



BY-LAW 757-2024
amending Zoning by-law (642-2022) to relocate lots 3 736 075, 3 736 342, 3 736 345, 3 736 361, 3 736 363 and 3 736 365 within zone MIX-3 and make certain corrections

Second draft

EXPLANATORY NOTE

The present by-law amends Zoning by-law (642-2022) to relocate lots 3 736 075, 3 736 342, 3 736 345, 3 736 361, 3 736 363 and 3 736 365 within zone MIX-3 to consolidate and standardize permitted uses along chemin du Village between Route 364 and chemin Bélisle.

It clarifies that article 182 of the by-law applies not only to the construction of a main or accessory building with a surface area of 25 square metres or more in a zone at risk of landslides, but also to any extension of such a building.

It adds use P1-03 to zone RV-16 to specify the uses permitted in this zone.

CONSIDERING Articles 123 and following of the Act respecting land use planning and development (RLRQ, ch. A-19.1) concerning the procedure for amending a zoning by-law;

CONSIDERING THAT this by-law contains provisions susceptible to the approval of those able to vote;

WHEREAS Council would like to make certain adjustments to the Zoning by-law in order to consolidate and standardize certain uses along a portion of chemin du Village and thus ensure that the objectives of the Urbanism plan;

WHEREAS a notice of motion was given by Councillor Louise Cossette at the regular Council meeting of May 8th, 2024 and that the draft by-law was tabled and explained by the Director general;

CONSEQUENTLY, the municipal council decrees the following :

CHAPTER 1: INTRODUCTORY PROVISIONS

1. ***Purpose*** – The purpose of the present by-law is to relocate certain lots located along chemin du Village within zone RV-29 into zone MIX-3.

2. ***Objective*** – The provisions of the by-law must be interpreted in such a way as to ensure greater consistency with the Urbanism plan and to standardize permitted uses along chemin du Village between Route 364 and chemin Bélisle.

CHAPTER 2: AMENDING PROVISIONS

3. ***Relocated lots*** – The boundaries of zone MIX-3 of the zoning plan are modified to include lots 3 736 075, 3 736 342, 3 736 345, 3 736 361, 3 736 363 and 3 736 365.

The boundaries of zone RV-29 are adjusted accordingly.

3.1 **Landslide risk zones** - Paragraph 1 of article 182 is amended by adding "or extension" after the word "construction" and by adding "and more" after the expression "25 square metres".

3.2 **Zone RV-16** - The specifications grid for zone RV-16 is amended to add specifically authorized use P1-03.

CHAPTER 3 : FINAL PROVISION

4. **Entering into effect** – The present by-law enters into effect in accordance to the Law.

Timothy Watchorn	Hugo Lépine
Mayor	Director general / Registrar-treasurer

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