a fence, an antenna, a lean-to, a roof-mounted structure or an accessory building. In no case may a sign exceed the height of a building;
- in front of a door or window;
- less than three (3) m, measured perpendicularly from the sign, from a standpipe or any exit in the case of a sign detached from a building;
- on a tree;
- on a post not put up exclusively for this purpose;
- less than one (1) m from any electricity line;
- on a stationary vehicle or a trailer parked on a continuous basis;
- on equipment attached to the ground and belonging to the Municipality;
- in back yards that do not give onto the street;
- within the triangle of visibility, unless a space of at least three (3) m high is kept free under the sign;
- less than one (1) m from any lateral site lines.

11.5 Structure and construction of signs

A sign and its support must be designed for safety, with a permanent structure and each of its parts securely attached.

The designated officer may require a plan prepared by a professional to ascertain that the sign and its support are solid.

11.6 Location

Signs must be affixed flush with a wall or at an angle perpendicular to the building (projecting signs) or affixed to a base or post in the front yard of an establishment.

All types of signs, sign posts, and bases must be located at a minimum distance of thirty (30) cm from the right-of-way of a thoroughfare.

11.7 Height

The height of a sign affixed to a building may not exceed seven (7) m or the height of the building, if the latter is less than seven (7) m in height.

The height of an independent sign or one mounted on a post may not exceed 5.5 m.

11.8 Area and dimensions

Except where special provisions apply, the area of a sign, measured on one side only of the sign, may not exceed 0.2 m^2 for each metre of width of the landsite on which the sign is posted, provided that the total area does not exceed five (5) m^2 .

When several establishments are located in one building, the total area of a sign detached from the building may be increased by one (1) m^2 per establishment up to a maximum of ten (10) m^2 .

The area of a sign affixed flush with a building, projecting or detached from a building for businesses with multiple concessions may not exceed one (1) m^2 per establishment up to a maximum of ten (10) m^2 .

The area of a community sign, including local area maps, where applicable, may not exceed ten (10) m^2 . However, if a community sign is located less than seventy (70) m from the right-of-way of the Parc régional du corridor aérobique, route 364 or route 327-364, it may not exceed five (5) m^2 in area.

11.9 Maintenance

The repair of any damage within thirty (30) days is mandatory.

The removal of signs within thirty (30) days of the permanent closing of an establishment (not a seasonal closing) is obligatory. If an establishment remains closed during a period of one (1) year or longer, it is presumed to be permanently closed.

11.10 Number

A maximum of one (1) independent sign or one mounted on a post and one (1) flush sign or one projecting from an outside wall is authorized for any landsite or building comprising only one establishment.

For a corner or transverse lot bounded by more than one street or road, the provision of the first paragraph applies to each part of the landsite adjacent to a street or road.

In the case of a main building housing more than one establishment, the following are permitted:

- one sign flush to the wall for each establishment with an exterior facade giving onto the street or road;
- one autonomous sign or one group sign on a post is permitted on the landsite.

11.11 Message

A sign may bear only the name of the establishment together with the acronym or symbol and the concessions, if applicable.

Any additional information necessary to the description of the business (menus, services offered, identification of credit companies or associations, price lists...) must be affixed near the main door of the business.

Community signs may also contain the address of the establishment and a directional symbol.

11.12 Lighting

Any lighting must be directed exclusively onto the sign, that is, no sign lighting may come from within the sign, and any electric wires must be buried between the sign and the electrical source; this provision applies to all types of signs.

CHAPTER 12 STANDARDS APPLICABLE TO CERTAIN USES AND IN CERTAIN ZONES

12.1 Campgrounds

A certificate of authorization must be issued for the installation of any new campground or the enlargement of an existing campground, in conformity with this section.

The certificate of authorization will only be issued when the applicant has submitted a plan of the siting and layout for the whole site. The siting plan must include vehicle access roads, thoroughfares and walkways, the location of the administrative buildings and services, the location of sanitary installations, the sites and the layout of the recreational areas.

The development of a campground must fulfill the following conditions:

- 1) only trailers, recreational vehicles (RVs), tent trailers and tents are authorized, as well as accessory structures and services, and the additional uses of a convenience store, restaurant and minigolf;
- 2) mobile homes are prohibited in campgrounds;
- 3) no trailer or RV may be altered, enlarged or installed on a permanent foundation;
- 4) one single accessory building is authorized for each campsite provided that the building does not exceed fifteen (15) m²;
- 5) all campgrounds must be completely surrounded by a wooded buffer area ten (10) metres deep, except for the entrances. This buffer area must not serve any use other than that of a green space;
- 6) no trailer, RV, tent trailer or tent may be located within fifteen (15) m of the front line or within ten (10) m of the lateral and rear lines of the campground site;

- 7) all campsites must respect the minimum distance of fifteen (15) m from any lateral or rear line of a site used or able to be used for residential purposes and located in a different zone from that of the campground;
- 8) all space that is not used for the uses permitted by this by-law or for a natural area must be grassed.

12.2 Bed and breakfasts

In zones where they are authorized, bed and breakfast establishments must fulfill the following conditions:

- 1) in the case of a new or enlarged building, no bedroom may have an outside entrance unless it also has an entrance inside the building;
- 2) all rooms rented out must be equipped with a smoke detector connected in series;
- 3) the rooms rented out must not be equipped with any cooking facilities;
- 4) the number of rooms rented must not be increased before a building permit or applicable certificate of authorization is obtained;
- 5) a bed and breakfast may only be located in a detached residential building containing only one dwelling or in an accessory building to such a residential building provided that this accessory building has no cooking facilities.

12.3 Seasonal restaurants

In zones where they are permitted, seasonal restaurants must conform to the provisions concerning main buildings, as outlined in section 8.1, and to all the other applicable provisions of these by-laws.

12.4 Service stations and gas stations

In zones where gas services are authorized, service stations and gas stations must respect the standards stipulated in provincial regulations as well as the following provisions:

12.4.1 Uses specifically excluded

Stations must not contain any dwelling, factory, plant, meeting room for public use or workshop, with the exception of repair shops for minor automobile repairs

12.4.2 Automobile repairs

All automobile repairs must be carried out exclusively within the building.

12.4.3 Siting standards

The following siting standards apply:

1) the minimum setbacks for all buildings:

- front: twelve (12) m
- lateral: five (5) m
- rear: five (5) m

In the case of a corner landsite, the minimum setback on the side adjacent to the street is 7.5 m;

2) the minimum setbacks for all car washes:

- front: twelve (12) m
- lateral: seven, fifty (7.5) m
- rear: seven, fifty (7.5) m

3) minimum distances from the gas pump island:

- street line: five (5) m
- adjacent property: twelve (12) m
- main building: five (5) m

4) canopy over the gas pump island:

- a minimum setback of six (6) metres is required from all site lines

5) main building:

- maximum height in storeys authorized: one (1) storey
- maximum width of the main building: 7.5 m

12.4.4 Layout standards

The following layout standards apply:

- 1) a maximum of two (2) entrances per frontage are authorized;
- 2) unless otherwise indicated, the minimum distance between two (2) entrances on the same road is six (6) m;
- 3) the maximum width of all entrances is seven (7) m;
- 4) all entrances must be located at a minimum of six (6) m from the intersection of two (2) street lines or their extension, and at a minimum of three (3) m from any line separating landsites;
- 5) all the space that vehicles can drive on must be covered with asphalt or concrete; all space that is not used must be grassed or landscaped;
- 6) It is prohibited to fill up automobiles using hoses, pipes or other equipment suspended above or extending over the public road;
- 7) it is prohibited to install a natural gas tank or propane gas tank vertically;
- 8) over the whole width of the site, a space twelve (12) metres deep measured from the street line must be kept free of any obstacle (this provision excludes the gas pump islands, grassed strip, trees and posts supporting signs or lights, providing they do not impede circulation);
- 9) on the sides of the site giving onto one or more streets, the owner must develop a grassed strip or unpaved landscaped area with a depth of at least 1.5 m across the whole width of the site except for the entrances. This strip of grass, flowers or shrubs must be separated from the parking area by a continuous concrete border at least ten (10) cm high.

12.4.5 Occupancy of open space

Occupancy of any open space must comply with the following provisions:

- 1) exterior storage of materials and equipment is prohibited;
- 2) exterior storage of any vehicle, damaged or not and in running condition, or any junk, parts or any other object is prohibited;
- 3) only the display of goods such as motor oil, windshield washer fluid, firewood and propane gas tanks to ensure minimum service to vehicles is authorized.

12.4.6 Special provisions concerning car washes

All car washes must have sufficient space for at least six (6) automobiles to wait in line; a space three (3) m by seven (7) m must be allowed for each automobile.

12.5 **Mobile homes annexes and accessory buildings**

12.5.1 Annexes

Any annex such as a porch, solarium, vestibule or storage facility must be prefabricated or built of the same material as the main dwelling or a material of acceptable equivalent quality to ensure that the annex complements the main dwelling in terms of shape, appearance and colour.

An annex must not be higher than the mobile home to which it is attached and its area must not exceed twenty-five percent (25%) of the area of the mobile home. The minimum setback for these annexes from any site line is three (3) m.

12.5.2 Accessory buildings

The height of these structures must not exceed that of the mobile home which they serve. In addition, they must be prefabricated or built of the same material or a material similar in appearance to that of the mobile home.

12.6 **Provisions related to reducing odours linked to agricultural uses or activities**

The provisions of this section apply only to an agricultural zone established according to the *Act to Preserve Agricultural Land and Agricultural Activities* for all agricultural (Ag) or agroforestry (Af) zones.

The provisions are made up of separation distance parameters exclusively designed to reduce the odours inherent in the practice of agricultural activities and thus facilitate the harmonious coexistence of the agricultural and non-agricultural uses in the territory. The aim of the provisions is not to exempt agricultural producers from the obligation to respect the environmental standards contained in specific regulations of the ministère de l'Environnement.

12.6.1 Application of separation distances

The provisions on separation distances must be applied in agricultural (Ag) and agroforestry (Af) zones to all livestock units, subject to the expansion rights for certain agricultural operations as prescribed in section 12.6.5. The application of

separation distance standards applies to livestock units, farm manure storage sites and the spreading of farm manure.

For purposes of applying the provisions of section 12.6, the expressions “separation distance” and “separation distance standard” refer to any standard that defines the open space that must be left in order to reduce the inconveniences due to odours inherent in agricultural activities.

The designated officer must take into account, in applying the planning by-laws, the separation distance standards which define the open space that must be left between a use or a building other than an agricultural building and a livestock unit, a farm manure storage facility or the spreading of farm manure. It is obligatory to apply a separation distance standard to an agricultural operation according to the provisions of section 12.6 when this operation has only a guideline value regarding the proposed siting of a non-agricultural use or building.

12.6.2 Definitions related to provisions on reducing odours linked to agricultural uses and activities

The following definitions should be interpreted solely for purposes of applying the provisions of section 12.6:

1) Residence:

A residential building, with a minimum area of twenty-one (21) m², which does not belong to the owner or the operator of the livestock facilities in question, or to a shareholder or a manager of a corporate entity which owns or operates these facilities.

2) Protected building:

A main building, located on the immovable, with a use or activity to which a separation distance applies.

3) Protected immovable:

Landsite with a use or activity to which a separation distance applies; when specified, the separation distance applicable to a protected immovable must be calculated from the site lines of the property on which the use or activity is carried out, this property being identified by a separate identification number on the graphic register of the valuation roll.

- 4) Protected immovable or building:
- a) a municipal park, with the exception of the Parc régional du corridor aérobie, used as a cycle path:
 - the separation distance applies to the municipal park immovable.
 - b) a recreational, sports or cultural centre:
 - the separation distance applies to the building associated with this use.
 - c) a summer stock theatre:
 - the separation distance applies to the building associated with this use.
 - d) a community service in the category of local community facilities (p2) or regional community facilities (p3); also includes religious temples, teaching establishments or establishments to which the *Act Respecting Health Services and Social Services* (R.S.Q., c. S-4.2) applies:
 - the separation distance applies to the immovable of the service in question.
 - e) an intensive outdoor recreation use (c8) or extensive outdoor recreation use (c9) involving a very large area of developed land, such as a downhill ski centre, golf course, zoo, racecourse, outdoor recreational centre or nature interpretation centre:
 - the separation distance applies to the building associated with the use in question.
 - f) a public beach or marina:
 - the separation distance applies to the immovable of the service in question.
 - g) a campground:
 - the separation distance applies to the immovable associated with the establishment in question.
 - h) a commercial service station use (c5) or tourist commercial use (c6), (c11), also includes a lodging establishment, vacation centre or a youth hostel as defined in the *Regulation Respecting Tourist Establishments*,

with the exception of bed and breakfast accommodation, tourist lodging or basic furnished accommodation, restaurant and summer stock theatre:

- the separation distance applies to the building associated with the use in question.
- i) a restaurant (c10) with seating for twenty (20) or more holding a year-round operating permit as well as a “country-style restaurant” or any other similar establishment when it does not belong to the owner or operator of the livestock facilities in question:
- the separation distance applies to the building associated with the use in question.
- j) a building used for purposes of wine tasting in a vineyard:
- the separation distance applies to the building associated with the use in question.

In addition, the following uses and activities associated with an agricultural operation and located on the same property as the operation are not considered protected immovables:

- a) lodging business linked to an agricultural operation;
- b) retail commerce linked to an agricultural operation;
- c) restaurant linked to an agricultural operation;
- d) heavy commercial strip commerce linked to an agricultural operation;
- e) commerce of an industrial nature linked to an agricultural operation.

5) Protected heritage site:

A heritage site recognized under the *Cultural Property Act* and identified in the revised development plan.

6) Urbanization perimeter:

The boundary envisaged for the growth of the Municipality's urban areas, as defined in the revised development plan of the MRC des Laurentides, with the exception of any part of this perimeter that is within an agricultural zone.

7) Marina:

A tourist complex comprising a pleasure-boat harbour and related bordering facilities identified on the revised development plan.

8) Campground:

A facility that offers to the public, for a fee, sites designed to accommodate camping vehicles or tents, with the exception of camping on a farm that belongs to the owner or operator of the livestock facilities in question.

9) Solid manure management:

A method of removing, from a livestock building, animal manure having a water content of less than 85% on leaving the building.

10) Liquid manure management:

Any method of removing animal manure other than the management of solid manure.

11) Livestock facility:

A building where animals are raised or an enclosure or part of an enclosure, in which animals are kept for purposes other than pasture and including, where applicable, any storage works for manure from the livestock facility.

12) Livestock unit:

A livestock facility, or when there is more than one, all these facilities when none is more than one hundred and fifty (150) m from any other and, where applicable, any structure for storing the manure from the animals in the facility.

12.6.3 Application of separation distances for livestock facilities in an agricultural zone

No building permit or a certificate of authorization may be issued for a protected livestock unit in an agricultural zone Af and agroforestry zone Ag unless the separation distance standards are respected.

The separation distances are calculated by multiplying the following parameters B, C, D, E, F and G together:

- 1) **parameter A** is the total number of animal units maintained over an annual production cycle and serves to find parameter B; it is determined using Table 12-1;
- 2) **parameter B** is the base distance, determined by finding the base distance in Table 12-2 that corresponds to the value calculated for parameter A;

- 3) **parameter C** is determined using Table 12-3 which indicates the potential odour load for each group or category of animals concerned;
- 4) **parameter D** corresponds to the type of manure, as determined in Table 12-4, which provides the value for this parameter concerning the type of farm manure management;
- 5) **parameter E** refers to the type of project as described in Table 12-5; a livestock unit which meets the conditions of section 12.6.4 may benefit from all of its right to expand conferred under the *Act to Preserve Agricultural Land and Agricultural Activities*, that is, to increase its herd of at least 75 animal units without, however, exceeding 225 animal units per livestock unit;
- 6) **parameter F** is the attenuation factor indicated in Table 12-6 which takes into account the odour reduction effect resulting from the technology used;
- 7) **parameter G** is the usage factor which is determined according to the type of protected immoveable or building shown below:
 - a) for a protected immoveable or building, all the parameters are multiplied together with $G = 1.0$
 - b) for a residence, $G = 0.5$
 - c) for an urbanization perimeter, $G = 1.5$

12.6.4 Special provisions for building storage works for farm manure

If a manure storage works, or other works aimed at reducing the inconvenience caused by the odours from a livestock unit can only be built by encroaching upon the space that must be left open under the separation distance standards, the erection is allowed notwithstanding the separation distance standards so long as the works is not erected on the side facing the building used for a purpose other than an agricultural purpose whose siting, if the separation standards were taken into account, would most restrict the potential for expanding the agricultural activities of that livestock unit.

12.6.5 Right of expansion for certain agricultural operations

This section applies to all agricultural operations which, on 21 June, 2001, were registered in accordance with the *Regulation respecting the registration of agricultural operations and the reimbursement of real estate taxes and compensations*, made by Order in Council 340-97 (1997, G. O. 2, 1275) and contained at least one (1) animal unit.

It is the livestock unit that benefits from this right to expand and not the owner of the unit; consequently, if a person owns several livestock units which each meet the definition of a livestock unit, each of the units may benefit from the right to expand, subject to the conditions outlined in the following paragraph.

The expansion of an agricultural operation as envisaged in the first paragraph of this section is subject to any standard applicable in other respects pursuant to an act or regulation, if the following conditions are met:

- 1) the livestock facilities that make up the livestock unit are used by the same operator;
- 2) the livestock unit is reported in conformity with article 79.2.6 of the *Act to Preserve Agricultural Land and Agricultural Activities*, according to which the operator of a livestock unit wishing to benefit from the right to expand must file a sworn statement, before 21 June 2002, with the municipality in which the livestock unit is situated;
- 3) a point on the perimeter of every livestock facility and, where applicable, every manure storage works necessary to the expansion is less than one hundred and fifty (150) metres from the neighbouring livestock facility or storage works for manure from the livestock unit;
- 4) the number of animal units, as reported for this livestock unit in the statement referred to in article 79.2.6 of the *Act to Preserve Agricultural Land and Agricultural Activities*, is increased by no more than 75, provided the total number of livestock does not exceed 225;
- 5) the odour coefficient of the categories or groups of new animals is not greater than the odour coefficient of the category or group of new animals having the most animal units.

In the case of a livestock unit where pigs are raised or kept, there are two (2) additional conditions to those prescribed in the previous paragraphs:

- 1) the spreading of manure from this livestock unit must be done using a spraybar or, when the topography of the land makes this impossible, using a direct flow method;

- 2) a cover must be placed over any storage works of liquid manure coming from this livestock unit located within the urbanization perimeter and any works located in an agricultural zone having a point on its perimeter that is less than 550 metres from an urbanization perimeter, as shown on the zoning plan.

The increase in agricultural activities in this livestock unit which benefits from a right to expand according to the preceding conditions is not subject, however, to the following standards:

- 1) any separation distance standard concerning odour management in agricultural areas contained in section 12.6.8 or in the *Guidelines for determining minimum distances to ensure odour management in rural areas* produced by the ministère de l'Environnement, including any later modifications made to these guidelines by the ministère;
- 2) any standard concerning authorized or prohibited agricultural uses, as well as the land occupation density indicated in the tables of specifications;
- 3) any standard concerning the building dimensions or volume, or the building area at ground level, as indicated in the tables of specifications; any standards concerning the space that must be left between buildings on the same landsite or the use and layout of yards as indicated in chapters 8 and 9 of these by-laws.

Despite the following restrictions, the increase in the agricultural activities of this livestock unit remain subject to the application of the standards outlined in the regulation on setbacks.

12.6.6 Reconstruction of a non-conforming livestock building or works protected by acquired rights

When a livestock facility located in an agricultural zone is destroyed in whole or in part by fire or other cause, the livestock facility benefits from a right to reconstruct a works or to site a new building so as to improve the harmonious coexistence with neighbouring uses, notably concerning separation distances; in every case, the front and lateral setbacks prescribed in the zoning regulation must be complied with.

12.6.7 Siting or enlarging a non-agricultural building

In agricultural zones (Ag) or agroforestry zones (Af), a building used or intended to be used for a purpose other than an agricultural purpose must not be built or enlarged on the side of the livestock unit where it would most restrict the potential for enlarging the agricultural activities there if the siting or enlargement of this building were taken into account in applying separation distance

standards. However, a municipality may not refuse to issue a building permit for the sole reason of non-compliance with this condition.

Where, pursuant to the first paragraph, a point on the perimeter of such a building or its enlargement encroaches upon the space that, under the separation distance standards, must be left open between any neighbouring livestock unit, any separation distance standard applicable at the time of the construction or enlargement of this building continues to apply to the expansion in the agricultural activities of any neighbouring livestock unit without taking into account the siting of the building or its enlargement.

Where the building referred to in the previous paragraphs is a residence built after 21 June 2001 under article 40 of the *Act to Preserve Agricultural Land and Agricultural Activities*, all agricultural use standards and all separation distance standards apply to neighbouring livestock units, without taking the siting of this building or its enlargement into account

12.6.8 Calculating the applicable separation distances

The method of calculating the separation distances must fulfill the following conditions:

- 1) the separation distance, when applied to a protected building, is calculated from the exterior walls of the part of this building that projects the furthest, excluding accessory buildings not used for housing or for bedrooms, such as sheds or carports, as well as accessory structures such as galleries, steps, eaves, patios, terraces and chimneys;
- 2) In the case of an enlargement of fifty percent (50%) or more of the ground area of a protected building existing on the date of entry into force of these by-laws, the separation distance must be calculated in the same way as for the construction of a new protected building;
- 3) the separation distance applicable to a livestock facility is calculated from the lines describing an imaginary perimeter that encloses all the buildings, areas and structures that are part of this livestock facility, with the exception of galleries, steps, eaves, patios, terraces, chimneys and access ramps; this imaginary perimeter must comprise lines that link the shortest distances between the buildings, areas and structures located nearest to the periphery of the livestock facility.

TABLE 12-1 NUMBER OF ANIMAL UNITS (parameter A)

Group or category of livestock	Number of livestock equivalent to one animal unit
cow or steer, bull; horse	1
calves 225 to 500 kg each	2
calves under 225 kg	5
breeding pigs 20 to 100 kg each	5
sows, plus piglets not weaned within the year	4
piglets under 20 kg	25
laying hens or roosters	125
broiler or roasting chickens	250
growing pullets	250
broiler turkeys over 13 kg	50
broiler turkeys 8.5 to 10 kg	75
broiler turkeys 5 to 5.5 kg	100
female minks (males and kits not counted)	100
vixens (males and kits not counted)	40
sheep, plus new-crop lambs	4
nanny goats, plus new-crop kids	6
does (rabbits) (males and nestlings are not counted)	40
quails	1500
pheasants	300

Note: For all other animal species, an animal weighing 500 kg or more or a group of animals of this species whose combined weigh is from 500 kg equals one (1) animal unit.

The weight indicated refers to an animal's anticipated weight at the end of the production period.

TABLE 12-2 BASE DISTANCES (parameter B)

Total no. of animal units	Distance (m)	Total no. of animal units	Distance (m)	Total no. of animal units	Distance (m)
10	178	300	517	880	725
20	221	320	528	900	730
30	251	340	538	950	743
40	275	360	548	1000	755
50	295	380	557	1050	767
60	312	400	566	1100	778
70	328	420	575	1150	789
80	342	440	583	1200	799
90	355	460	592	1250	810
100	367	480	600	1300	820
110	378	500	607	1350	829
120	388	520	615	1400	839
130	398	540	622	1450	848
140	407	560	629	1500	857
150	416	580	636	1550	866
160	425	600	643	1600	875
170	433	620	650	1650	883
180	441	640	656	1700	892
190	448	660	663	1750	900
200	456	680	669	1800	908
210	463	700	675	1850	916
220	469	720	681	1900	923
230	476	740	687	1950	931
240	482	760	693	2000	938
250	489	780	698	2100	953
260	495	800	704	2200	967
270	501	820	709	2300	980
280	506	840	715	2400	994
290	512	860	720	2500	1006

* See Appendix E at the end of the planning by-laws for tables giving detailed calculations of equivalent base distances (parameter B) and the number of animal units.

TABLE 12-3 ODOUR COEFFICIENT PER ANIMAL (parameter C)

Group or category of livestock	Parameter C
beef cattle	
• in a closed building	0.7
• in a yard	0.8
dairy cattle	0.7
ducks	0.7
horses	0.7
goats	0.7
turkeys	
• in a closed building	0.7
• in a yard	0.8
rabbits	0.8
sheep	0.7
pigs	1.0
chickens	
• laying chickens in cages	0.8
• breeding chickens	0.8
• broiler chickens/hens	0.7
• pullets	0.7
fox	1.1
heavy calves	
• milk-fed calves	1.0
• grain-fed calves	0.8
mink	1.1

Note: For other animal species, C = 0.8; this factor does not apply to dogs, the problem with raising dogs is more likely to be noise than odour.

TABLE 12-4 TYPE OF MANURE (parameter D)

Type of manure management	Parameter D
solid manure management	
• beef and dairy cattle, horses, sheep and goats	0.6
• other groups and categories of animals	0.8
liquid manure management	
• beef and dairy cattle	0.8
• other groups and categories of animals	1.0

TABLE 12-5 TYPE OF PROJECT (parameter E)
(new livestock operation or increase in number of animal units)

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

Note: To be taken into consideration depending on the targeted number of animals in the herd, whether or not buildings are built or expanded. For projects resulting in a total of 226 or more animal units and for a new operation, E = 1.

TABLE 12-6 ATTENUATION FACTOR (parameter F)

$$F = F_1 \times F_2 \times F_3$$

Technology	Parameter F
Roof on the storage facility	F₁
• none	1.0
• permanent rigid	0.7
• temporary (layer of sod, plastic cover)	0.9
Ventilation	F₂
• natural and forced with multiple air outlets	1.0
• forced with grouped air outlets and air outlets above the roof	0.9
• forced with grouped air outlets and air treatment by means of air washers or biological filters	0.8
Other technologies	F₃
• new technologies enabling distances to be reduced once their effectiveness has been proven	factor to be determined upon accreditation

12.6.9 Separation distances for farm manure storage sites located more than 150 metres from a livestock facility

In the case of farm manure storage sites located at a distance of more than one hundred and fifty (150) m from a livestock facility, the separation distances are established by assuming that one animal unit requires a storage capacity of twenty (20) m³. To find the value of **parameter A**, each 1000 m³ of storage capacity corresponds to fifty (50) animal units. Once the equivalence has been determined, the value of the corresponding **parameter B** can be found and the formula applied using the following parameters: **B x C x D x E x F x G**.

12.6.10 Separation distances for the spreading of manure in agricultural zones

The provisions of section 12.6.3 may be adapted to apply to the separation distances regarding the spreading of manure in agricultural zones.

The application of these separation distances must comply with the provisions indicated in Table 12-7.

TABLE 12-7 MINIMUM DISTANCES FOR SPREADING FARM MANURE⁽¹⁾

			Minimum distance from a residence, urbanization perimeter, protected immoveable or building (m)	
Type	Spreading method		June 15 to Aug. 15	Other times
L I Q U I D	broadcast (tank)	liquid manure tank left on the surface more than 24 h	75	25
		liquid manure tank incorporated in less than 24 h	25	(1)
	direct flow	by spraybar	25	(1)
		by drop pipe	(1)	(1)
	simultaneous incorporation		(1)	(1)
S O L I D	fresh, left on the surface more than 24 h		75	(1)
	fresh, incorporated in less than 24 h		(1)	(1)
	compost		(1)	(1)

(1) Spreading is permitted up to the edges of the field undergoing the agricultural operation.

The above table does not apply to uninhabited urbanization perimeters. In this case, spreading is permitted to the edges of the field.

12.7 Integrated housing project

In the zones where it is permitted, the construction on a single landsite of buildings grouped to form an integrated housing project involving several buildings and common use of certain recreational and parking space, is authorized under the following conditions:

- 1) a detailed development plan that includes building location, height, dimensions and architectural details, open space, roadways, parking, the proposed landscaping of open space, storage areas for domestic waste, passive and active servitudes, as well as waterworks and sewer services, must be submitted as a precondition to any application for a permit, in conformity with this by-law;
- 2) an integrated project must include five (5) or more housing units in each project;
- 3) the types of residences permitted are single-family, two-family, three-family and multi-family (maximum 6 units) residences unless otherwise indicated in the table of specifications;

- 4) a minimum area of natural space must be preserved and maintained according to the provisions in the table of specifications;
- 5) public or private waterworks and sewer services are in place along the edge of the landsite or, if independent services, they are communal;
- 6) the distance between two (2) buildings containing housing units must be a minimum of nine (9) metres;
- 7) despite the subdivision standards in this by-law and the standards in the tables of specifications, the minimum area, width and depth of the landsite apply to the whole integrated project and not to each housing unit, while respecting the standards concerning the land occupation density and the density standards that apply to the whole project;
- 8) for any integrated housing project located outside an urbanization perimeter:
 - the gross residential density (number of dwellings) per hectare may not exceed four (4) when only one service is provided (waterworks or sewer services) or five (5) when both these services are provided;
 - despite the provisions of the preceding sub-paragraph, the gross residential density (number of dwellings) per hectare may not exceed 2.5 for any project located within a sixty-metre (60 m) strip, calculated from the high watermark of a lake or watercourse with intermittent or regular flow;
 - any common or public spaces intended to be parks, green space, leisure areas or protected wooded areas, recreational paths, golf courses, fragile natural areas, areas with natural constraints or buffer zones, must be an integral part of the integrated housing project;
 - the common or public spaces defined in the preceding sub-paragraph must be included in the calculation of the gross residential density per hectare;
 - the common or public spaces referred to in the third sub-paragraph of this section must be excluded from all subdivision for purposes of constructing a main residential building.
- 9) the maximum height in storeys, the minimum area and the minimum width of the building apply to each housing unit;
- 10) the minimum setbacks must thus be applied to the whole integrated project, that is, the minimum distance between the main buildings and the lot lines

of the whole project, and not to the distance to allow between each housing unit, building or lot;

- 11) the specifications concerning the structure of detached, semi-detached and row buildings apply to the housing units and not to the buildings;
- 12) each main building must be accessible from the road via driveable access roadways so as to ensure that emergency vehicles have access to each building. The access roadways must meet the following standards:
 - minimum width: 4 m;
 - minimum distance between the roadway and the entrance to the building or housing unit: front setback prescribed for the zone in the table of specifications;
 - minimum turning circle: 5 m;
 - gravel, paved or asphalt surface.
- 13) no main building is located more than twenty (20) m from the parking area provided for the users of this building or this housing unit;
- 14) the parking area for the multi-family residences may be located in the front yard provided that it does not encroach on the front setback indicated in the table of specifications;
- 15) unless otherwise indicated in the table of specifications, the minimum and maximum widths of the housing units and buildings respect the provisions in sections 8.1.2 and 8.1.3. No building may include more than six (6) row units at ground level. The maximum length of a building is thirty-six (36) metres;
- 16) all other provisions of these by-laws apply integrally.

12.8 Siting and layout of a multi-family building

For any projected layout of a residential building with more than three (3) dwellings and not provided with waterworks and/or sewer services, the standard for the minimum area of a landsite per building must be increased by 2000 m² for each additional dwelling unit.

12.9 Residential use in agricultural (Ag), agroforestry (Af) or conservation (Cons) zones

When a use in the residential category is authorized in an agricultural (Ag), agroforestry (Af) or conservation (Cons) zone, only the following types of residence are authorized:

- residence linked to an agricultural operation (article 40, APALAA*);
- residence on a landsite with acquired rights according to APALAA* (articles 101, 102, 103, and others) linked to light commercial lodging services;
- residence on a landsite with an area of at least 100 hectares (article 31.1, APALAA*);
- residence on a landsite which has already been authorized by the CPTAQ** on the date of coming into force of this by-law.

*APALAA: Act to Preserve Agricultural Land and Agricultural Activities

**CPTAQ: Commission de protection du territoire agricole du Québec

DIVISION III

Subdivision By-law No. 113

13. GENERAL PROVISIONS

14. PROVISIONS APPLICABLE TO LAYING OUT STREETS

15. AREA AND DIMENSIONS OF LANDSITES

16. CADASTRAL OPERATION

CHAPTER 13 GENERAL PROVISIONS

13.1 Administration of the subdivision by-law

The provisions of the *Regulation Respecting the Application and Administration of the Planning By-laws* completes these by-laws and serve to apply them. The words “this by-law” refer to this by-law as well as the *Regulation Respecting the Application and Administration of the Planning By-laws*.

13.2 By-law replacement

This subdivision by-law replaces for all legal purposes regulation no. 80, as well as its amendments.

This by-law takes precedence over any provisions in any other municipal by-laws currently in force in the Municipality that may be inconsistent with this by-law. However, such replacements or repeals do not affect legal proceedings instituted in accordance with the by-laws being repealed; these proceedings will continue under these repealed by-laws until the final judgement and execution.

13.3 Appended documents

The following are for all legal purposes an integral part of this by-law:

- the zoning plan appended to the zoning by-law;
- the table of specifications appended to the zoning by-law;

13.4 Interpretation of the zoning plan and the table of specifications

The expressions used in the zoning plan and the table of specifications are explained in sections 5.3 and 5.4 of the zoning by-law..

13.5 Terminology

The words used in this by-law are defined in section 5.2 of the zoning by-law.

13.6 Subdivision guidelines

A subdivision plan leading to one or more cadastral operations must follow the guidelines below:

- 1) on each landsite, the plan must permit the construction of the uses designated for such landsites in the zoning provisions;
- 2) the plan must ensure the continuity of lot division lines in relation to existing or proposed adjacent lots;
- 3) the plan must ensure the integration of proposed thoroughfares in the network of major roads planned for the whole of the municipal territory;
- 4) the plan must ensure the integration of the necessary public utility services into the different existing networks, where applicable;
- 5) the plan must ensure that no landsite may be created unless it has first undergone a cadastral operation;
- 6) for information purposes, a cadastral operation should be economically viable for the Municipality;
- 7) for information purposes, in general the plan must ensure the improvement or protection of specific sites and landscapes;
- 8) these subdivision guidelines apply to any cadastral operation presented in conformity with section 3.4.3 and to the project subdivision plan presented in conformity with section 3.4.5 of the planning by-laws.

CHAPTER 14 PROVISIONS APPLICABLE TO LAYING OUT STREETS

14.1 General provisions

Public and private streets in existence before the coming into force of this subdivision by-law are considered to be in conformity with this by-law.

14.2 Laying out of streets projected in the planning program

The layout of streets must conform to the projected layout outlined in the planning by-laws.

Thus, when a proposed street is shown in the planning program as a projected street, such a street is considered essential to the smooth operation of the road network even though its layout may be slightly modified when the proposed layout undergoes detailed study or when the project subdivision plan is being prepared.

14.3 Calculation rule

Unless otherwise indicated, or unless the sense indicates otherwise, all measurements (distance, curves, intersection angles) must be calculated from the centre lines of streets.

14.4 Laying out streets

14.4.1 Nature of the soil and wooded areas

The layout of streets must avoid bogs, swamps, unstable land and any land unsuitable for drainage or subject to floods, rockfalls or landslides. It must also avoid rocky outcrops and, in general, any landsites that do not have sufficient depth of loose soil or soft rock to allow digging, at a reasonable cost, of the trenches required for the installation of public utility conduits.

In general, the layout of streets must go around wooded areas, groves and rows of trees, as well as all natural areas of interest; priority should be given to locating streets in areas that are not wooded.

14.4.2 Gradient

The gradient of any street must not be less than one-half percent (0.5%) or more than twelve percent (12%), except over a maximum distance of one hundred and fifty (150) m where it may reach fifteen percent (15%). In the latter case, the portion of the street that has a gradient of more than 12 percent (12%) must be paved.

The gradient of a turning circle at the end of a dead-end street must not be more than five percent (5%).

Within a distance of thirty (30) m from any intersection, the gradient of a street must not exceed five percent (5%) and this applies to the two (2) streets forming the intersection.

14.4.3 Rights-of-way of streets

The minimum right-of-way of any street must be fifteen (15) m.

14.4.4 Curves, intersection angles and visibility

Intersections and curves must conform to the following provisions:

- 1) intersections must be at right angles; in cases where the physical features do not permit this, intersections may be at an angle of between seventy-five degrees (75°) and one hundred and five (105°);

The alignment of the intersection must be maintained over a minimum distance of twenty (20) m from the street line;

- 2) no intersection may be located on the inside line of a curve with an inside length of less than one hundred and eighty-five (185) m, or on the outside line of a curve with an outside length of less than one hundred and twenty (120) m;
- 3) no curve with an inside length of less than ninety-two (92) m may be located less than thirty-two (32) m from an intersection;
- 4) the distance between two intersections on the same street must be a minimum of sixty (60) m from centre to centre.

14.4.5 Cul-de-sacs

As a general rule, dead-end streets must be avoided. However, a dead-end street may be permitted if it proves to be an aesthetic and/or economical solution for a lot whose shape, relief or location does not lend itself to the use of a continuous street.

A dead-end street must end in a turning circle with a diameter of no less than thirty (30) m.

14.4.6 Distance between a street and a watercourse or lake

In the case where there are no services or only one service, either a waterworks or sewer system, installed at the edge of the projected street, there must be a minimum distance of sixty (60) m between the street line and the high watermark of the watercourse or lake.

Notwithstanding the foregoing, any new street or road may be constructed at a distance that is less than the standard prescribed in the preceding paragraph if the following condition is met:

- when it is a case of joining this new street, over a distance not exceeding three hundred (300) m, to a road or a street existing before April 2, 1984; however, this new road or street must not encroach onto the ten- (10) or fifteen-metre (15) deep shore, depending on the slope.

In addition, the provisions of this section do not apply to a street or road leading to a landing dock, a bridge or a crossing over a watercourse or lake; however, such a street or road must be built so that the approach to the crossing is as perpendicular as possible to the watercourse, to avoid encroaching needlessly on the sixty-metre (60) strip.

14.5 Laying out blocks

14.5.1 Width

The width of blocks intended for the construction of residences must be sufficient to allow for two (2) rows of back-to-back sites; this width must be two (2) times the minimum depth of the sites, required by this by-law.

CHAPTER 15 AREA AND DIMENSIONS OF LANDSITES

15.1 General provisions

In general, the lateral lines of landsites must be perpendicular to the street line.

However, for the purpose of minimizing slopes, equalizing the areas of landsites, ensuring views and maximum sunshine and saving energy, lateral lines may be oblique to street lines. In no case may this exemption be permitted solely because the lines separating the original lots are themselves oblique to the street line. However, these lines may not be broken.

Crown land is exempt from the application of the minimum standards of these by-laws, except in the case of works or construction by persons who have land rights on these lands.

15.2 General standards

15.2.1 Area and dimensions of lots

Allowing for exceptions, all lots, with no or only partial services (waterworks or sewers), must have the minimum area and the minimum dimensions indicated in the table of specifications

15.2.2 Corner sites

For each corner site, four (4) m must be added to the width. The required equivalent area is the product of this width multiplied by the required minimum depth.

Where the main facade is located on the longest side of the site and therefore the back yard does not have the prescribed minimum depth, this lack may be compensated for by adding an additional area equal to that missing in the back

yard to the side yard that is not adjacent to the street within the area formed by extending the lateral lines of the main building.

15.2.3 Sites for public utility buildings of small size

The site occupied by a public utility building with a floor area of less than thirty-eight (38) m², whether it has complete, partial or no waterworks and/or sewer services, may have the following dimensions:

- minimum width 15 m
- minimum depth 15 m
- minimum area 225 m²

In the case where public utility buildings are equipped with waterworks and sewer services or have an area greater than thirty-eight (38) m², the standards concerning dimensions (width and depth) and the minimum area of sites in the zone in which the public utility building is located apply absolutely.

15.2.4 Siting and layout of a multi-family building

For any projected layout of a residential building with more than three (3) dwellings and or not provided with waterworks and/or sewer services, the standard for the minimum area of a landsite per building must be increased by 2000 m² for each additional dwelling unit.

15.3 **Special standards for landsites located near lakes or watercourses**

15.3.1 Dimensions and area of building sites located outside a riparian sector

Landsites located outside a riparian sector, that is, more than one hundred (100) m from a watercourse or three hundred (300) m from a lake, must fulfill the following conditions:

- all landsites:

minimum area:	3000 m ²
minimum width:	50 m
minimum average depth:	refer to the table of specifications

When a different standard is indicated on the table of specifications, the highest number applies.

15.3.2 Dimensions and area of building sites located within a riparian sector

Landsites located within a riparian/waterside sector, that is, within a one-hundred metre (100 m) strip along a watercourse or three-hundred metre (300 m) strip along a lake, must fulfill the following conditions:

- all landsites:

minimum area:	4000 m ²
minimum width:	50 m
minimum average depth:	60 m

The minimum average depth indicated is applicable only to a landsite adjacent to a watercourse or lake. For landsites not adjacent to a watercourse or lake, the depths indicated in the table of specifications apply.

When a different standard is indicated on the table of specifications, the highest applies.

15.3.3 Relaxing the provisions concerning the width of landsites

Notwithstanding the provisions of section 15.3.2, a relaxation of the subdivision standards for the width of landsites is authorized under the following conditions:

- 1) with a curve of thirty (30) m or less on the outside line of the curve, the width of the landsite, measured on the front line, may be reduced up to a maximum of 50%;
- 2) with a curve of more than thirty (30) m but equal to or less than one hundred (100) m, the width of the landsite, measured along the front line, may be reduced up to a maximum of 25%;
- 3) in all cases, the minimum width must never be less than twenty-five (25) m.

15.4 **Dimensions and area of landsites for non-agricultural installations in areas used for agroforestry and located in an agricultural zone**

Notwithstanding the provisions of the preceding sections on subdivision, no permit for a cadastral operation may be issued for a landsite located in an area used for agroforestry, and intended for a non-agricultural use, unless all of the following conditions are met:

- 1) the landsite is contiguous to a street existing on the date of entry into force of this by-law;
- 2) the area of the landsite is at least one (1) hectare;
- 3) the minimum width of the landsite measured on the front line of the site must be at least one hundred and twenty (120) m.

The preceding provisions of this section do not apply, however, to cadastral operations planned for the following purposes:

- 1) siting and layout of a non-agricultural use on a landsite with acquired rights by virtue of the *Act to Preserve Agricultural Land and Agricultural Activities* (sections 101, 102, 103 and others);
- 2) siting and layout of a non-agricultural use on a landsite already authorized by (CPTAQ) Commission de protection du territoire agricole du Québec (commission for the protection of agricultural land in Québec), on the date of entry into force of these by-laws.

15.5 Exemptions from application of the minimum subdivision standards

The subdivision provisions identified previously do not apply to:

- 1) a landsite that may be the object of a cadastral operation by virtue of sections 256.1, 256.2 or 256.3 of an *Act Respecting Land Use Planning and Development*;
- 2) a cadastral operation required for municipal, public or public utility purposes, such as waterworks and sewer networks, gas, electricity, telecommunications, cable television networks as well as public and private streets;
- 3) In the case of a cadastral operation identifying a part of a building or a landsite, required by a declaration of co-ownership of a vertical, horizontal or row condominium made under the *Québec Civil Code* and in which declaration, only the building(s) or landsite(s) may be exclusively owned;
- 4) a cadastral operation identifying a part of a landsite, necessitated by the alienation of one part of a building, such alienation requiring the partition of the landsite located exclusively under the building.

CHAPTER 16 CADASTRAL OPERATION

16.1 General provisions

Any cadastral operation which does not satisfy the dimension standards of this by-law is prohibited.

16.2 Plan relating to a cadastral operation

The owner of any landsite must first submit to the approval of the designated officer, any plan for a cadastral operation, whether this plan provides for streets or not.

16.3 Preconditions to approval of a plan relating to a cadastral operation

16.3.1 Conveyance of sites of thoroughfares

As a precondition to approval of a plan relating to a cadastral operation, the owner must undertake to convey, free of charge, the site of any thoroughfare shown on the plan and intended to be public.

The site of any thoroughfare conveyed must be free of any mortgage and its title must be clear.

Before being conveyed to the Municipality, the site of any thoroughfare conveyed or any part of such a site, as well as any point of land forming the corner of any road shown on the plan and destined to be public, must be subject to a cadastral operation.

Any promise of conveyance does not in any way entail any obligation for the Municipality to acquire the thoroughfare.

16.3.2 Additional plans required

As a precondition to approval of a plan relating to a cadastral operation, the applicant must submit the following plans, where applicable:

- a plan indicating on the lots subject to the cadastral operation, the existing and necessary servitudes for the passage of the power supply and communications transmission installations;
- a proposed plan for parcelling out land that covers a territory wider than the land contemplated in the plan and owned by the person applying for approval.

16.3.3 Payment of municipal taxes

As a precondition to approval of a plan relating to a cadastral operation, the owner must pay the municipal taxes owing and unpaid in respect of the immoveables included in the plan.

16.4 Landsites benefitting from privilege or acquired rights to a cadastral operation

16.4.1 Provisions relating to a cadastral operation on a vacant non-conforming landsite

A cadastral operation may not be refused for a landsite that, on the day before April 2, 1984 (the date of coming into force of the règlement de contrôle intérimaire no. 16-83 of the MRC des Laurentides), did not form one or more separate lots on the official cadastral plans and whose metes and bounds are described in one or more acts registered before this date, for the sole reason that the area and dimensions of this landsite do not allow it to conform to the requirements of the current zoning by-law, providing the following conditions are met:

- 1) on the above-mentioned date, the area and dimensions of this landsite allow it to comply, if necessary, with the requirements of the by-laws concerning applicable cadastral operations for this date in the territory in which the landsite is situated;
- 2) the cadastral operation creates one lot, except when the landsite is included in several original lots, in which case the cadastral operation creates only one lot per original lot.

16.4.2 Provisions relating to a cadastral operation on a landsite that is non-conforming, but already built upon

A permit authorizing a cadastral operation may not be refused for the sole reason that the area or dimensions of the landsite do not allow it to conform to the applicable requirements in the zoning by-law with regard to a landsite that meets the following conditions:

- 1) on the day before the coming into force of the interim by-law, as identified in the preceding paragraph, this landsite does not form one or more separate lots on the official cadastral plans and,
- 2) on the applicable date in paragraph 1) of the first paragraph of this section, this landsite was the site of a structure built and used in conformity with the by-laws in effect at that time or protected, where applicable, by acquired rights.

The cadastral operation must, to be permitted, create only one lot or, when the landsite is included in several original lots, only one lot per original lot.

This section applies even if the structure is destroyed by a disaster after the applicable date.

16.4.3 Provisions relating to a cadastral operation on a residual part of a non-conforming landsite

A permit authorizing a cadastral operation may not be refused for the sole reason that the area and dimensions of the landsite do not allow it to conform to the applicable requirements of the current zoning by-law, with regard to a landsite that comprises a residual part of a landsite:

- 1) of which a part has been acquired for purposes of a public utility by a public organization or by another person having the power to expropriate and,
- 2) which, immediately before this acquisition, had sufficient area and dimensions to conform to the by-laws in force at that time or was eligible for a cadastral operation under sections 15.3.1 to 15.3.3 inclusive of this by-law.

The cadastral operation must, to be permitted, create only one lot or, when the landsite is included in several original lots, only one lot per original lot.

This section applies even if the structure is destroyed by a disaster after the applicable date.

16.5 Enlargement of a non-conforming landsite

Any cadastral operation aimed at increasing the area of an existing non-conforming landsite, when the current zoning by-law comes into force, is authorized.

This cadastral operation, to be authorized, must:

- 1) permit the creation of a single lot or, when the landsite is included in more than one original lot, only one lot per original lot;
- 2) not make the neighbouring landsite non-conforming under the applicable planning by-laws.

DIVISION IV

Building By-law No. 114

17. BUILDING STANDARDS

18. STANDARDS APPLICABLE TO SPECIAL RISKS

CHAPTER 17 BUILDING STANDARDS

17.1 General information

17.1.1 Administration of the building by-law

The provisions of the *Regulation Respecting the Application and Administration of the Planning By-laws* complete these by-laws and serve to apply them. The words “this by-law” refer to this by-law as well as the *Regulation Respecting the Application and Administration of the Planning By-laws*.

17.1.2 By-law replacement

This building by-law replaces for all legal purposes regulation no. 81, as well as its amendments.

This by-law takes precedence over any provisions in any other municipal by-laws currently in force in the Municipality that may be incompatible with this by-law.

However, such replacements or repeals do not affect legal proceedings instituted in accordance with the by-laws being repealed; these proceedings will continue under these repealed by-laws until the final judgement and execution.

17.2 Applicable laws and regulations

17.2.1 *National Building Code of Canada - 1995*

This section applies to any building in which is carried out only one of the following main uses:

- 1) an assembly establishment not contemplated in paragraphs 6) to 10) and which does not accommodate more than nine (9) persons;
- 2) a health-care institution or detention institution:

- a) a prison;
 - b) a correctional school, with or without detention rooms, which does not receive or accommodate more than nine (9) persons;
 - c) a supervised residence which does not receive or accommodate more than nine (9) persons;
 - d) a convalescent home or a rehabilitation centre which does not receive or accommodate more than nine (9) persons;
- 3) a residence which is:
- a) either an immovable that is used as lodging and has one of the following features:
 - i) the building is not more than two (2) storeys high as defined in Chapter 1 of the *Building Code*;
 - ii) it contains no more than eight (8) lodgings;
 - b) or a rooming house, an outfitting operation which does not offer hotel services, or a boarding house when this building has only nine (9) rooms;
 - c) or a hotel that is not more than two (2) storeys high, within the meaning of the *Regulation Respecting Safety in Public Buildings* (R.R.Q., 1981, c. S-3, r.4), operated by a natural person in a single-family dwelling used as his residence, in which there are not more than six (6) bedrooms and in which he accommodates less than fifteen (15) boarders;
 - d) or a monastery, convent or novitiate, whose owner is an incorporated religious corporation under a special Act of Québec law or the *Religious Corporations Act* (R.S.Q., c. C-71), which constitutes a building or part of a building divided by a firewall, is occupied by no more than thirty (30) persons and is no higher than three (3) storeys within the meaning of the *Regulation Respecting Safety in Public Buildings*;
 - e) or a shelter which does not receive or accommodate more than nine (9) persons;
- 4) a business establishment not more than two (2) storeys high, as defined in Chapter 1 of the *Building Code*;
- 5) a commercial establishment with a total floor area of not more than three hundred (300) m², when this building is used as a store;

- 6) a daycare which does not receive or accommodate more than nine (9) children;
- 7) a metro station;
- 8) an agricultural use;
- 9) an industrial establishment;
- 10) any use included in a family-type building within the meaning of paragraph 7.2 of section 1 of the *Regulation Respecting Safety in Public Buildings* and in conformity with paragraph 1.1 of section 6 of this regulation.

Subject to the following modifications, restrictions and additions included in this by-law, the National Building Code of Canada (1995 edition, published by the Institute for Research in Construction of the National Research Council of Canada), hereafter referred to as the “Code” (a copy of which is appended to this by-law as Appendix “A-3”) is an integral part of this by-law, as are its present and future amendments, following confirmation by resolution of the Council; the Code and its amendments are, by virtue of this by-law, adopted as the town’s building by-law, and all references to the Code constitute a reference to this by-law, where applicable.

However, only the following parts and sections of the Code apply to the buildings listed in the first paragraph:

- parts 1, 2, 3;
- sections 9.1, 9.2, 9.3, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10 except 9.10.21, 9.11, 9.13, 9.14, 9.15.6, 9.18, 9.19, 9.21, 9.22, 9.25, 9.29, 9.30, 9.31, 9.32, 9.33 and 9.35 of part 9;
- sections 10.1, 10.2, 10.3, 10.5, 10.6, 10.9.2 and 10.9.3 of part 10.

17.2.2 Other applicable codes

All the provisions and amendments of the following codes relating to building apply:

- Canadian Farm Building Code (1990);
- National Fire Code of Canada (1990);
- National Fire Protection Association Code (N.F.P.A.)
- Plumbing Code.

Amendments made to the above codes after the coming into force of this by-law are an integral part of this by-law and will come into force on a date fixed by resolution of the Council.

17.2.3 Protection or fortification of buildings

The use of materials or the assembly of construction materials for the purpose of protecting or fortifying a building against projectiles from firearms, explosions, vehicle impacts or attacks or any other forms of assault is prohibited in or on buildings used or occupied in part or in whole to carry out one of the following uses:

- 1) a use in the lodging category;
- 2) a use in the extensive outdoor recreation category;
- 3) a use in the indoor recreation category;
- 4) a use in the restaurant category;
- 5) a use in the commercial category of personal and professional services and offices, specifically the premises of local organizations, social clubs, civic and community organizations, with the exception of jewelry stores, banks, credit unions and financial institutions;
- 6) a use in the light commercial strip category, specifically the sale, rental and repair of motorcycles;
- 7) a residential use.

The prohibition also applies to buildings in which the above-mentioned commercial and residential uses are jointly exercised.

The uses mentioned above refer back to sections 7.2.1 and 7.2.2 of the zoning by-law.

The following are prohibited in buildings that are used or occupied in whole or in part for the uses mentioned above:

- 1) the installation of laminated glass (H-6) or any other bullet-proof glass in windows and doors;
- 2) the installation of protective steel shutters inside or outside the building;
- 3) the installation of doors that are fortified or specially reinforced to resist the impact of firearm projectiles.

17.3 **Standards for installing mobile homes**

Anyone wishing to install and occupy a mobile home in the zones where this use is permitted must first obtain a building permit for this purpose.

17.3.1 Height of a mobile home

The level of the finished floor must be at a maximum height of 0.75 m above the adjacent finished ground.

The site must be completely landscaped, driveways and paths must be paved or finished with gravel and the rest of the site must be covered with sod or sown with grass seed.

17.3.2 Anchoring

Anchors, in the form of metal eyehooks embedded in concrete cast on the site, screws in the form of a corkscrew or arrow anchors must be placed at each corner of the frame of the mobile home and any other places where they might be required to secure the mobile home properly and to make it wind resistant. The devices for anchoring the chassis of the mobile home must be attached by a cable or other approved device.

17.4 Standards of building access for physically handicapped persons

All new public buildings must have at least one (1) main entrance that meets the standards of the National Building Code (1995) of the National Research Council of Canada. This entrance, suitable for use by physically handicapped persons, must open to the outside at sidewalk level or onto a ramp giving access to a sidewalk or at the level of a parking space.

These outdoor paths must have a non-slip surface that is continuous with no abrupt change in level, such as a step or a curb. Pedestrian walkways must be free of obstacles such as signs, guy ropes or cables, trees and other items that might pose a risk to the users.

17.5 Reconstruction standards

The reconstruction or repair of any building destroyed or in a dangerous condition, or having lost at least one-half of its value as entered on the valuation roll, as a result of fire or any other cause, must conform to the by-laws in force at the time of such reconstruction or repair.

Notwithstanding the preceding paragraph, any building destroyed, damaged or in a dangerous condition as a result of a fire, explosion or any other cause, thus having its value as entered on the valuation roll decreased by more than 50%, may be rebuilt or repaired within two (2) years following the event, if the following conditions are complied with:

- 1) the reconstruction or repair of the main building is done on the same foundations or part thereof;
- 2) the main building being rebuilt or repaired may have the same dimensions (width, depth, height) as those existing prior to the event, but in no way may the non-conforming nature of the main building be increased by diminishing the front, back and lateral setbacks that existed before the event;
- 3) any enlargement of a main building must satisfy the standards decreed for the zone in which the building is located;
- 4) all other provisions of the planning by-laws apply absolutely.

CHAPTER 18 STANDARDS APPLICABLE TO SPECIAL RISKS

18.1 Building safety

All buildings must be built in such a way that they do not pose a risk to public safety.

18.2 Septic installations

Septic installation works must conform to the *Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings* (c.Q-2, r.8) and its amendments, which are an integral part of this by-law.

18.3 Snow and ice

Any tenant, owner or person in charge of a building is prohibited from allowing snow or ice to accumulate on a building, when such snow or ice might become a hazard.

18.4 Buildings damaged by fire, unoccupied or unfinished

All structures that are unoccupied, unfinished or damaged by fire must be properly closed in or boarded up in order to prevent accidents.

Damaged, dilapidated or partially destroyed buildings must be repaired, demolished, closed in or boarded up and the site completely cleaned up.

in addition, in the case of a structure or building damaged by fire, all the materials damaged by the fire must be removed.

18.5 Dangerous excavation and unused foundation

Any excavation left open and any unused and open foundation of a building damaged by fire, demolished or moved or not completely destroyed must be filled in to grade level or surrounded by a fence that is a minimum of one metre, eighty (1.80 m) in height and made of painted or stained, closely spaced wooden boards or of painted plywood panels. When an excavation is filled in, the fill must not be composed exclusively of construction materials or demolition debris.

If the owner does not conform to the notice given to this effect by the designated officer within ten (10) days of receiving the notice, the Municipality may take the necessary steps to have the work done at the expense of the owner.

Any excavation left open and any unused and open foundation of a building damaged by fire, demolished or moved or not completely destroyed must not remain in place more than twelve (12) months even if it is fenced in. After this length of time, it must be demolished and the site filled in to the level of the adjacent landsites.

18.6 Storage of inflammable material

The designated officer may inspect all sites where inflammable materials are stored and must require that owners or tenants take the necessary measures to prevent fire, in conformity with this by-law.

18.7 Construction of chimneys

Any chimney built at a distance of less than 3.5 m from another building must be equipped with a protective screen.

18.8 Protective measures for all structures authorized in flood zones

All authorized buildings or works in a flood zone identified in the zoning plan must respect the following protective measures:

- 1) no opening (window, basement window, front or garage door...) is permitted below the maximum flood level of a low-risk flood zone;

- 2) no ground-level floor may be below the maximum flood level of a low-risk flood zone;
- 3) no concrete-slab foundation or its equivalent may be below the maximum flood level of a low-risk flood zone;
- 4) the drainage outlets must be equipped with foot valves;
- 5) for construction of a structure or part of a structure located below the maximum flood level in a low-risk flood zone a member of the Ordre des ingénieurs du Québec must approve of the calculations regarding:
 - waterproofing;
 - the stability of the structure;
 - the necessary reinforcement;
 - sufficient sump-pump capacity to remove any water that comes in;
 - the compressive and tensile strength of the concrete.
- 6) any filling work should be restricted to protecting the structure being built and not extended to the whole landsite where the work will take place.

DIVISION V

By-law Constituting a Planning Advisory Committee

19. BY-LAW CONSTITUTING A PLANNING ADVISORY COMMITTEE

CHAPTER 19 BY-LAW CONSTITUTING A PLANNING ADVISORY COMMITTEE

19.1 General application

The provisions of the *Regulation Respecting the Application and Administration of the Planning By-laws* complete these by-laws and serve to apply them. The words “this by-law” refer to this by-law as well as the *Regulation Respecting the Application and Administration of the Planning By-laws*.

19.2 By-law replacement

This subdivision by-law replaces for all legal purposes regulation no. 87, as well as its amendments.

19.3 Constitution of the planning advisory committee

A committee known as “The planning advisory committee of the municipality of the Township of Arundel” and designated in this by-law as the planning advisory committee or PAC is formed.

19.4 Responsibilities of the planning advisory committee

The responsibilities of the planning advisory committee are:

- 1) to study in general all the questions concerning planning and zoning submitted to it by the Council and to report on these questions to the Council within the timeframe established by the latter;
- 2) to study all written applications for changes to the by-laws submitted to it by the Council and to report on these to the Council;

- 3) to study all written applications for minor exemptions and to report on these to the Council;
- 4) to make recommendations to the Council on any question related to the aims and application of the planning by-laws and to specific requests referred to it by the Council or any other officers of the Municipality responsible for applying the planning by-laws;
- 5) to study subdivision projects, to suggest the necessary changes and to report to the Council;
- 6) where necessary, to study all applications given to it by the Council concerning comprehensive development programs and site planning and architectural integration programs and to make appropriate recommendations;
- 7) to hear complaints regarding the prescriptions of the planning by-laws and to make recommendations to the Council.

19.5 Powers of the planning advisory committee

The committee may:

- 1) establish study sub-committees made up of all or some of its members;
- 2) with the authorization of the Council, which must be confirmed by resolution, to obtain the services of outside professionals for any question regarding the planning program or planning by-laws;
- 3) with the authorization of the Council, which must be confirmed by resolution, to consult any municipal employee and to require of him any report, service or study considered necessary;
- 4) meet, as needed, with any persons who may have submitted certain projects to the Municipality in order to obtain any explanations or information required.

19.6 Composition of the planning advisory committee

The Council appoints, by resolution, eight (8) members of the planning advisory committee, made up of:

- three (3) persons chosen from among the residents of the municipality, excluding members of the Council;
- two (2) members of the Council..

The mayor, secretary-treasurer or his assistant and the building inspector or designated officer are members automatically.

19.7 Term of office

The term of office of the members of the planning advisory committee is two (2) years: this term may be renewed by a resolution of the Council to this effect.

However, during the first year after the planning advisory committee is created, two members, whose names will be drawn at random, will have a one-year mandate, to ensure the annual rotation of a proportion of members.

The term of office of members of the planning advisory committee may be revoked at any time by resolution of the Council.

The mandate of the mayor and municipal councillors ceases when they are no longer members of the municipal council.

In the case of resignation or unexplained absence at three (3) successive meetings, the Council may, by resolution, name another person to complete the term of the mandate.

The Council must fill any vacant positions on the planning advisory committee within three (3) months.

19.8 Meetings of the planning advisory committee

The planning advisory committee holds a regular meeting once a month or as needed, on the day that it establishes by resolution, unless informed otherwise by the secretary at the request of the president.

The Council, the secretary-treasurer, the president or three (3) members of PAC may ask the secretary to call a special meeting of PAC by giving prior written notice together with an agenda, by mail, by hand, by email or fax, allowing a clear forty-eight (48) hours between receipt of the notice and the meeting.

All meetings of the planning advisory committee take place in camera. However, the president of PAC may invite an applicant or his representative to discuss a project.

19.9 Quorum and right to vote

The planning advisory committee has a quorum when fifty (50) percent of the committee members are present at a meeting. Each PAC member has one vote. Decisions are taken by majority vote.

The mayor, secretary-treasurer and the designated officer are automatically members but do not have the right to vote and may not be included in the number of persons required to make up a quorum.

19.10 Interest

A PAC member may not take part in a debate in which he has a personal interest. During debates in which he has a personal interest, he must leave the room until the subject under debate has been dealt with.

19.11 Rules of internal management

At the first meeting following their nomination, the PAC members choose from among themselves a president and vice-president who hold office for one year.

The rules of internal management must be approved by the Council before coming into force.

The work and recommendations of the planning advisory committee are submitted in the form of a report to the Council; each report must be approved by the president of the committee before the report is submitted to the Council.

The president, or the vice-president in his absence, has the right to vote at meetings but is not obliged to do so. He does not have the casting vote in the case of an equal division of votes.

The Council may also appoint to PAC, on an ad hoc basis, other persons whose services are required to enable the committee to carry out its duties. However, these persons do not have the right to vote.

In the case of the absence or incapacity to act on the part of the president or vice-president, the PAC members will choose from among themselves a person to preside over the meeting.

The president or, in his absence, the vice-president leads the PAC deliberations.

The Council appoints the building inspector to PAC on a permanent basis, as a resource person and a non-voting member.

19.12 Secretary of the planning advisory committee

The Council names, by resolution, a secretary for PAC. This position may not be held by a voting member of the committee.

The secretary of PAC calls PAC meetings, prepares the agenda, writes up the minutes—the building inspector takes care of correspondence.

The PAC secretary must send the secretary-treasurer a copy of the minutes of the PAC meeting. A photocopy of the minutes must also be given to each member of PAC and of the Council.

19.13 President of the planning advisory committee

The president and the vice-president are named by the Council at the first council meeting of each year, on the recommendation of the PAC members.

19.14 Reporting

The planning advisory committee must, within three (3) months before the end of the Municipality's fiscal year, present a report of its activities during the preceding year and its expense estimates for the following year.

19.15 Remuneration

The members of the committee do not receive any remuneration; they may however receive an attendance allowance set by the Council.

19.16 Planning advisory committee budget

The Council may vote by resolution and place at the disposition of the planning advisory committee sums of money that it may require to carry out its duties.

The fiscal year of the planning advisory committee is the same as the calendar year.

On the 15th of October of each year, the planning advisory committee presents the Council with an appropriate budget that will allow it to carry out its responsibilities during the subsequent year; it may later, should the need arise, present partial budgets to the Council. No expense may be decided on without the express and prior approval of the Council.

The accounting is the responsibility of the secretary-treasurer of the municipality.

DIVISION VI

By-law No. 115 Concerning Minor Exemptions to the Planning By-laws

20. BY-LAW CONCERNING MINOR EXEMPTIONS TO THE PLANNING BY-LAWS

CHAPTER 20 BY-LAW CONCERNING MINOR EXEMPTIONS TO THE PLANNING BY-LAWS

20.1 General application

The provisions of the *Regulation Respecting the Application and Administration of the Planning By-laws* complete these by-laws and serve to apply them. The words “this by-law” refer to this by-law as well as the *Regulation Respecting the Application and Administration of the Planning By-laws*.

20.2 By-law replacement

This by-law concerning minor exemptions to the planning by-laws replaces for all legal purposes regulation no. 88, as well as its amendments.

20.3 Provisions of the zoning and subdivision by-laws that may be subject to a minor exemption

Only the following specific provisions of the zoning by-law and the subdivision by-law may be subject to an application for a minor exemption:

Any of the following provisions may be subject to an application for a minor exemption:

1) zoning by-law:

alteration of a non-conforming building, section 6.4.2;

accessory buildings and structures, sections 8.2, 8.3 and 8.4;

setback dimensions, section 9.1;

accessory structures in yards and setbacks, section 9.2;

works and structures on banks, section 10.3;

2) subdivision by-law:

distance between a street, a lake or a watercourse, section 14.4.6;

dimensions of landsites but not their area, sections 15.2, 15.3 and 15.4;

An application for a minor exemption may in no case relate to land use or land occupation density.

No minor exemption may be granted for a zone in which land use is subject to particular constraints for reasons of public safety.

20.4 Conditions for examining an application for a minor exemption

- 1) A minor exemption may be granted only if the application of the by-law causes a serious prejudice to the person who applied for the exemption. Moreover, it will not be granted where it hinders the owners of the neighbouring immoveables in the enjoyment of their right of ownership.
- 2) A minor exemption must respect the provisions of the planning by-laws in force in the Municipality.
- 3) The application must be consistent with the provisions of the building by-law and of the zoning and subdivision by-laws not subject to a minor exemption.

20.5 Applicable situations for a minor exemption

- 1) An application for a minor exemption may be submitted at the same time as an application for a permit or a certificate of authorization.
- 2) A minor exemption may also be applied for work in progress or already carried out where the work was authorized by a building permit and was carried out in good faith.

20.6 Application procedure for a minor exemption

Any person wishing to apply for a minor exemption must:

- 1) submit the application in writing on the form prescribed by the Municipality;
- 2) provide titles of ownership;
- 3) in the case of an application for a minor exemption regarding setbacks for an existing main building, provide a siting plan drawn up and signed by a surveyor;
- 4) in a case where the application is submitted at the same time as the application for a building permit for a main building, provide a plan of the landsite drawn up and signed by a surveyor;
- 5) give details of any projected or existing exemptions;
- 6) provide any additional information required by the designated officer.

20.7 Fee

When an applicant submits an application, he must pay a fee of \$250.00 for the study of his application; this sum is not reimbursable, whatever the fate of the application.

The applicant must also pay a sum determined by the secretary-treasurer of the Municipality, as a deposit to cover the costs of publishing a notice.

20.8 Administrative procedure

The procedure to follow in applying for a minor exemption is as follows:

- 1) after the designated officer has verified the content of the application, the applicant must provide any additional information required by the officer;
- 2) the application is given to the planning advisory committee who must give its advice to the Council;
- 3) the secretary-treasurer of the Municipality must, not later than fifteen (15) days before the holding of the meeting at which the Council is to give a

decision on the application for a minor exemption, cause a motion to be published which indicates:

- the date;
 - time;
 - place where the Council will meet;
 - the nature and consequences of the exemption applied for;
 - the designation of the immoveable affected;
 - that any interested person may be heard by Council.
- 4) following reception of the advice from the planning advisory committee, the Council renders its decision, by resolution, a copy of which must be sent by the secretary-treasurer to the person who applied for the exemption.

20.9 Register of minor exemptions

The application for a minor exemption and the Council's resolution are entered in a register set up for this purpose.

20.10 Deadline for applying the exemption

If after eighteen (18) months have elapsed following adoption of the resolution granting a minor exemption, the projected work has not been completed or is not being carried out in accordance with a subdivision or building permit or a valid certificate of authorization, this resolution becomes null and void.

A new application for a minor exemption for the same object may be submitted.

APPENDIX A

Tables of specifications:
Uses and standards by zone

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL	
ZONE:	Ag 1 <i>Agriculture</i>

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 2	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries related to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area
from 0 to 4000 m ² : 10%
from 4001 to 6000 m ² : 20%
from 6001 to 8000 m ² : 30%
more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cor

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c1	retail business			■(a)			
		c3	light commercial strip				■(b)		
		c4	heavy commercial strip				■(b)		
		c9	extensive outdoor recreation				■		
		c11	lodging			■(c)			
		i3	heavy industry				■(d)		
		a1	agriculture					■	
		f1	forestry and silviculture						■
		e1	extraction					■(e)	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	1
		Maximum height in metres	(m)						–
		Minimum width	(m)	7	7	7	7	7	–
		Minimum building area at ground level	(m ²)	67	55	67	67	55	–
		Maximum floor area	(m ²)			100			–

LANDSITE	Minimum area	(m ²)	8000	8000	8000	8000	8000	10000	–	–
	Minimum width	(m)	60	60	60	60	60	60	–	–
	Minimum depth	(m)	60	60	60	60	60	60	–	–
	Natural space	(%)	(7)	(7)	(7)	(7)	(7)	–	–	–

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	–	–
		Minimum lateral	(m)	5	5	5	5	5	5	–	–
		Minimum total lateral	(m)	10	10	10	10	10	10	–	–
		Minimum rear	(m)	10	10	10	10	10	10	–	–
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	–	–

SPECIAL PROVISIONS		(1)(2)	(1) (2)	(1)	(1)	(1)	(1)	(1)	(1)
		(3) (4)	(3) (4)						
		(5) (6)	(5) (6)						

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: **For 4**
FORESTRY

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) only retail businesses in the "general goods" category
- (b) only linked to resources
- (c) only recreational lodging
- (d) only wood processing
- (e) only on a site already in operation

SPECIAL PROVISIONS

- (1) 3.5.7 Conditions for issuing a building permit in a forestry zone (FOR)
- (2) 7.4.1 Additional service use
- (3) 7.4.2 Additional light artisanal use
- (4) 7.4.3 Additional heavy artisanal use
- (5) 7.4.4 Accessory dwelling
- (6) 7.4.5 Basement dwelling
- (7) Variable percentage according to the landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%

AMENDMENTS

Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		c1	retail business			■(a)				
		c3	light commercial strip				■(b)			
		c4	heavy commercial strip				■(b)			
		c9	extensive outdoor recreation				■			
		c11	lodging			■(c)				
		i3	heavy industry				■(d)			
		a1	agriculture					■		
		f1	forestry and silviculture						■	
		e1	extraction						■(e)	
		e2	extraction for agricultural purposes						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	1
		Maximum height in metres	(m)							–
		Minimum width	(m)	7	7	7	7	7	7	–
		Minimum building area at ground level	(m ²)	67	55	67	67	55	55	–
		Maximum floor area	(m ²)			100				–

LANDSITE	Minimum area	(m ²)	8000	8000	8000	8000	8000	10000	–	–
	Minimum width	(m)	60	60	60	60	60	60	–	–
	Minimum depth	(m)	60	60	60	60	60	60	–	–
	Natural space	(%)	(7)	(7)	(7)	(7)	(7)	–	–	–

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	–	–
		Minimum lateral	(m)	5	5	5	5	5	5	–	–
		Minimum total lateral	(m)	10	10	10	10	10	10	–	–
		Minimum rear	(m)	10	10	10	10	10	10	–	–
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	–	–

SPECIAL PROVISIONS		(1)(2)	(1) (2)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
		(3) (4)	(3) (4)							
		(5) (6)	(5) (6)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE:	For 5
	FORESTRY

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) only retail businesses in the "general goods" category
- (b) only related to resources
- (c) only recreational lodging
- (d) only wood processing
- (e) only on a site already in operation

SPECIAL PROVISIONS

- (1) 3.5.7 Conditions for issuing a building permit in a forestry zone (FOR)
- (2) 7.4.1 Additional service use
- (3) 7.4.2 Additional light artisanal use
- (4) 7.4.3 Additional heavy artisanal use
- (5) 7.4.4 Accessory dwelling
- (6) 7.4.5 Basement dwelling
- (7) Variable percentage according to the landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%

AMENDMENTS

Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE											
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■						
		c1	retail business			■(a)					
		c3	light commercial strip					■(b)			
		c4	heavy commercial strip					■(b)			
		c8	intensive outdoor recreation				■(c)				
		c9	extensive outdoor recreation				■				
		c10	restaurant business				■(d)				
		c11	lodging				■(e)				
		i3	heavy industry					■(f)			
		a1	agriculture						■		
		f1	forestry and silviculture							■	
		e1	extraction							■(g)	
		e2	extraction for agricultural purposes							■	
		p1	community recreation								■
		u1	low-impact public utility								■
		u5	telecommunications								■
	STRUCTURE	Detached		■	■	■	■	■	■	■	■
		Semi-detached									
		Row									
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	1	–
		Maximum height in metres	(m)							–	–
		Minimum width	(m)	7	7	7	7	7	7	–	–
Minimum building area at ground level		(m²)	67	55	67	67	55	55	–	–	
Maximum floor area		(m²)			100				–	–	

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: *For 7*
FORESTRY

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) only retail businesses in the "general goods" category
- (b) only linked to resources
- (c) only recreational lodging
- (d) only wood processing
- (e) only on a site already in operation

SPECIAL PROVISIONS

- (1) 3.5.7 Conditions for issuing a building permit in a forestry zone (FOR)
- (2) 7.4.1 Additional service use
- (3) 7.4.2 Additional light artisanal use
- (4) 7.4.3 Additional heavy artisanal use
- (5) 7.4.4 Accessory dwelling
- (6) 7.4.5 Basement dwelling
- (7) Variable percentage according to the landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%

AMENDMENTS

Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE

AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■						
		c1	retail business			■(a)					
		c3	light commercial strip					■(b)			
		c4	heavy commercial strip					■(b)			
		c9	extensive outdoor recreation				■				
		c11	lodging				■(c)				
		i3	heavy industry					■(d)			
		a1	agriculture						■		
		f1	forestry and silviculture							■	
		e1	extraction							■(e)	
		e2	extraction for agricultural purposes							■	
		p1	community recreation								■
		u1	low-impact public utility								■

LANDSITE	Minimum area	(m ²)	8000	8000	8000	8000	8000	10000	—	—
	Minimum width	(m)	60	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	60	—	—
	Natural space	(%)	(7)	(7)	(7)	(7)	(7)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—	—
		Minimum lateral	(m)	5	5	5	5	5	5	—	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—	—
		Minimum rear	(m)	10	10	10	10	10	10	—	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—	—

SPECIAL PROVISIONS		(1)(2)	(1) (2)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
		(3) (4)	(3) (4)							
		(5) (6)	(5) (6)							

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES		h1	single-family residence	■	■				
			h6	mobile home			■			
			h7	mobile home park				■		
			c8	intensive outdoor recreation			■			
			c9	extensive outdoor recreation			■			
			a1	agriculture					■	
			f1	forestry and silviculture						■
			p1	community recreation						■
			u1	low-impact public utility						■

LANDSITE		Minimum area	(m ²)	3700	3700	3700	3700	10000	—	—
		Minimum width	(m)	60	60	60	60	60	—	—
		Minimum depth	(m)	60	60	60	60	60	—	—
		Natural space	(%)	(9)	(9)	(9)	(9)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	10	10	10	10	10	10	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS		(1) (2)	(1) (2)			(6) (7)		
		(3) (4)	(3) (4)			(8)		
		(5) (6)	(5) (6)					

**MUNICIPALITÉ DU CANTON
ARUNDEL**

ZONE:	<i>Mb 8</i>
	<i>Mobile home</i>

USES SPECIFICALLY PERMITTED OR EXCLUDED :

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Agricultural establishment with more than 30 livestock units and many environmental constraints and any other type of agricultural establishment with more than 100 livestock units is prohibited in this zone
(9) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%

AMENDMENTS		
Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		h4	communal residence			■				
		c8	intensive outdoor recreation				■			
		c9	extensive outdoor recreation				■			
		a1	agriculture					■		
		f1	forestry and silviculture						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	1	—
		Maximum height in metres	(m)							
		Minimum width	(m)	7	7	7	7	7	—	—
		Minimum building area at ground level	(m ²)	67	55	67	67	55	—	—
		Maximum floor area	(m ²)							—

LANDSITE	Minimum area	(m ²)	4000	4000	6000	4000	10000	—	—	
	Minimum width	(m)	60	60	60	60	60	—	—	
	Minimum depth	(m)	60	60	60	60	60	—	—	
	Natural space	(%)	(9)	(9)	(9)	(9)	—	—	—	

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS		(1) (2)	(1) (2)	(10)		(6) (7)				
		(3) (4)	(3) (4)			(8)				
		(5) (6)	(5) (6)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE:	Pa 9
Scenic recreational	

USES SPECIFICALLY PERMITTED OR EXCLUDED

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Agricultural establishment with more than 30 livestock units and many environmental constraints and any other type of agricultural establishment with more than 100 livestock units is prohibited in this zone
(9) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(10) 12.8 and 15.2.4 Construction of a multi-family residence

AMENDMENTS		
Date	By-law no.	Use/limit/standard

SPECIAL PROVISIONS		(1) (2)	(1) (2)		(6) (7)				
		(3) (4)	(3) (4)		(8)				
		(5) (6)	(5) (6)						

AMENDMENTS		
Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL	
ZONE:	Ag 11
Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED	
(a)	excluding golf courses
(b)	only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS	
(1)	7.4.1 Additional service use
(2)	7.4.2 Additional light artisanal use
(3)	7.4.3 Additional heavy artisanal use
(4)	7.4.4 Accessory dwelling
(5)	7.4.5 Basement dwelling
(6)	7.6.3 Addtnl "country-style restaurant" use
(7)	8.3.2 Roadside stand for selling farm produce
(8)	Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9)	12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

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Bureau des Laurentides

SPECIAL PROVISIONS		(1) (2)	(1) (2)	(9)		(8)	(6) (7)		
		(3) (4)	(3) (4)				(10)		
		(5) (6)	(5) (6)						

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 13	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

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**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: Pa 14

Scenic recreational

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) excluding establishments providing
erotic entertainment
- (b) excluding uses in the "amusement"
category (recreation rooms, electronic
and amusement games, betting rooms)

SPECIAL PROVISIONS

- (1) 7.4.1 Additional service use
- (2) 7.4.2 Additional light artisanal use
- (3) 7.4.3 Additional heavy artisanal use
- (4) 7.4.4 Accessory dwelling
- (5) 7.4.5 Basement dwelling
- (6) 7.6.3 Addnl "country-style restaurant" use
- (7) 8.3.2 Roadside stand for selling farm
produce
- (8) 8.4.2 Commercial terrace
- (9) Agricultural establishment with more than
30 livestock units and many
environmental constraints and any other
type of agricultural establishment with
more than 100 livestock units is
prohibited in this zone
- (10) Variable percentage according to the
landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%

AMENDMENTS

Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c1	retail business			■			
		c6	entertainment				■(a)		
		c7	indoor recreation				■(b)		
		c8	intensive outdoor recreation				■		
		c9	extensive outdoor recreation				■		
		c10	restaurant business				■		
		c11	lodging				■		
		a1	agriculture					■	
		f1	forestry and silviculture						■
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	1
		Maximum height in metres	(m)						
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	67	67	55	—
		Maximum floor area	(m ²)	—	—	100	—	—	—

LANDSITE	Minimum area	(m ²)	4000	4000	4000	4000	10000	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(10)	(10)	(10)	(10)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)		(8)	(6) (7)				
	(3) (4)	(3) (4)			(9)				
	(5) (6)	(5) (6)							

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		c1	retail business			■				
		c2	personal and professional services			■				
		c6	entertainment				■(a)			
		c7	indoor recreation			■				
		c8	intensive outdoor recreation				■			
		c9	extensive outdoor recreation				■			
		i1	light industry					■		
		i2	medium industry					■		
		i5	vehicle recycling					■		
		a1	agriculture						■	
		f1	forestry and silviculture							■
		p1	community recreation							■
		u1	low-impact public utility							■
		u2	medium -impact public utility				■			
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)							—
		Minimum width	(m)	7	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	67	67	55	55	—
		Maximum floor area	(m ²)	—	—	150	—	200	—	—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	10000	—	—
	Minimum width	(m)	60	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	60	—	—
	Natural space	(%)	—	—	—	—	—	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	10	10	10	10	10	10	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	20	20	20	20	20	20	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)				(6) (7)		
	(3) (4)	(3) (4)				(8)		
	(5) (6)	(5) (6)						

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE:	<i>Ru 15</i>
	<i>Rural</i>

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) only establishments providing erotic entertainment

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Agricultural establishment with more than 30 livestock units and many environmental constraints and any other type of agricultural establishment with more than 100 livestock units is prohibited in this zone

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
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SPECIAL PROVISIONS		(1) (2)	(1) (2)		(8)		(6) (7)		
		(3) (4)	(3) (4)				(9)		
		(5) (6)	(5) (6)						

AMENDMENTS		
Date	By-law no.	Use/limit/standard

SPECIAL PROVISIONS		(1) (2)	(1) (2)				(6) (7)	
		(3) (4)	(3) (4)				(8)	
		(5) (6)	(5) (6)					

SPECIAL PROVISIONS		(1) (2)	(1) (2)				(6) (7)		
		(3) (4)	(3) (4)				(8)		
		(5) (6)	(5) (6)						

SPECIAL PROVISIONS		(1) (2)	(1) (2)		(8)		(6) (7)		
		(3) (4)	(3) (4)				(9)		
		(5) (6)	(5) (6)						

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)								

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 20	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area:
from 0 to 4000 m ² : 10%
from 4001 to 6000 m ² : 20%
from 6001 to 8000 m ² : 30%
more than 8001 m ² : 40%
(9) Residential use in zones Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

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TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		c8	intensive outdoor recreation			■				
		c9	extensive outdoor recreation			■				
		a1	agriculture				■			
		f1	forestry and silviculture					■		
		p1	community recreation						■	
		u1	low-impact public utility						■	
	STRUCTURE	Detached		■	■	■	■	■	■	
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	1	—	
		Maximum height in metres	(m)							
		Minimum width	(m)	7	7	7	7	—	—	
		Minimum building area at ground level	(m ²)	67	55	67	55	—	—	
		Maximum floor area	(m ²)						—	

LANDSITE	Minimum area	(m ²)	4000	4000	4000	10000	—	—		
	Minimum width	(m)	60	60	60	60	—	—		
	Minimum depth	(m)	60	60	60	60	—	—		
	Natural space	(%)	(9)	(9)	(9)	—	—	—		

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	—	
		Minimum lateral	(m)	5	5	5	5	5	—	
		Minimum total lateral	(m)	10	10	10	10	10	—	
		Minimum rear	(m)	10	10	10	10	10	—	
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	—	

SPECIAL PROVISIONS	(1) (2)	(1) (2)		(6) (7)						
	(3) (4)	(3) (4)		(8)						
	(5) (6)	(5) (6)								

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: **Pa 21**
Scenic recreational

USES SPECIFICALLY PERMITTED OR EXCLUDED

SPECIAL PROVISIONS

(1) 7.4.1 Additional service use
 (2) 7.4.2 Additional light artisanal use
 (3) 7.4.3 Additional heavy artisanal use
 (4) 7.4.4 Accessory dwelling
 (5) 7.4.5 Basement dwelling
 (6) 7.6.3 Addnl "country-style restaurant" use
 (7) 8.3.2 Roadside stand for selling farm produce
 (8) Agricultural establishment with more than 30 livestock units and many environmental constraints and any other type of agricultural establishment with more than 100 livestock units is prohibited in this zone
 (9) Variable percentage according to the landsite area:
 from 0 to 4000 m²: 10%
 from 4001 to 6000 m²: 20%
 from 6001 to 8000 m²: 30%
 more than 8001 m²: 40%

AMENDMENTS		
Date	By-law no.	Use/limit/standard

SPECIAL PROVISIONS		(1) (2)	(1) (2)			(6)			
		(3) (4)	(3) (4)						
		(5)	(5)						

Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		h2	two-family, three-family residence	■(a)	■(a)					
		c6	entertainment			■(b)				
		c7	indoor recreation			■(c)				
		c10	restaurant business			■				
		c11	lodging			■				
		a1	agriculture				■			
		f1	forestry and silviculture					■		
		p1	community recreation						■	
		u1	low-impact public utility						■	
	STRUCTURE	Detached		■	■	■	■	■	■	
		Semi-detached								
		Row								
	BUILDING	Maximum height (floor)	1,5	2,5	2,5	2,5	—	—		
		Maximum height in metres (m)					—	—		
		Minimum width (m)	7	7	7	7	—	—		
		Minimum building area at floor level (m ²)	67	55	67	55	—	—		
		Maximum floor area (m ²)	—	—	—	—	—	—		

LANDSITE	Minimum area (m ²)	3700	3700	3700	3700	—	—		
	Minimum width (m)	60	60	60	60	—	—		
	Minimum depth (m)	60	60	60	60	—	—		
	Natural space (%)	(10)	(10)	(10)	(10)	—	—		

SITING OF STRUCTURE	SETBACK	Minimum front (m)	10	10	10	10	10	—		
		Minimum lateral (m)	5	5	5	5	5	—		
		Minimum total laterals (m)	10	10	10	10	10	—		
		Minimum rear (m)	10	10	10	10	10	—		
	DENSITY	Max. land occupation density (%)	20	20	20	20	20	—		

SPECIAL PROVISIONS	(1) (2)	(1) (2)	(8)	(6) (7)					
	(3) (4)	(3) (4)		(9)					
	(5) (6)	(5) (6)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: Rr 25
Rural and residential

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) only two-family residences
(b) excluding establishments providing erotic entertainment
(c) excluding uses in the "amusement" category (recreation rooms, electronic and amusement games, betting rooms)

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) 8.4.2 Commercial terrace
(9) Agricultural establishment with more than 30 livestock units and many environmental constraints and any other type of agricultural establishment with more than 300 livestock units is prohibited in this zone
(10) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%

AMENDEMENTS		
Date	No. Règlement	Usage/limite/norme

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: Rr 26
Rural and residential

USES SPECIFICALLY PERMITTED OR EXCLUDED

- (a) only two-family residences
- (b) excluding establishments providing erotic entertainment
- (c) excluding uses in the "amusement" category (recreation rooms, electronic and amusement games, betting rooms)

SPECIAL PROVISIONS

- (1) 7.4.1 Additional service use
- (2) 7.4.2 Additional light artisanal use
- (3) 7.4.3 Additional heavy artisanal use
- (4) 7.4.4 Accessory dwelling
- (5) 7.4.5 Basement dwelling
- (6) 7.6.3 Addnl "country-style restaurant" use
- (7) 8.3.2 Roadside stand for selling farm produce
- (8) 8.4.2 Commercial terrace
- (9) Agricultural establishment with more than 30 livestock units and many environmental constraints and any other type of agricultural establishment with more than 100 livestock units is prohibited in this zone
- (10) Variable percentage according to the landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%

AMENDMENTS

Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		h2	two-family, three-family residence	■(a)	■(a)					
		c1	retail business			■				
		c3	light commercial strip				■			
		c4	heavy commercial strip				■			
		c6	entertainment				■(b)			
		c7	indoor recreation				■(c)			
		c8	intensive outdoor recreation				■			
		c9	extensive outdoor recreation				■			
		c10	restaurant business				■			
		c11	lodging				■			
		i1	light industry					■		
		i2	medium industry					■		
		a1	industrie moyenne						■	
		f1	forestry and silviculture							■
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)					—	—	—
		Minimum width	(m)	7	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	67	55	55	55	—
		Maximum floor area	(m ²)	—	—	150		200	—	—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	60	—	—
	Natural space	(%)	(10)	(10)	(10)	(10)	(10)	(10)	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	10	10	10	10	10	10	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	20	20	20	20	20	20	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)		(8)		(6) (7)		
	(3) (4)	(3) (4)				(9)		
	(5) (6)	(5) (6)						

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

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Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
BUILDING	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL	
ZONE:	Ag 27
Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		c1	retail business			■(a)				
		c3	light commercial strip				■(b)			
		c4	heavy commercial strip				■(b)			
		c9	extensive recreation				■			
		c11	lodging			■(c)				
		i3	heavy industry				■(d)			
		a1	agriculture					■		
		f1	forestry and silviculture						■	
		e1	extraction						■(e)	
		e2	extraction for agricultural purposes						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	1
		Maximum height in metres	(m)							–
		Minimum width	(m)	7	7	7	7	7	7	–
		Minimum building area at ground level	(m ²)	67	55	67	67	55	55	–
		Maximum floor area	(m ²)			100				–

LANDSITE	Minimum area	(m ²)	8000	8000	8000	8000	8000	10000	–	–
	Minimum width	(m)	60	60	60	60	60	60	–	–
	Minimum depth	(m)	60	60	60	60	60	60	–	–
	Natural space	(%)	(7)	(7)	(7)	(7)	(7)	–	–	–

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	–	–
		Minimum lateral	(m)	5	5	5	5	5	5	–	–
		Minimum total lateral	(m)	10	10	10	10	10	10	–	–
		Minimum rear	(m)	10	10	10	10	10	10	–	–
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	–	–

SPECIAL PROVISIONS		(1)(2)	(1) (2)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
		(3) (4)	(3) (4)							
		(5) (6)	(5) (6)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE:	For 28
	Forestry

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) only retail businesses in the "general goods" category
(b) only linked to resources
(c) only recreational lodging
(d) only wood processing
(e) only on a site already in operation

SPECIAL PROVISIONS
(1) 3.5.7 Conditions for issuing a building permit in a forestry zone (FOR)
(2) 7.4.1 Additional service use
(3) 7.4.2 Additional light artisanal use
(4) 7.4.3 Additional heavy artisanal use
(5) 7.4.4 Accessory dwelling
(6) 7.4.5 Basement dwelling
(7) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
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Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		c9	extensive outdoor recreation			■(a)				
		i1	light industry				■(b)			
		i2	medium industry				■(b)			
		a1	agriculture					■		
		f1	forestry and silviculture						■	
		e2	extraction for agricultural purposes						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	BUILDING	STRUCTURE	Detached		■	■	■	■	■	■
Semi-detached										
Row										
Maximum height		storeys	1,5	2,5	2,5	2,5	2,5	—	—	
Maximum height in metres		(m)						—	—	
Minimum width		(m)	7	7	7	7	7	—	—	
Minimum building area at ground level		(m ²)	67	55	55	55	55	—	—	
Maximum floor area		(m ²)				200		—	—	

LANDSITE	Minimum area (m ²)	3700	3700	3700	3700	3700	—	—	
	Minimum width (m)	60	60	60	60	60	—	—	
	Minimum depth (m)	60	60	60	60	60	—	—	
	Natural space (%)	(8)	(8)	(8)	(8)	—	—	—	

SITING OF STRUCTURE	SETBACK	Minimum front (m)	15	15	15	15	15	15	—
		Minimum lateral (m)	5	5	5	5	5	5	—
		Minimum total lateral (m)	10	10	10	10	10	10	—
		Minimum rear (m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density (%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 29	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
BUILDING	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL	
ZONE:	Ag 30
Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 31	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
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Bureau des Laurentides

SPECIAL PROVISIONS		(1) (2)	(1) (2)	(11)	(12)	(8)	(6) (7)		
		(3) (4)	(3) (4)				(9)		
		(5) (6)	(5) (6)						

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		h2	two-family, three-family residence	■	■					
		h3	multi-family residence			■				
		h4	communal residence			■				
		h5	integrated housing project						■	
		c1	retail business				■			
		c2	personal and professional services				■			
		c3	light commercial strip					■		
		c4	heavy commercial strip					■		
		c5	service station				■			
		c6	entertainment				■(a)			
		c7	indoor recreation				■(b)			
		c10	restaurant business						■	
		c11	lodging						■	
		i1	light industry					■		
		i2	medium industry					■		
		p1	community recreation							■
		p2	local community	■						
		p3	regional community				■(c)			
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	2,5
		Maximum height in metres	(m)							
		Minimum width	(m)	7	7	7	7	7	7	7
		Minimum building area at ground level	(m ²)	67	55	67	67	55	67	55
		Maximum floor area	(m ²)	–	–	–	150	–	200	–

LANDSITE	Minimum area	(m ²)	3000	3000	5000	3000	3000	3000	3000	20000	–
	Minimum width	(m)	50	50	50	50	50	50	50	50	–
	Minimum depth	(m)	60	60	60	60	60	60	60	60	–
	Natural space	(%)	–	–	–	–	–	–	–	–	–

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	7,5	7,5	7,5	7,5	7,5	7,5	7,5	–
		Minimum lateral	(m)	3	3	3	3	3	3	3	–
		Minimum total lateral	(m)	6	6	6	6	6	6	6	–
		Minimum rear	(m)	10	10	10	10	10	10	10	–
	DENSITY	Max. land occupation density	(%)	40	40	40	40	40	40	40	–

SPECIAL PROVISIONS		(1) (2)	(1) (2)	(6)	(5)			(5)	(7)	
		(3) (4)	(3) (4)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE:	Vi 33
	Village centre

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) excluding establishments providing erotic entertainment
- (b) excluding uses in the "amusement" category (recreation rooms, electronic and amusement games, betting rooms)
- (b) excluding regional community facilities

SPECIAL PROVISIONS

- (1) 7.4.1 Additional service use
- (2) 7.4.2 Additional light artisanal use
- (3) 7.4.4 Accessory dwelling
- (4) 7.4.5 Basement dwelling
- (5) 8.4.2 Commercial terrace
- (6) 12.8 and 15.2.4 Construction of a multi-family residence
- (7) 12.7 Integrated housing project (max. 2.5 dwellings/ha)

AMENDMENTS

Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE											
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■						
		h2	two-family, three-family residence	■	■						
		h3	multi-family residence			■					
		h4	communal residence			■					
		c1	retail business				■				
		c2	personal and professional services				■				
		c3	light commercial strip					■			
		c4	heavy commercial strip					■			
		c5	service station				■				
		c6	entertainment				■(a)				
		c7	indoor recreation				■(b)				
		c10	restaurant business						■		
		c11	lodging						■		
		i1	light industry					■			
		i2	medium industry					■			
		p1	community recreation								■
		p2	local community							■	
		p3	regional community				■(c)				
		u1	low-impact public utility								■
	STRUCTURE	Detached		■	■	■	■	■	■	■	■
		Semi-detached									
		Row									
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)								—
		Minimum width	(m)	7	7	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	67	67	55	67	67	—
		Maximum floor area	(m ²)				150		200		—

LANDSITE	Minimum area	(m ²)	3000	3000	5000	3000	3000	3000	3000	—	—
	Minimum width	(m)	50	50	50	50	50	50	50	—	—
	Minimum depth	(m)	60	60	60	60	60	60	60	—	—
	Natural space	(%)	—	—	—	—	—	—	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	7,5	7,5	7,5	7,5	7,5	7,5	7,5	—
		Minimum lateral	(m)	3	3	3	3	3	3	3	—
		Minimum total lateral	(m)	6	6	6	6	6	6	6	—
		Minimum rear	(m)	10	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	40	40	40	40	40	40	40	—

SPECIAL PROVISIONS		(1) (2)	(1) (2)	(6)	(5)			(5)			
		(3) (4)	(3) (4)								

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE:	Vi 34
Village centre	

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) excluding establishments providing erotic entertainment
- (b) excluding uses in the "amusement" category (recreation rooms, electronic and amusement games, betting rooms)
- (c) excluding regional community facilities

SPECIAL PROVISIONS

- (1) 7.4.1 Additional service use
- (2) 7.4.2 Additional light artisanal use
- (3) 7.4.4 Accessory dwelling
- (4) 7.4.5 Basement dwelling
- (5) 8.4.2 Commercial terrace
- (6) 12.8 and 15.2.4 Construction of a multi-family residence

AMENDMENTS

Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
BUILDING	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 35	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL	
ZONE:	Ag 36
Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED	
(a)	excluding golf courses
(b)	only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS	
(1)	7.4.1 Additional service use
(2)	7.4.2 Additional light artisanal use
(3)	7.4.3 Additional heavy artisanal use
(4)	7.4.4 Accessory dwelling
(5)	7.4.5 Basement dwelling
(6)	7.6.3 Addtnl "country-style restaurant" use
(7)	8.3.2 Roadside stand for selling farm produce
(8)	Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9)	12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	a1	agriculture	■						
		f1	forestry and silviculture		■(a)					
		p1	community recreation			■(b)				
	STRUCTURE	Detached		■	■	■				
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	2,5	–	–				
		Maximum height in metres	(m)		–	–				
		Minimum width	(m)	7	–	–				
		Minimum building area at ground level	(m ²)	55	–	–				
		Maximum floor area	(m ²)		–	–				

LANDSITE	Minimum area	(m ²)	10000	–	–					
	Minimum width	(m)	60	–	–					
	Minimum depth	(m)	60	–	–					
	Natural space	(%)	–	–	–					

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	–				
		Minimum lateral	(m)	5	5	–				
		Minimum total lateral	(m)	10	10	–				
		Minimum rear	(m)	10	10	–				
	DENSITY	Max. land occupation density	(%)	8	8	–				

SPECIAL PROVISIONS		(1)	(1)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: **Cons 37**
Conservation

USES SPECIFICALLY PERMITTED OR EXCLUDED

(a) only felling of trees to protect wildlife
or for clean-up purposes
(b) only a natural sanctuary for the
preservation of plants and animals

SPECIAL PROVISIONS

(1) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 38	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addtnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c9	extensive outdoor recreation			■(a)			
		i1	light industry				■(b)		
		i2	medium industry				■(b)		
		a1	agriculture					■	
		f1	forestry and silviculture					■	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—
		Maximum floor area	(m ²)				200		—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—
	Minimum width	(m)	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)			(6) (7)				
	(3) (4)	(3) (4)							
	(5) (6)	(5) (6)							
	(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 40	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORIZED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		c9	extensive outdoor recreation			■(a)				
		i1	light industry				■(b)			
		i2	medium industry				■(b)			
		a1	agriculture					■		
		f1	forestry and silviculture						■	
		e2	extraction for agricultural purposes						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	—	—
		Maximum height in metres	(m)						—	—
		Minimum width	(m)	7	7	7	7	7	—	—
		Minimum building area at ground level	(m ²)	67	55	55	55	55	—	—
		Maximum floor area	(m ²)				200		—	—

LANDSITE	Minimum area	(m ²)	3700	3700	3700	3700	3700	—	—	—
	Minimum width	(m)	60	60	60	60	60	—	—	—
	Minimum depth	(m)	60	60	60	60	60	—	—	—
	Natural space	(%)	(8)	(8)	(8)	(8)	—	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS		(1) (2)	(1) (2)			(6) (7)				
		(3) (4)	(3) (4)							
		(5) (6)	(5) (6)							
		(9)	(9)							

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL		
ZONE:	Ag 41	
	Agriculture	

USES SPECIFICALLY PERMITTED OR EXCLUDED
(a) excluding golf courses
(b) only industries linked to an agricultural operation and located on the same property

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm produce
(8) Variable percentage according to the landsite area: from 0 to 4000 m ² : 10% from 4001 to 6000 m ² : 20% from 6001 to 8000 m ² : 30% more than 8001 m ² : 40%
(9) 12.9 Residential use in zones Ag, Af or Cons

AMENDMENTS		
Date	By-law no.	Use/limit/standard

SPECIAL PROVISIONS		(1) (2)	(1) (2)	(8)	(8)		(6) (7)		
		(3) (4)	(3) (4)						
		(5) (6)	(5) (6)						
		(8) (10)	(8) (10)						

AMENDMENTS		
Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		h2	two-family, three-family residence	■	■					
		h3	multi-family residence			■				
		h4	communal residence			■				
		h5	integrated housing project							■
		c6	entertainment				■(a)			
		c7	indoor recreation				■(b)			
		c8	intensive outdoor recreation				■			
		c9	extensive outdoor recreation				■			
		c10	restaurant business				■			
		c11	lodging				■			
		a1	agriculture					■		
		f1	forestry and silviculture						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	1	2,5
		Maximum height in metres	(m)							
		Minimum width	(m)	7	7	7	7	7	—	7
		Minimum building area at ground level	(m ²)	67	55	67	67	55	—	55
		Maximum floor area	(m ²)	—	—	—	—	—	—	—

LANDSITE	Minimum area	(m ²)	4000	4000	6000	4000	10000	—	—	20000
	Minimum width	(m)	60	60	60	60	60	—	—	60
	Minimum depth	(m)	60	60	60	60	60	—	—	60
	Natural space	(%)	(11)	(11)	(11)	(11)	—	—	—	40

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	15
		Minimum lateral	(m)	5	5	5	5	5	5	5
		Minimum total lateral	(m)	10	10	10	10	10	10	10
		Minimum rear	(m)	10	10	10	10	10	10	10
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	8

SPECIAL PROVISIONS	(1) (2)	(1) (2)	(9)	(8)	(6) (7)			(12)
	(3) (4)	(3) (4)			(10)			
	(5) (6)	(5) (6)						

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: Pa 43
Scenic recreational

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) excluding establishments providing
erotic entertainment
(b) excluding uses in the "amusement"
category (recreation rooms, electronic
and amusement games, betting rooms)

SPECIAL PROVISIONS

- (1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 7.4.3 Additional heavy artisanal use
(4) 7.4.4 Accessory dwelling
(5) 7.4.5 Basement dwelling
(6) 7.6.3 Addnl "country-style restaurant" use
(7) 8.3.2 Roadside stand for selling farm
produce
(8) 8.4.2 Commercial terrace
(9) 12.8 and 15.2.4 Construction of a multi-
family building
(10) Agricultural establishment with more than
30 livestock units and many
environmental constraints and any other
type of agricultural establishment with
more than 100 livestock units is
prohibited in this zone
(11) Variable percentage according to the
landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%
(12) 12.7 Integrated housing proj, max 2.5 dw/h

AMENDMENTS

Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		h4	communal residence	■	■					
		h5	integrated housing project			■				
		c1	retail business				■			
		c8	intensive outdoor recreation					■		
		c9	extensive outdoor recreation					■		
		f1	forestry and silviculture						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	1	—
		Maximum height in metres	(m)							
		Minimum width	(m)	7	7	7	7	7	—	—
		Minimum building area at ground level	(m ²)	67	55	55	67	67	—	—
		Maximum floor area	(m ²)	—	—	—	100	—	—	—

LANDSITE	Minimum area	(m ²)	4000	4000	20000	4000	4000	—	—	
	Minimum width	(m)	60	60	60	60	60	—	—	
	Minimum depth	(m)	60	60	60	60	60	—	—	
	Natural space	(%)	60	60	60	60	60	—	—	

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	10	10	10	10	10	10	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)	(3)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: **Va 44**
Seasonal cottage

USES SPECIFICALLY PERMITTED OR EXCLUDED

SPECIAL PROVISIONS

(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 12.7 Integrated housing project
(max. 2.5 dwellings/ha)

AMENDMENTS		
Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		h4	communal residence	■	■					
		h5	integrated housing project			■				
		c1	retail business				■			
		c8	intensive outdoor recreation					■		
		c9	extensive outdoor recreation					■		
		f1	forestry and silviculture						■	
		p1	community recreation							■
		u1	low-impact public utility							■
	STRUCTURE	Detached		■	■	■	■	■	■	■
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	1	—
		Maximum height in metres	(m)							
		Minimum width	(m)	7	7	7	7	7	—	—
		Minimum building area at ground level	(m ²)	67	55	55	67	67	—	—
		Maximum floor area	(m ²)	—	—	—	100	—	—	—

LANDSITE	Minimum area	(m ²)	4000	4000	20000	4000	4000	—	—	
	Minimum width	(m)	60	60	60	60	60	—	—	
	Minimum depth	(m)	60	60	60	60	60	—	—	
	Natural space	(%)	60	60	60	60	60	—	—	

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	10	10	10	10	10	10	—
		Minimum lateral	(m)	5	5	5	5	5	5	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—
		Minimum rear	(m)	10	10	10	10	10	8	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)	(3)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE:	Va 45
Seasonal cottage	

USES SPECIFICALLY PERMITTED OR EXCLUDED

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use
(3) 12.7 Integrated housing project (max. 2.5 dwellings/ha)

AMENDMENTS		
Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: ***Ru 46***

Rural

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) excluding establishments providing
erotic entertainment
- (b) excluding uses in the "amusement"
category (recreation rooms, electronic
and amusement games, betting rooms)

SPECIAL PROVISIONS

- (1) 7.4.1 Additional service use
- (2) 7.4.2 Additional light artisanal use
- (3) 7.4.3 Additional heavy artisanal use
- (4) 7.4.4 Accessory dwelling
- (5) 7.4.5 Basement dwelling
- (6) 7.6.3 Addnl "country-style restaurant" use
- (7) 8.3.2 Roadside stand for selling farm
produce
- (8) 8.4.2 Commercial terrace
- (9) Agricultural establishment with more than
30 livestock units and many
environmental constraints and any other
type of agricultural establishment with
more than 100 livestock units is
prohibited in this zone

AMENDMENTS

Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE

AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■							
		c1	retail business			■						
		c2	personal and professional services			■						
		c6	entertainment				■(a)					
		c7	indoor recreation				■(b)					
		c8	intensive outdoor recreation				■					
		c9	extensive outdoor recreation				■					
		c10	restaurant business				■					
		c11	lodging				■					
		i1	light industry					■				
		i2	medium industry					■				
		a1	agriculture						■			
		f1	forestry and silviculture							■		
		p1	community recreation								■	
		u1	low-impact public utility								■	
	STRUCTURE	Detached		■	■	■	■	■	■	■	■	
		Semi-detached										
		Row										
		BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	2,5	—	—
			Maximum height in metres	(m)							—	—
Minimum width			(m)	7	7	7	7	7	7	—	—	
Minimum building area at ground level			(m ²)	67	55	55	55	55	55	—	—	
Maximum floor area	(m ²)		—	—	150	—	200	—	—	—		

LANDSITE		Minimum area (m ²)	3700	3700	3700	3700	3700	10000	—	—
		Minimum width (m)	60	60	60	60	60	60	—	—
		Minimum depth (m)	60	60	60	60	60	60	—	—
		Natural space (%)	—	—	—	—	—	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front (m)	10	10	10	10	10	10	10	—
		Minimum lateral (m)	5	5	5	5	5	5	5	—
		Minimum total lateral (m)	10	10	10	10	10	10	10	—
		Minimum rear (m)	10	10	10	10	10	10	10	—
	DENSITY	Max. land occupation density (%)	20	20	20	20	20	20	20	—

SPECIAL PROVISIONS	(1) (2)	(1) (2)		(8)		(6) (7)		
	(3) (4)	(3) (4)				(9)		
	(5) (6)	(5) (6)						

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE										
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■					
		c1	retail business						■	
		c8	intensive recreation					■		
		c9	extensive recreation					■		
		f1	forestry and silviculture			■				
		p1	community recreation				■			
		u1	low-impact public utility				■			
	STRUCTURE	Detached		■	■	■	■	■	■	
		Semi-detached								
		Row								
	BUILDING	Maximum height	storeys	1,5	2,5	1	—	2,5	2,5	
		Maximum height in metres	(m)							
		Minimum width	(m)	7	7	—	—	7	7	
		Minimum building area at ground level	(m ²)	67	55	—	—	67	67	
		Maximum floor area	(m ²)						100	

LANDSITE	Minimum area	(m ²)	4000	4000	—	—	4000	4000		
	Minimum width	(m)	60	60	—	—	60	60		
	Minimum depth	(m)	60	60	—	—	60	60		
	Natural space	(%)	60	60	—	—	60	60		

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	10	10	10	—	10	10	
		Minimum lateral	(m)	5	5	5	—	5	5	
		Minimum total lateral	(m)	10	10	10	—	10	10	
		Minimum rear	(m)	10	10	10	—	10	10	
	DENSITY	Max. land occupation density	(%)	8	8	8	—	8	8	

SPECIAL PROVISIONS		(1)(2)	(1)(2)							

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: **Va 47**
Seasonal cottage

USES SPECIFICALLY PERMITTED OR EXCLUDED

SPECIAL PROVISIONS
(1) 7.4.1 Additional service use
(2) 7.4.2 Additional light artisanal use

AMENDMENTS		
Date	By-law no.	Use/limit/standard

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: ***For 48***
Forestry

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) only retail businesses in the "general goods" category
- (b) only linked to resources
- (c) only recreational lodging
- (d) only wood processing
- (e) only on a site already in operation

SPECIAL PROVISIONS

- (1) 3.5.7 Conditions for issuing a building permit in a forestry zone (FOR)
- (2) 7.4.1 Additional service use
- (3) 7.4.2 Additional light artisanal use
- (4) 7.4.3 Additional heavy artisanal use
- (5) 7.4.4 Accessory dwelling
- (6) 7.4.5 Basement dwelling
- (7) Variable percentage according to the landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%

AMENDMENTS

Date	By-law no.	Use/limit/standard

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE											
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■						
		c1	retail business			■(a)					
		c3	light commercial strip					■(b)			
		c4	heavy commercial strip					■(b)			
		c9	extensive outdoor recreation				■				
		c11	lodging				■(c)				
		i3	heavy industry					■(d)			
		a1	agriculture						■		
		f1	forestry and silviculture							■	
		e1	extraction							■(e)	
		e2	extraction for agricultural purposes							■	
		p1	community recreation								■
		u1	low-impact public utility								■

LANDSITE	Minimum area	(m ²)	8000	8000	8000	8000	8000	10000	—	—
	Minimum width	(m)	60	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	60	—	—
	Natural space	(%)	(7)	(7)	(7)	(7)	(7)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—	—
		Minimum lateral	(m)	5	5	5	5	5	5	—	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—	—
		Minimum rear	(m)	10	10	10	10	10	10	—	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—	—

SPECIAL PROVISIONS		(1)(2)	(1) (2)	(1)	(1)	(1)	(1)	(1)	(1)
		(3) (4)	(3) (4)						
		(5) (6)	(5) (6)						

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL**

ZONE: *For 49*
Forestry

**USES SPECIFICALLY PERMITTED OR
EXCLUDED**

- (a) only retail businesses in the "general goods" category
- (b) only linked to resources
- (c) only recreational lodging
- (d) only wood processing
- (e) only on a site already in operation

SPECIAL PROVISIONS

- (1) 3.5.7 Conditions for issuing a building permit in a forestry zone (FOR)
- (2) 7.4.1 Additional service use
- (3) 7.4.2 Additional light artisanal use
- (4) 7.4.3 Additional heavy artisanal use
- (5) 7.4.4 Accessory dwelling
- (6) 7.4.5 Basement dwelling
- (7) Variable percentage according to the landsite area:
from 0 to 4000 m²: 10%
from 4001 to 6000 m²: 20%
from 6001 to 8000 m²: 30%
more than 8001 m²: 40%

TABLE OF SPECIFICATIONS OF USES AND STANDARDS FOR EACH ZONE									
AUTHORISED USES AND STRUCTURES	USES	h1	single-family residence	■	■				
		c1	retail business			■(a)			
		c3	light commercial strip				■(b)		
		c4	heavy commercial strip				■(b)		
		c9	extensive outdoor recreation				■		
		c11	lodging			■(c)			
		i3	heavy industry				■(d)		
		a1	agriculture					■	
		f1	forestry and silviculture						■
		e1	extraction					■(e)	
		e2	extraction for agricultural purposes					■	
		p1	community recreation						■
		u1	low-impact public utility						■
	STRUCTURE	Detached		■	■	■	■	■	■
		Semi-detached							
		Row							
	BUILDING	Maximum height	storeys	1,5	2,5	2,5	2,5	2,5	1
		Maximum height in metres	(m)						—
		Minimum width	(m)	7	7	7	7	7	—
		Minimum building area at ground level	(m ²)	67	55	67	67	55	—
		Maximum floor area	(m ²)			100			—

LANDSITE	Minimum area	(m ²)	8000	8000	8000	8000	8000	10000	—	—
	Minimum width	(m)	60	60	60	60	60	60	—	—
	Minimum depth	(m)	60	60	60	60	60	60	—	—
	Natural space	(%)	(7)	(7)	(7)	(7)	(7)	—	—	—

SITING OF STRUCTURE	SETBACK	Minimum front	(m)	15	15	15	15	15	15	—	—
		Minimum lateral	(m)	5	5	5	5	5	5	—	—
		Minimum total lateral	(m)	10	10	10	10	10	10	—	—
		Minimum rear	(m)	10	10	10	10	10	10	—	—
	DENSITY	Max. land occupation density	(%)	8	8	8	8	8	8	—	—

SPECIAL PROVISIONS		(1)(2)	(1) (2)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
		(3) (4)	(3) (4)							
		(5) (6)	(5) (6)							

Date	By-law no.	Use/limit/standard

APPENDED TO ZONING BY-LAW NO. 112
AND TO SUBDIVISION BY-LAW NO. 113

Daniel Arbour & Associés
Société en nom collectif
Bureau des Laurentides

APPENDIX B

Zoning plan

MUNICIPALITÉ D'ARUNDEL
-PLAN DE ZONAGE

LÉGENDE

AFFECTATION

- AFFECTATION AGRICOLE
- AFFECTATION AGROFORESTIÈRE
- RAVAGE DE CERFS DE VIRGINIE

ZONAGE

- Ag = Agricole
- Af = Agroforestière
- Cc = Commerciale de campagne
- Cons = Conservation
- For = Forestière
- Mb = Maison mobile
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- Ru = Rurale
- Rr = Rurale et résidentielle
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500 0 500 1000 1500 m

Échelle: 1:20 000

SOURCE CARTOGRAPHIQUE: DANIEL ARBOUR ET ASSOCIÉS
CONCEPTION: MARTIN CHABOT, SERVICE DE LA PLANIFICATION DU TERRITOIRE,
MRC DES LAURENTIDES, 2003-12
BASE DE DONNÉES TOPOGRAPHIQUES DU QUÉBEC (1:20 000)
TOUTES DROITS RÉSERVÉS, 2001

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BASE DE DONNÉES TOPOGRAPHIQUES DU QUÉBEC (1/20 000)

PROCESSEMENT: MRC DES LAURENTIDES, 2003-12

TOUS DROITS RÉSERVÉS, 2001

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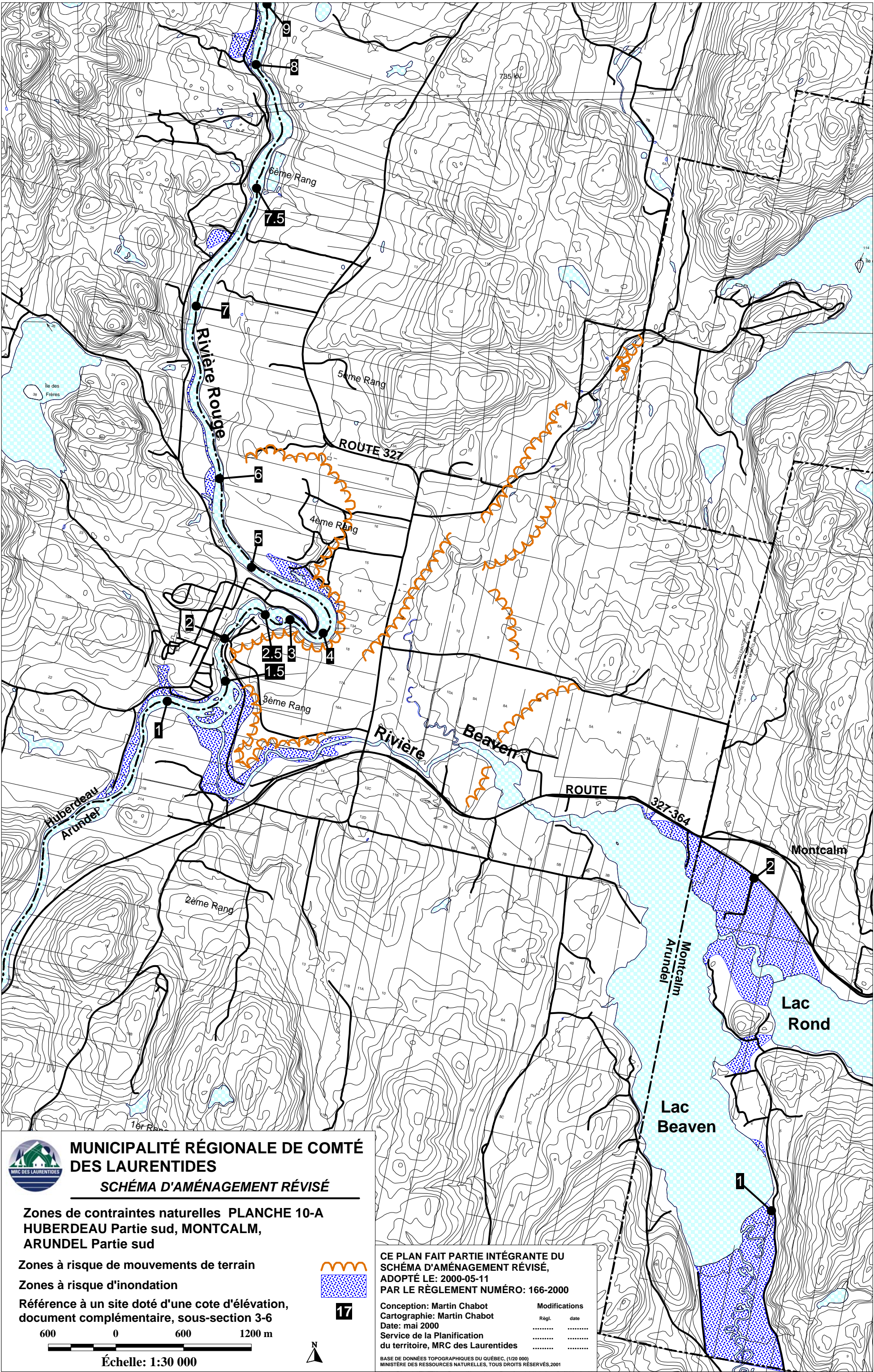
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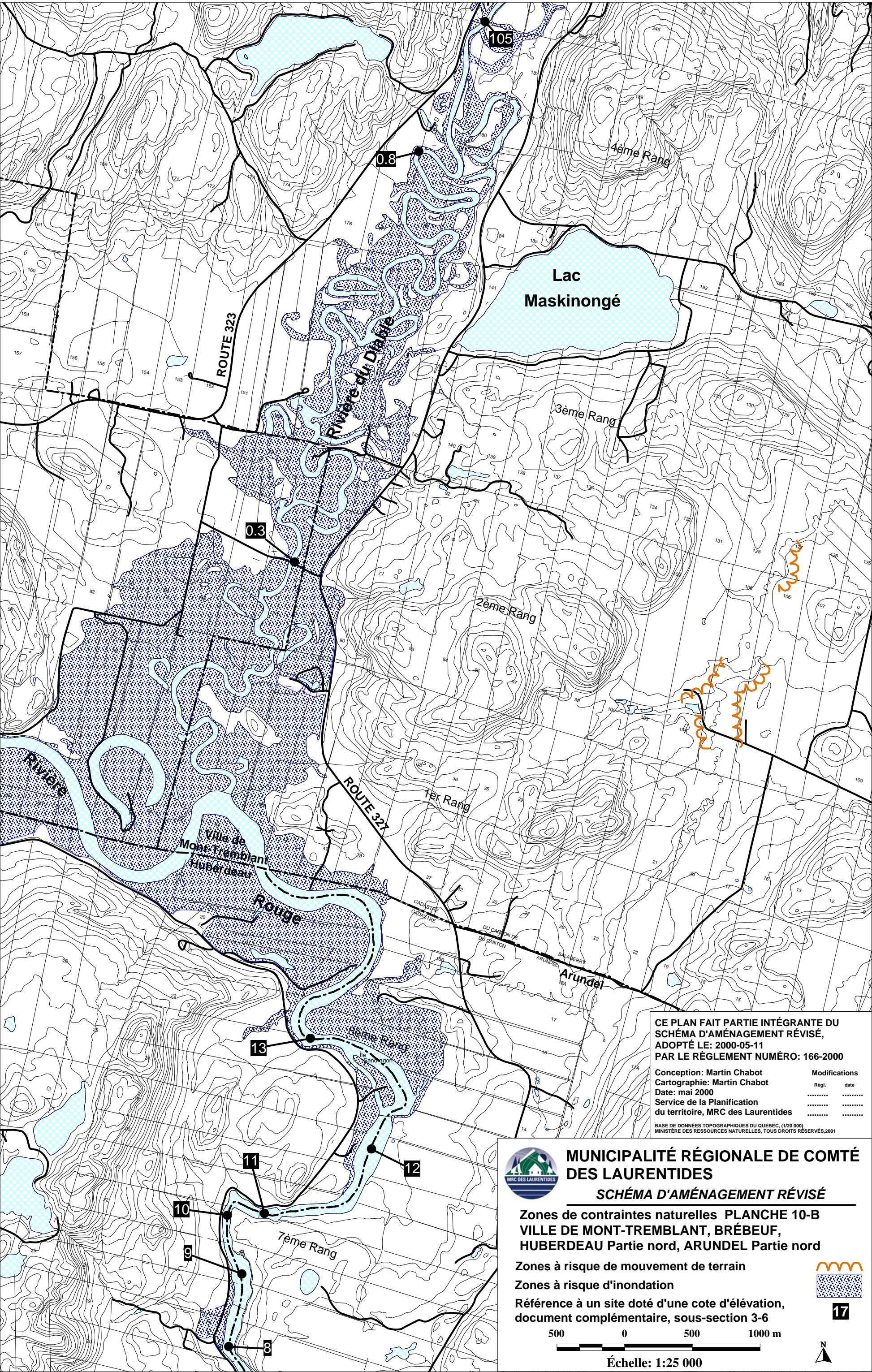
APPENDIX C

Extracts from the National Building Code 1995

APPENDIX D

Zones of natural constraints





APPENDIX E

Method of calculating
separation distances