



**MORIN-HEIGHTS
1855**

**DRAFT – By-Law 642-2022
Regarding Zoning**

September 14, 2022

TABLE OF CONTENTS

CHAPTER I: DECLARATORY, ADMINISTRATIVE, AND INTERPRETIVE PROVISIONS	11
DIVISION A – DECLARATORY PROVISIONS	11
1. Title of the by-law	11
2. Superseded by-law	11
3. Scope	11
4. Activities and compliance	11
5. Schedules	11
6. Adoption in parts	11
7. Entry into force	11
DIVISION B – ADMINISTRATIVE PROVISIONS	11
8. Administration of the by-law	11
9. Infractions and penalties	12
10. Infractions and penalties relating to tourist accommodations	12
11. Infractions and penalties related to swimming pools	12
12. Tree-related infractions and penalties	12
DIVISION C – INTERPRETIVE PROVISIONS	13
13. Rules of interpretation	13
14. Structure	13
15. Definitions	13
DIVISION D – ZONING MAP AND SPECIFICATIONS GRIDS	13
16. Division of the territory into zones	13
17. Identification of zones	13
18. Specifications grids	14
DIVISION E – PROVISIONS REGARDING CONTRIBUTIONS FOR PARKS, PLAYGROUNDS, AND NATURAL AREAS	14
19. Requirement to contribute	14
20. Situations requiring contributions	14
21. Agreements for land that is not part of a site	15
22. Calculation of value	15
23. Rule for calculating the transfer or payment	15
24. Conditions for the land to be transferred	15
25. Costs to be paid by the ceding owner	15
CHAPTER II: PROVISIONS FOR MAIN USES	16
DIVISION A – CLASSIFICATION OF MAIN USES	16
26. Interpretive rules for the classification of main uses	16
27. Residential (H) use group	16

28. Commercial (C) use group.....	17
29. Industrial (I) use group.....	23
30. Public (P) use group.....	25
31. Agricultural (A) use group.....	26
DIVISION B – MAIN USES.....	27
32. Permitted and prohibited main uses.....	27
33. Generally permitted uses.....	28
34. Generally prohibited uses.....	28
35. Main use quotas.....	28
36. Number of main uses permitted on a lot or in a main building.....	28
37. Mixed uses.....	29
38. Multiple uses.....	29
39. Main building requirement.....	30
CHAPTER III: PROVISIONS FOR ADDITIONAL USES.....	31
DIVISION A – ADDITIONAL USES TO MAIN USES IN THE RESIDENTIAL GROUP.....	31
40. Permitted additional uses.....	31
41. Number of permitted additional uses.....	31
42. Generally permitted additional uses.....	31
43. Intergenerational dwelling units.....	31
44. Additional dwelling units.....	32
45. Guest houses.....	33
46. Room rentals.....	33
47. Home-based personal and professional services.....	34
48. Home-based artistic and artisanal activities.....	35
49. Hobby farms.....	36
DIVISION B – ADDITIONAL USES TO MAIN USES IN THE COMMERCIAL, INDUSTRIAL, OR PUBLIC GROUPS.....	37
50. Permitted additional uses.....	37
51. Conditions.....	38
DIVISION C – ADDITIONAL USES TO MAIN USES IN THE AGRICULTURAL GROUP ...	38
52. Permitted additional uses.....	38
53. Agricultural product sales.....	38
54. Storage, packaging, or processing of agricultural products.....	39
55. Country-style dining (<i>table champêtre</i>).....	39
56. Farm tours.....	40
57. Farm stays.....	40
58. Rest areas inside a maple sugaring operation.....	40

CHAPTER IV: PROVISIONS FOR ACCESSORY AND TEMPORARY USES 42

DIVISION A – ACCESSORY USES 42

59. Permitted accessory uses 42

60. Outdoor storage for uses in the Residential group 42

61. Outdoor storage for uses in the Commercial, Industrial, Public, and Agricultural groups 42

62. Outdoor storage of firewood 43

63. Outdoor displays for uses in the Commercial group 43

DIVISION B – TEMPORARY USES 44

64. Permitted temporary uses 44

65. Produce and horticultural product sales 44

66. Food truck temporary uses 44

67. Yard sales (garage sales) 44

68. Social, cultural, and sporting events 45

69. Temporary sales associated with social, cultural, and sporting events 45

70. Temporary outdoor storage of construction materials and machinery 45

CHAPTER V: PROVISIONS FOR MAIN BUILDINGS 46

DIVISION A – ATTACHMENT AND SIZE 46

71. Number of main buildings 46

72. Attachment and size standards indicated in specifications grids 46

73. Application of siting standards 46

74. Front set-backs along routes 329 and 364 46

75. Sight triangles 47

76. Buildings with garden levels 47

77. Height of semi-detached or row buildings 47

78. Land use density 47

79. Easements 47

DIVISION B – ARCHITECTURE AND CLADDING 47

80. Projections 47

81. Front walls 48

82. Number of exterior cladding materials 48

83. Prohibited exterior cladding materials 48

84. Foundation appearance 48

85. Roofs of main buildings 48

86. Attached garages and carports 48

87. Other buildings or structures attached to a main building 49

88. Building shape 49

89. Use of shipping containers 49

90. Use of other structures	49
91. Murals	49
92. Mobile homes	49
DIVISION C – RELOCATION AND DEMOLITION	50
93. Relocation	50
94. Demolition	50
CHAPTER VI: PROVISIONS FOR ACCESSORY BUILDINGS	51
DIVISION A – GENERAL PROVISIONS	51
95. General provisions	51
96. Standards applicable to all accessory buildings	51
97. Architectural standards for accessory buildings	51
DIVISION B – ACCESSORY BUILDINGS TO RESIDENTIAL USES	51
98. Permitted accessory buildings	51
99. Presence of a main building	51
100. Maximum size of accessory buildings	52
101. Standards by type of accessory building	52
DIVISION C – ACCESSORY BUILDINGS TO COMMERCIAL, INDUSTRIAL, PUBLIC, AND AGRICULTURAL USES	54
102. Permitted accessory buildings	54
103. Presence of a main building	55
104. Applicable standards	55
CHAPTER VII: PROVISIONS FOR ACCESSORY STRUCTURES	56
DIVISION A – GENERAL PROVISIONS	56
105. General provisions	56
106. Presence of a main building	56
107. Applicable standards	56
108. Accessory structures on main building roofs	56
DIVISION B – ACCESSORY STRUCTURES TO RESIDENTIAL USES	57
109. Permitted accessory structures and applicable standards	57
DIVISION C – ACCESSORY STRUCTURES TO COMMERCIAL, INDUSTRIAL, PUBLIC, OR AGRICULTURAL USES	64
110. Additional accessory structures permitted for uses in the Commercial, Industrial, Public, or Agricultural groups	64
111. Commercial patios	65
CHAPTER VIII: PROVISIONS FOR TEMPORARY BUILDINGS AND STRUCTURES	67
DIVISION A – GENERAL PROVISIONS	67
112. General provisions	67
113. Presence of a main building	67

114. Applicable standards.....	67
DIVISION B – TEMPORARY BUILDINGS AND STRUCTURES FOR ALL USE GROUPS	67
115. Permitted temporary buildings and structures	67
CHAPTER IX: PROVISIONS FOR PARKING AREAS.....	70
DIVISION A – PARKING AREA REQUIREMENTS.....	70
116. General requirement	70
117. Occupying parking areas for purposes other than parking	70
118. Mandatory minimum number of parking spaces	70
119. Minimum number of parking spaces for persons with reduced mobility	71
120. Exemption from providing the minimum number of parking spaces	72
DIVISION B – LOCATION AND DEVELOPMENT OF PARKING AREAS	72
121. Location of parking areas	72
122. Location of parking areas for uses in the Residential group	72
123. Location of parking areas for uses in the Commercial, Industrial, Public, and Agricultural groups	73
124. Minimum dimensions of parking areas (spaces and driveways)	73
125. Development of parking areas	74
DIVISION C – CURB CUTS	74
126. Location of curb cuts	74
127. Number of curb cuts and minimum distance between curb cuts	74
128. Width of curb cuts	75
DIVISION D – VEHICLE PARKING AND STORAGE.....	75
129. Parking on lots whose uses are in the Residential group	75
130. Vehicle storage on lots whose uses are in the Residential group	75
131. Parking on lots whose uses are in the Commercial, Industrial, Public, or Agricultural groups	75
132. Vehicle storage on lots whose uses are in the Commercial, Industrial, Public, or Agricultural groups	75
DIVISION E – LOADING AND UNLOADING AREAS.....	76
133. Location of loading and unloading areas	76
134. Location of curb cuts leading to loading and unloading areas	76
135. Location of loading and unloading dock doors	76
136. Surfacing	76
CHAPTER X: PROVISIONS RELATING TO SIGNS.....	77
DIVISION A – GENERAL PROVISIONS	77
137. Scope	77
138. Location in yards and distance from lot lines	77
139. Prohibited sign locations	77

140. Prohibited signs	78
141. Lighting	78
142. Permitted sign materials	78
143. Calculation of the size and height of signs	79
144. Maximum projection or depth of signs	79
145. Sandwich board signs	79
DIVISION B – SIGNS NOT REQUIRING A CERTIFICATE OF AUTHORIZATION.....	80
146. Permanent signs	80
147. Temporary signs	81
DIVISION C – SIGNS REQUIRING A CERTIFICATE OF AUTHORIZATION	83
148. Scope	83
149. Standards for signs attached to buildings.....	83
150. Standards for freestanding signs	83
DIVISION D – SIGN MAINTENANCE AND REMOVAL	84
151. Sign maintenance	84
152. Removal of signs after a use ends	84
CHAPTER XI: PROVISIONS FOR NATURAL AREAS AND DEVELOPMENT	85
DIVISION A – GENERAL REQUIREMENTS	85
153. Mandatory and ongoing requirements of this chapter	85
DIVISION B – NATURAL AREAS.....	85
154. Requirement to keep areas in a natural state	85
155. Planting in areas to be kept in a natural state	86
DIVISION C – OPEN SPACES.....	86
156. Requirement to landscape open spaces	86
157. Permitted landscaping	86
158. Timeframe for completion of landscaping.....	86
DIVISION D – TREE PLANTING AND PROTECTION	86
159. Mandatory tree planting	86
160. Protection of trees during construction	87
161. Location of trees to be planted	88
162. Species restrictions.....	88
DIVISION E – TREE REMOVAL	88
163. Permitted felling	88
164. Felling in stands of 4 hectares or more.....	89
165. Felling for logging industry uses	89
DIVISION F – OTHER PROVISIONS	89
166. Levelling.....	89

167. Cutting and backfilling	89
168. Runoff management	90
169. Erosion control	90
CHAPTER XII: SPECIAL PROVISIONS FOR NATURAL CONSTRAINTS.....	91
DIVISION A – SHORELINES AND LITTORAL ZONES	91
170. General provisions for shorelines and littoral zones	91
171. Shoreline width	91
172. Control of shoreline vegetation	91
173. Shoreline re-naturalization	91
174. Permitted structures and works along shorelines	91
175. Permitted structures and works in a littoral zone	93
DIVISION B – PROVISIONS FOR WETLANDS	93
176. Wetlands adjacent to lakes and watercourses	93
177. Wetlands not adjacent to lakes or watercourses	94
DIVISION C – FLOODPLAINS.....	94
178. Scope	94
179. Measures for the high-velocity zones (0–20 years) of floodplains	94
180. Exempted structures and works	95
181. Measures for the low-velocity (20–100 year) zones of floodplains.....	96
DIVISION D – LANDSLIDES AND TOPOGRAPHY	96
182. Areas at risk of landslides	96
183. Slope of a lot	96
CHAPTER XIII: SPECIAL PROVISIONS FOR ANTHROPOGENIC CONSTRAINTS	97
DIVISION A – NOISE	97
184. Sensitive uses	97
185. Road noise zones	97
DIVISION B – OTHER LAND USE CONSTRAINTS	98
186. Water withdrawal systems	98
187. Separation distances	98
188. Power lines of 120 kilovolts or more	98
CHAPTER XIV: PROVISIONS SPECIFIC TO CERTAIN USES AND ZONES	99
DIVISION A – PARC LINÉAIRE DU CORRIDOR AÉROBIQUE.....	99
189. General provisions	99
190. Uses and activities within the Parc linéaire	99
191. Underground pipes	99
192. Crossings at the edge of the Parc linéaire.....	99
193. Lots adjacent to the Parc linéaire	99

DIVISION B – INTEGRATED PROJECTS.....	100
194. General provisions	100
195. Commercial integrated projects	100
196. Tourist accommodation integrated projects	100
DIVISION C – TOURIST ACCOMMODATION ESTABLISHMENTS	101
197. Experiential accommodation.....	101
198. Resorts.....	101
199. Campgrounds	102
200. Tourism residences.....	103
201. Boarding Houses	103
DIVISION D – ANIMAL HUSBANDRY (USE CATEGORY A2) AND DOG SLEDDING.....	103
202. General provisions	103
203. Establishments Practicing Farm Animal Husbandry.....	103
204. Stables and equestrian centres	104
205. Pet Sitting and Boarding Establishments	105
206. Animal Activities (dressage, horse jumping, canine sports)	105
207. Kennels	105
208. Dog Sledding Businesses	106
DIVISION C – OTHER PROVISIONS RELATING TO USES OR ZONES	106
209. Commercial sales uses.....	106
210. Recreational vehicles and tents	106
211. Telecommunication towers and antennae	106
212. Mobile home parks.....	106
CHAPTER XV: SPECIAL PROVISIONS REGARDING ACQUIRED RIGHTS	108
DIVISION A – GENERAL PROVISIONS	108
213. General provisions	108
214. Conforming uses and structures on non-conforming lots protected by acquired rights	108
DIVISION B – NON-CONFORMING USES PROTECTED BY ACQUIRED RIGHTS.....	108
215. Changes of use.....	108
216. Expansion of uses within structures	108
217. Extension of uses outside of structures	108
218. Replacement of uses	109
219. Additional uses to non-conforming main uses that are protected by acquired rights	109
220. Accessory uses to non-conforming main uses that are protected by acquired rights ...	109
221. Loss of acquired rights for a use.....	109

DIVISION C – NON-CONFORMING STRUCTURES PROTECTED BY ACQUIRED RIGHTS	109
222. Repair and maintenance of buildings and structures	109
223. Renovation of buildings and structures.....	109
224. Expansion of main buildings	110
225. Expansion of main buildings on shorelines	110
226. Expansion of accessory buildings and structures.....	110
227. Expansion of accessory buildings and structures on shorelines	110
228. Rebuilding of main buildings.....	110
229. Rebuilding of main buildings on shorelines	111
230. Rebuilding of accessory buildings and structures	111
231. Rebuilding of accessory buildings and structures on shorelines	111
232. Relocation of buildings and structures.....	111
233. Relocation of buildings and structures on shorelines	111
234. Access roads within integrated projects approved before December 11, 2020	111
235. Siting standards applicable in the absence of standards indicated in a specifications grid	112
DIVISION D – NON-CONFORMING SIGNS PROTECTED BY ACQUIRED RIGHTS.....	112
236. Sign maintenance and repair	112
237. Sign expansions.....	112
238. Sign replacements	112
SCHEDULE A: ZONING MAP.....	113
SCHEDULE B: SPECIFICATIONS GRIDS.....	114
SCHEDULE C: WATER WITHDRAWAL SYSTEM PROTECTION ZONES.....	115
SCHEDULE D: LIST OF NATIVE PLANTS.....	116
SCHEDULE E: TABLE OF FLOOD LEVELS FOR THE RIVIÈRE À SIMON.....	122
SCHEDULE F: FLOOD ZONE MAPS OF THE RIVIÈRE À SIMON.....	131
SCHEDULE G: PARC LINÉAIRE DU CORRIDOR AÉROBIQUE	132

**CHAPTER I:
DECLARATORY, ADMINISTRATIVE, AND INTERPRETIVE PROVISIONS**

DIVISION A – DECLARATORY PROVISIONS

1. Title of the by-law

This by-law shall be known as “By-Law 642-2022 Regarding Zoning.”

2. Superseded by-law

This by-law supersedes, for all legal purposes, *By-Law 416 Regarding Zoning* and its amendments, as well as any irreconcilable provisions of other by-laws.

This replacement does not affect the permits and certificates issued under the authority of the superseded by-law or the rights acquired before this by-law came into force.

3. Scope

This by-law applies to all people and throughout the entire territory of the Municipality of Morin-Heights.

4. Activities and compliance

Any work on a structure, work, or land, or part thereof, and any use or occupation of a structure or land, or part thereof, must comply with this by-law.

Certain activities, uses, or types of occupancy require a permit or certificate under the *By-Law Regarding Permits and Certificates*.

Compliance with this by-law does not release any person from the obligation to comply with any other provincial or federal legislation or any other municipal by-laws applicable to the matter.

5. Schedules

The schedules attached to this by-law form an integral part thereof.

6. Adoption in parts

This by-law is enacted chapter by chapter, division by division, section by section, paragraph by paragraph, and subparagraph by subparagraph so that if any part of this by-law is declared null and void by a court of law, the decision must not affect the remaining parts of the by-law except to the extent that the meaning and scope of the by-law or any of its provisions are thereby altered or modified.

7. Entry into force

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

DIVISION B – ADMINISTRATIVE PROVISIONS

8. Administration of the by-law

The administration and enforcement of this by-law shall be the responsibility of the designated official, whose powers are detailed in the *By-Law Regarding Permits and Certificates*.

9. Infractions and penalties

Any person who contravenes, or permits or tolerates the contravention, of any provision of this by-law; performs construction without a permit; or maintains a condition that requires a certificate without having first obtained one is guilty of an infraction. Individuals who commit such infractions shall be liable to a fine of not less than \$500 and not more than \$1,000; legal persons who commit such infractions shall be liable to a fine of not less than \$1,000 and not more than \$2,000.

For repeat infractions, individuals shall be liable to a fine of \$1,000 to \$2,000 plus costs and legal persons shall be liable to a fine of \$2,000 to \$4,000 plus costs.

If the infraction is of a continuous nature, it shall constitute a separate infraction each day and the offender shall be liable to the aforementioned fine for each day on which the infraction continues.

10. Infractions and penalties relating to tourist accommodations

Any person who offers an accommodation unit within a tourist accommodation establishment for rent without having first obtained a certificate of authorization is guilty of an infraction. Individuals who commit such infractions shall be liable to a fine of \$1,000; legal persons who commit such infractions shall be liable to a fine of \$2,000.

For repeat infractions, individuals shall be subject to a fine of \$2,000 plus costs and legal persons shall be subject to a fine of \$4,000 plus costs.

If the infraction is of a continuous nature, it shall constitute a separate infraction each day and the offender shall be liable to the aforementioned fine for each day on which the infraction continues.

11. Infractions and penalties related to swimming pools

Pursuant to the *Residential Swimming Pool Safety Regulation* (CQLR c. S-3.1.02, r. 1) and the *Residential Swimming Pool Safety Act* (CQLR c. S-3.1.02), any person who contravenes the legislation or this by-law shall be liable to a fine of not less than \$500 and not more than \$700. For repeat infractions, the minimum fines are increased to \$700 and \$1,000, respectively.

If the infraction is of a continuous nature, it shall constitute a separate infraction each day and the offender shall be liable to the aforementioned fine for each day on which the infraction continues.

12. Tree-related infractions and penalties

Pursuant to section 233.1 of the *Act respecting land use planning and development* (CQLR c. A-19.1), the felling of a tree in violation of subparagraphs 12 or 12.1 of the second paragraph of section 113 of that act shall be punishable by a fine of not less than \$500 plus:

1. If trees were felled over less than one hectare, a fine of not less than \$100 and not more than \$200 per illegally felled tree, not exceeding \$5,000 in total; or
2. If trees were felled over one hectare or more, a fine of not less than \$5,000 and not more than \$15,000 for each full hectare felled plus an amount determined in accordance with subparagraph 1 for each fraction of a hectare felled.

The amounts indicated in the first paragraph are doubled in the event of a repeat infraction.

DIVISION C – INTERPRETIVE PROVISIONS

13. Rules of interpretation

The following rules of interpretation shall apply to this by-law in the event of conflicting provisions:

1. The most specific of the provisions shall prevail.
2. The most restrictive of the provisions shall prevail.
3. In the event of a discrepancy between a table, an illustration, or a title and the text, the text shall prevail.

14. Structure

This by-law is structured as follows:

Chapter I: Chapter

Division A – Division

1. Section
 - Paragraph
 1. Subparagraph
 - a) Clause

15. Definitions

Unless the context otherwise dictates, words and phrases have the meaning assigned to them in the *By-Law Regarding Permits and Certificates*. If a word or expression is not defined, it is understood to have its common dictionary meaning.

DIVISION D – ZONING MAP AND SPECIFICATIONS GRIDS

16. Division of the territory into zones

For the purposes of this by-law, the territory of the municipality is divided into zones as shown on the zoning map, which is appended as Schedule A to this by-law.

Zone boundaries, as identified on the zoning map, are generally considered to fall along the centre lines of streets, watercourses, lot lines, or extensions thereof.

17. Identification of zones

The zones shown on the zoning map are identified by a letter or letters, followed by a dash and a number identifying the zone number (e.g. RV-1). The letters indicate the main purpose of the zone (in French):

- AF: Agro-Forestry (*agro-forestière*)
 C: Commercial (*commerciale*)
 CONS: Conservation
 H: Residential (*habitation*)
 I: Industrial (*industrielle*)
 MIX: Mixed (*mixte*)
 REC: Recreational (*récréative*)
 RF: Residential and Forestry (*résidentielle et foresterie*)

Commenté [IW1]: La mention de cette zone était absente dans le document français, mais on y fait bien référence plus loin dans le texte. Nous l'avons donc ajouté ici.

RV: Residential and Resort (*résidentielle et villégiature*)

18. Specifications grids

For regulatory purposes, a specifications grid is provided for each zone identified on the zoning map.

The specifications grids are appended as Schedule B to this by-law.

DIVISION E – PROVISIONS REGARDING CONTRIBUTIONS FOR PARKS, PLAYGROUNDS, AND NATURAL AREAS

19. Requirement to contribute

Where contributions are required under this division, the owner must do one of the following:

1. Agree to transfer to the Municipality, free of charge, a parcel of land representing 10% of the total area of the site, if the parcel is located in a place which the Council deems suitable for the establishment or expansion of a park or playground or the maintenance of a natural area;
2. Pay the Municipality 10% of the value of the site in question; or
3. Agree to transfer a parcel of land in accordance with subparagraph 1 and pay a fee in accordance with subparagraph 2, which combined represent 10% of the land's value.

For the purposes of this division, "site" means the base of the building for which the permit or certificate has been requested.

20. Situations requiring contributions

Contributions are required for the following:

1. Building permits for the construction of new main buildings on immovables that were registered as separate lots, but did not require subdivision permits because the lots resulted from the cadastral renewal, unless:
 - a) The building permit is for the rebuilding of a main building that has been destroyed, been rendered unsafe, or lost more than one-half (50%) of its value as a result of a fire or other cause; or
 - b) The building permit is for a main building to accommodate a social housing project as part of a program under the *Act respecting the Société d'habitation du Québec* (CQLR c. S-8).
2. Building permits for the addition of two or more dwelling units within main buildings.
3. Certificates of authorization for the change of use of existing buildings from a use in the Commercial, Industrial, Public, or Agricultural groups to a use in the Residential group with at least two dwelling units, unless:
 - a) The change of use is to accommodate a social housing project as part of a program under the *Act respecting the Société d'habitation du Québec* (CQLR c. S-8).
4. Building permits or certificates of authorization for the addition of main buildings intended to accommodate a use in the Residential group permitted under the *By-law Regarding Zoning*, on lots that already have main buildings or where main buildings have been authorized by a previous building permit, unless:
 - a) The additional main building is to accommodate a social housing project as part of a program under the *Act respecting the Société d'habitation du Québec* (CQLR c. S-8).
5. Sites that are subject to a prior agreement for land that is not part of the site, pursuant to this division.

21. Agreements for land that is not part of a site

Notwithstanding the contribution requirement, the Municipality may enter into an agreement with the owner on the commitment to surrender land that is not part of the site, but is located within the municipal territory.

The percentage of the ceded land (or the ceded land and the payment, if applicable) must not be less than the percentage indicated in this division.

This agreement takes precedence over any calculation rule.

22. Calculation of value

The value of the site is calculated as of the date the Municipality receives the application for the building permit or certificate of authorization that is subject to the contribution and deemed compliant by the designated official.

The value must be determined by a certified appraiser mandated by the Municipality, at the owner's expense, in accordance with the best practices regarding expropriation on the date indicated in the first paragraph.

23. Rule for calculating the transfer or payment

The calculation of the land transfer or cash payment shall take into account, to the owner's benefit, any previous transfers or payments made in respect of all or part of the site, as well as any commitments to transfer land under section 16 of the *By-Law Regarding Subdivision* (transfer for public access to a lake or watercourse).

24. Conditions for the land to be transferred

The land to be transferred must be free of mortgages, liens, charges, and real rights.

The land to be transferred must not be registered on the list of contaminated land established by the Municipality under the *Environment Quality Act* (CQLR c. Q-2).

25. Costs to be paid by the ceding owner

The costs of the land registration and notarial act are to be borne by the ceding owner.

CHAPTER II: PROVISIONS FOR MAIN USES

DIVISION A – CLASSIFICATION OF MAIN USES

26. Interpretive rules for the classification of main uses

The following interpretive rules shall apply to the classification of main uses:

1. Main uses are classified into use groups, categories, and codes in this division.

Unless otherwise specified, the letters indicating the use groups, categories, and codes correspond to the French names of those use groups, categories, and codes.

2. A use category or code describes a set of similar uses, the descriptions of which are provided for reference purposes.
3. The list of uses for a given category or code is not exhaustive.
4. Unless it specifically appears in more than one use category or code, a use may only belong to or be assimilated to a single category or code. The assignment of a use to a category or code automatically excludes it from any other use code, category, or group.
5. If a use is not specifically defined or included in a use category or code in this division, or listed as a permitted or prohibited use in Division B of this chapter, the designated official shall search for the use category and code that is most similar to that use. To do so, they shall consider the nature of the activities, their intensity, and their impact on neighbouring areas.

27. Residential (H) use group

The Residential (H) use group is divided into the following categories.

Table 1: Use categories in the Residential (H) group

Category	Description
H1	Single-family residence: dwelling with one (1) dwelling unit
H2	Two-family residence: dwelling with two (2) dwelling units Each unit must have a separate entrance accessible from the outside or from a communal entrance within the building.
H3	Three-family residence: dwelling with three (3) dwelling units Each unit must have a separate entrance accessible from the outside or from a communal entrance within the building.
H4	Multi-family residence: dwelling with four (4) or more dwelling units The maximum number of dwelling units permitted per building can be found in the specifications grid. Each unit must have a separate entrance accessible from the outside or from a communal entrance within the building. A multi-family residence may have common areas for residents to use, such as lounges, recreation areas, or eating areas. Accommodations that consist of several dwelling units or rooms, but are not included in Category P1 – Institutional and Administrative, are considered part of this use category. Seniors' residences, for example, are included in this category.

28. Commercial (C) use group

The Commercial (C) use group is divided into the following categories and codes.

Table 2: Use categories in the Commercial (C) group

Group	Category	
Commercial (C)	C1	Retail
	C2	Personal Services
	C3	Professional and Other Services
	C4	Arterial Trade and Services
	C5	Restaurant and Food Services
	C6	Accommodation
	C7	Indoor Recreation Businesses
	C8	Outdoor Recreation Businesses
	C9	Service Stations
	C10	Vehicle Trade and Services
	C11	Heavy and Para-Industrial Trade and Services
	C12	Specialty Trade and Services

- Commercial retail establishments are considered part of Category C1 – Retail. They typically operate inside their main buildings.

Table 3: Use codes in Category C1 – Retail

Code	Description
C1-01	Convenience Stores
C1-02	Food Stores
C1-03	Specialty Food Stores (gourmet or specialty grocery stores, natural food stores, bakeries, butcher shops, candy stores, cheese shops, produce stores, pastry shops, fish shops)
C1-04	Food Preparation Stores (including retail)
C1-05	Beer, Wine, and Liquor Stores
C1-06	Public Markets (indoor or outdoor, selling food and artisanal products)
C1-07	Pharmacy-Type Stores
C1-08	Specialty Stores (florists; bookstores; gift, record, jewelry, toy, craft, fabric and sewing, and antique stores; stores selling beauty products, stationery, home decor, luggage, photography, framing, artwork, costumes, musical instruments, eyewear, and orthopedic equipment)
C1-09	Clothing, Shoe, and Fashion Accessory Stores
C1-10	Recreational and Sporting Goods Stores
C1-11	Pet Food Stores and Pet Shops (no pet sitting or boarding)
C1-12	Department and Variety Stores
C1-13	Furniture and Household Appliance Stores

Code	Description
C1-14	Office Supply Stores
C1-15	Electronics and Computer Stores (including stores selling communication equipment)
C1-16	Automotive Parts and Accessories Stores (no repair, maintenance, or installation services)
C1-17	Hardware Stores (without lumberyards or outdoor garden centres)

2. Establishments that offer personal and health-related services are considered part of Category C2 – Personal Services. They typically operate inside their main buildings.

Table 4: Use codes in Category C2 – Personal Services

Code	Description
C2-01	Hairdressing and Aesthetic Services
C2-02	Massage Therapy and Body Care Services
C2-03	Specialized Personal Services (dry cleaners, laundromats, tailors, shoemakers)
C2-04	Offices of Healthcare Professionals and Health Resources (doctors, dentists, physiotherapists, opticians, chiropractors, psychologists, podiatrists, social workers)
C2-05	Daycare Centres and Childcare Services (not covered by the <i>Educational Childcare Act</i> , CQLR c. S-4.1.1)

3. Professional, business, community, training, and private education centres, as well as other service establishments, are considered part of Category C3 – Professional and Other Services. They typically operate inside their main buildings.

Table 5: Use codes in Category C3 – Professional and Other Services

Code	Description
C3-01	Banking and Financial Services
C3-02	Professional and Business Services (real estate, legal, administration, insurance, business management, financial management, travel, advertising, photography, graphic design, architecture, urban planning, surveying, engineering, environmental, accounting, advertising, information technology and computers, media, translation)
C3-03	Medical Clinics (grouping of offices of healthcare professionals, health resources, and related services)
C3-04	Home Repair and Maintenance Services (sharpening of household items; locksmithing; repair of computers, electronics, small appliances, or bicycles; household maintenance)
C3-05	Construction, Landscaping, Snow Removal, and Building Maintenance Services (not selling materials or requiring the parking or storage of heavy vehicles or similar equipment)
C3-06	Training Centres and Private Schools Related to Sports, Leisure, and Culture (music, dance, crafts, sports and recreation, and driving schools)

Code	Description
C3-07	Private Vocational Schools and Training Centres (for learning trades such as hairdressing, aesthetics, secretarial work, computer work, or construction)
C3-08	Offices of Support and Aid Organizations and Associations
C3-09	Art and Artisanal Studios and Workshops
C3-10	Audiovisual Recording and Production Studios
C3-11	Printing and Photocopy Centres
C3-12	Veterinary Clinics for Small Pets
C3-13	Grooming Services for Small Pets
C3-14	Delivery, Courier, and Logistics Services (no warehouses)
C3-15	Upholstery and Furniture Repair Services
C3-16	Funeral Services and Columbariums (no crematoriums)

4. Establishments that sell goods and services, whose activities have a certain impact on the neighbourhood, which require outdoor display areas, but which are smaller than businesses in Category C11 – Heavy and Para-Industrial Trade and Services, are considered part of Category C4 – Arterial Trade and Services. They typically operate inside and outside their main buildings equally.

Table 6: Use codes in Category C4 – Arterial Trade and Services

Code	Description
C4-01	Renovation and Hardware Stores (with outdoor lumberyards or garden centres)
C4-02	Renovation and Construction Supply Stores (selling electrical, plumbing, heating, air conditioning, and ventilation supplies; doors and windows; carpets and flooring; fireplaces and combustion appliances; and kitchen and bathroom cabinets, including related services)
C4-03	Tool and Small Machinery Sales and Rental Stores
C4-04	Nurseries and Garden Centres
C4-05	Swimming Pool, Spa, and Garden Furniture Stores (including related services)
C4-06	Businesses Selling Shelters, Fences, Sheds, and Other Outdoor Structures (including related services)
C4-07	Businesses Selling Fuel, Pressurized Gas, or Propane (may or may not sell fireplaces and combustion appliances; including related services)
C4-08	Business-to-Business Vendors
C4-09	Wholesalers (with storage and distribution)
C4-10	Monument and Gravestone Sellers
C4-11	Flea Markets (indoor or outdoor, primarily selling secondhand goods)
C4-12	Businesses Selling Hazardous and Pest Control Products (including related services)

Code	Description
C4-13	Construction, Landscaping, Snow Removal, and Building Maintenance Services (selling materials or requiring the parking or storage of heavy vehicles or similar equipment)
C4-14	Warehouses (indoor storage services)
C4-15	Offices of Public Transit, School Bus, Taxi, and Ambulance Services
C4-16	Delivery, Courier, and Logistics Services (with warehouses)
C4-17	Event Services and Equipment Rental (tents, portable toilets, furniture)
C4-18	Specialized Laboratories and Research Centres (no production)

5. Restaurants and establishments that offer food preparation services are considered part of Category C5 – Restaurant and Food Services. They typically operate inside their main buildings.

Table 7: Use codes in Category C5 – Restaurant and Food Services

Code	Description
C5-01	Full-Service Restaurants (establishments whose main activity is serving meals and beverages for on-site consumption, such as restaurants, cafés, bistros, and breweries)
C5-02	Limited-Service Restaurants (establishments whose main activity is providing counter service of prepared food and beverages for fast consumption; includes establishments with drive-thrus)
C5-03	Seasonal Snack Bars
C5-04	Meal or Food Preparation (catering) Services (with on-site consumption)
C5-05	Dairy Bars

6. Tourist accommodation establishments and rooming or boarding houses are considered part of Category C6 – Accommodation. Except for certain types of accommodation and their associated activities, they typically operate inside their main buildings. These uses concern both the operation of the use itself and the fact of publicly advertising such a use for rent.

Table 8: Use codes in Category C6 – Accommodation

Code	Description
C6-01	Hotel Establishments (establishments with rooms and suites in one main building, such as hotels, motels, and inns)
C6-02	Experiential Accommodations (in cabins, shelters, domes, or similar structures)
C6-03	Resorts
C6-04	Campgrounds
C6-05	Bed and Breakfasts
C6-06	Tourism residences
C6-07	Boarding Houses

7. Establishments related to entertainment and recreation that takes place primarily indoors (but which may offer complementary activities outdoors) are considered part of Category C7 – Indoor Recreation Businesses.

Table 9: Use codes in Category C7 – Indoor Recreation Businesses

Code	Description
C7-01	Cultural and Entertainment Establishments (theatres, auditoriums, cinemas, exhibition halls, art galleries, museums)
C7-02	Spas and Health Centres (indoor and outdoor)
C7-03	Indoor Recreation Businesses (bowling alleys; billiard rooms; dance halls; arcades; sports and entertainment centres for tennis, surfing, curling, rock climbing, trampolining, and martial arts)
C7-04	Indoor Pools, Water Parks, and Splash Pads
C7-05	Gyms and Fitness Centres
C7-06	Community Centres (various organizations and associations)
C7-07	Meeting Rooms and Banquet Halls

8. Establishments related to entertainment and recreation that takes place primarily outdoors (aside from customer reception) are considered part of Category C8 – Outdoor Recreation Businesses. Their activities generally require large spaces.

Table 10: Use codes in Category C8 – Outdoor Recreation Businesses

Code	Description
C8-01	Centres for Trail-Based Activities (hiking, biking, cross-country skiing, skating, snowshoeing, mountain biking)
C8-02	Golf Courses and Driving Ranges
C8-03	Mini-Golf Courses
C8-04	Skill-Based Recreation Businesses (archery, high ropes, rock climbing)
C8-05	Winter Sports Businesses
C8-06	Dog Sledding Businesses

9. Gas stations and establishments that provide services for drivers and their passengers are considered part of Category C9 – Service Stations. Except for refuelling, they typically operate inside their main buildings.

Table 11: Use codes in Category C9 – Service Stations

Code	Description
C9-01	Service Stations
C9-02	Car Washes
C9-03	Service Stations Providing Minor Vehicle Repairs (repair or replacement of tires, lubricant, oil, filters, batteries, and similar)

Code	Description
C9-04	Service Stations with One or More Businesses or Services (convenience stores, restaurants, car washes)

10. Establishments whose primary activity is the repair, sale, or rental of vehicles are considered part of Category C10 – Vehicle Trade and Services. Except for vehicle parking and storage, they typically operate inside their main buildings.

Table 12: Use codes in Category C10 – Vehicle Trade and Services

Code	Description
C10-01	Garages (providing mechanic services, dent removal, or detailing for all types of vehicles; including repair and maintenance)
C10-02	Motor Vehicle Dealerships (may provide maintenance services)
C10-03	Light Motor Vehicle Dealerships (selling motorcycles, snowmobiles, and all-terrain vehicles; may provide maintenance services)
C10-04	Recreational Vehicle Dealerships (selling motorized recreational vehicles and watercraft; may provide maintenance services)
C10-05	Commercial and Heavy Vehicle Dealerships (may provide maintenance services)
C10-06	Vehicle Parts and Accessories Dealerships (may provide installation services)
C10-07	Vehicle and Trailer Rental Businesses
C10-08	Offices and Parking Lots of Public Transit, School Bus, Taxi, and Ambulance Services

11. Establishments that offer goods and services that create nuisances or require large outdoor display areas are considered part of Category C11 – Heavy and Para-Industrial Trade and Services. They typically operate inside and outside their main buildings equally.

Table 13: Use codes in Category C11 – Heavy and Para-Industrial Trade and Services

Code	Description
C11-01	Businesses Selling Mobile Homes, Prefabricated Houses, and Trailers
C11-02	Lumberyards Selling Building Materials (no renovation centre or hardware store)
C11-03	Businesses Selling Bulk Products and Materials (such as paving stones, gravel, and soil; not attached to a renovation centre, hardware store, nursery, or garden centre)
C11-04	Businesses Selling Farming Products and Materials
C11-05	Heavy Vehicle Parking Lots
C11-06	Freight-Related Businesses

12. Establishments that offer goods and services that create or may create nuisances and constraints on cohabitation are considered part of Category C12 – Specialty Trade and Services.

Table 14: Use codes in Category C12 – Specialty Trade and Services

Code	Description
C12-01	Bars and Clubs
C12-02	Cannabis and Cannabis Product Stores
C12-03	Pawnbrokers
C12-04	Erotic Businesses (including businesses that employ eroticism; all uses)
C12-05	Vehicle Impound Lots
C12-06	Junkyards and Scrap Yards
C12-07	Outdoor Storage Businesses
C12-08	Skill-Based Recreation Businesses (war games)
C12-09	Water and Theme Parks
C12-10	Motorized Vehicle Tracks (racetracks, go-karting tracks)
C12-11	Zoos and Zoological Gardens
C12-12	Drive-Ins
C12-13	Residual Materials Management Services (related to domestic, commercial, or industrial residual materials; including but not limited to processing, disposal, transshipment, and recycling; not covered by the uses in Category P4)

29. Industrial (I) use group

The Industrial (I) use group is divided into the following categories and codes.

Table 15: Use categories in the Industrial (I) group

Group	Category	
Industrial (I)	I1	Light Industry
	I2	Agroforestry Industry
	I3	Extractive Activity

1. Establishments that manufacture, transform, assemble, or package products and that do not have an environmental impact are considered part of Category I1 – Light Industry. These establishments have minimal impact on neighbouring lots due to the nature of their activities, the space (storage, parking, etc.) needed on the site, and the trucking activities (loading and unloading) performed on the site. Their main operations typically take place inside their main buildings.

Table 16: Use codes in Category I1 – Light Industry

Code	Description
I1-01	Microbreweries and Microdistilleries
I1-02	Specialized Laboratories and Research Centres (with production)

Code	Description
I1-03	Carpentry, Machining, Welding, and Electrical Workshops
I1-04	Establishments Associated with the Brewing and Distilling Industry
I1-05	Establishments Associated with the Door, Window, Roofing, Cabinetry, Furniture, and Other Related Products Industries
I1-06	Establishments Associated with the Clothing and Textile Industries
I1-07	Establishments Associated with the Electronics and Computer Products Industries
I1-08	Establishments Associated with the Metal and Metal Products Industries
I1-09	Establishments Associated with the Mineral and Non-Metallic Product Industries
I1-10	Establishments Associated with the Sign and Display Industries
I1-11	Establishments Associated with the Sporting Goods, Game, and Recreation Industries
I1-12	Establishments Associated with the Printing, Publishing, and Related Industries
I1-13	Establishments Associated with the Jewelry and Goldsmithing Industries
I1-14	Establishments Associated with the Transportation Equipment and Machinery Industries
I1-15	Establishments Associated with the Food Processing and Preparation Industries

2. Establishments that are related to agricultural and forestry activities are considered part of Category I2 – Agroforestry. Except for logging, they typically operate inside their main buildings.

Table 17: Use codes in Category I2 – Agroforestry

Code	Description
I2-01	Processing of Agricultural Products (including their storage, distribution, and sale)
I2-02	Production of Agricultural Supplies (including their storage, distribution, and sale)
I2-03	Establishments Associated with the Logging Industry
I2-04	Establishments Associated with the Wood Processing and Sawmill Industries
I2-05	Establishments Associated with Cannabis Production, Cultivation, and Processing

3. Establishments that perform extractive activities are considered part of Category I3 – Extractive Activity. These establishments have a moderate impact on neighbouring lots due to the nature of their activities, the space (storage, parking, etc.) needed on the site, and the trucking activities (loading and unloading) performed on the site. They typically operate outside their main buildings.

Table 18: Use codes in Category I3 – Extractive Activity

Code	Description
I3-01	Establishments Associated with the Extraction of Granular Materials (including the primary transformation of materials on site, and including but not limited to quarries and sandpits)

30. Public (P) use group

The Public (P) use group is divided into the following categories and codes.

Table 19: Use categories in the Public (P) group

Group	Category
Public (P)	P1 Institutions and Administrative Services
	P2 Municipal Services
	P3 Worship Services
	P4 Public Utilities

- Public service establishments that are associated with health, education, and public administration institutions are considered part of Category P1 – Institutions and Administrative Services. These activities are offered by public bodies, unless otherwise indicated in the following table. These establishments typically operate inside and outside their main buildings equally.

Table 20: Use codes in Category P1 – Institutions and Administrative Services

Code	Description
P1-01	Local Community Service Centres (CLSC), Residential and Long-Term Care Centres (CHSLD), Rehabilitation Centres, and Visitor and Reception Centres
P1-02	Intermediate and Family-Type Resources (as defined in the <i>Act respecting health services and social services</i> , CQLR c. S-4.2)
P1-03	Care Centres and Accommodation (with services offered by a public organization or a private institution, such as respite homes, seniors' homes, and palliative care homes)
P1-04	Early Childhood Centres and Daycare Centres (as defined by the <i>Educational Childcare Act</i> , CQLR c. S-4.1.1)
P1-05	Educational Institutions (kindergarten, elementary, secondary)
P1-06	Educational Institutions (specialized training centres)
P1-07	Governmental and Para-Governmental Administration and Services

- Establishments and facilities related to municipal services and administration are considered part of Category P2 – Municipal Services. They typically operate inside and outside their main buildings.

Table 21: Use codes in Category P2 – Municipal Services

Code	Description
P2-01	Municipal Administration and Services (town hall)

Code	Description
P2-02	Cultural or Community Centres and Libraries
P2-03	Municipal Garages (Public Works and Infrastructures Department)
P2-04	Municipal Sports and Recreation Services and Facilities (arenas, pools, sports fields and courts)
P2-05	Fire and Public Safety Services
P2-06	Public Parking

3. Cemeteries and places of worship are considered part of Category P3 – Worship Services. Except for cemeteries, they typically operate inside their main buildings.

Table 22: Use codes in Category P3 – Worship Services

Code	Description
P3-01	Places of Worship
P3-02	Service and Support Centres Offering Worship-Related Activities
P3-03	Cemeteries

4. Utility establishments that serve the needs of the general public and are managed by a public body or a supplier of utility services (such as electricity and gas) are considered part of Category P4 – Public Utilities. They typically operate outside their main buildings.

Table 23: Use codes in Category P4 – Public Utilities

Code	Description
P4-01	Material Storage
P4-02	Distribution and Maintenance Centres for Public Services
P4-03	Snow Disposal Sites
P4-04	Ecocentres and Recycling Centres for Organic and Residual Materials
P4-05	Sewage Treatment or Purification Plants, Sewage Aerated Lagoons, and Water Filtration Plants
P4-06	Municipal Wells
P4-07	Telecommunication Towers and Antennae

31. Agricultural (A) use group

The Agricultural (A) use group is divided into the following categories and codes.

Table 24: Use categories in the Agricultural (A) group

Group	Category	
Agricultural (A)	A1	Cultivation and Maple Sugaring
	A2	Animal Husbandry

1. Establishments that practice activities related to crops and maple sugaring are considered part of Category A1 – Cultivation and Maple Sugaring. They typically operate either inside or outside their main buildings.

Table 25: Use codes in Category A1 – Cultivation and Maple Sugaring

Code	Description
A1-01	Soil Cultivation Businesses
A1-02	Greenhouse Cultivation Businesses
A1-03	Maple Sugaring Businesses

2. Establishments that practice activities related to the raising and keeping of animals are considered part of Category A2 – Animal Husbandry. They typically operate either inside or outside their main buildings.

Table 26: Use codes in Category A2 – Animal Husbandry

Code	Description
A2-01	Establishments Practicing Farm Animal Husbandry
A2-02	Stables and Equestrian Centres (includes care and boarding as well as lessons and horseback riding)
A2-03	Pet Sitting and Boarding Establishments
A2-04	Animal Activities (dressage, horse jumping, canine sports)
A2-05	Kennels

DIVISION B – MAIN USES

32. Permitted and prohibited main uses

Subject to the uses that are permitted and prohibited throughout the territory in this division, main uses are permitted by zone as indicated in the specifications grids.

The authorization of uses in the grids are interpreted as follows:

1. The specification grid for a zone lists only the use categories permitted in that zone (for example: "C1 – Retail"). All other use categories not identified on the grid are prohibited in that zone.
2. Specific uses within a permitted use category may be specifically permitted. In this case, the use code(s) of the category in question are listed in the "specifically permitted uses" section, prefaced by a (1). For example "(1) C1-03" means that only use C1-03, in Category C1, is permitted in the zone. If necessary, the name of the use may be indicated (for example: "butcher").
3. Specific uses within a permitted use category may be prohibited. In this case, the use code(s) of the category in question are listed in the "specifically prohibited uses" section, prefaced by a (2). For example "(2) C2-01" means that all uses in Category C2 are permitted in the zone, with the exception of use C2-01, which is prohibited. If necessary, the name of the use may be indicated (for example "hair salon").
4. A dot (●) is placed on the line corresponding to the use category to identify the standards in the specifications grid for that or those use(s).

33. Generally permitted uses

Notwithstanding any provisions to the contrary in the town planning by-laws, the following uses are permitted throughout the entire municipality:

1. Parks, playgrounds, and green spaces, including their equipment and service buildings, managed by the Municipality or an organization designated for this purpose by the Municipality;
2. Bicycle paths and lanes, including rest stops and service buildings, managed by the Municipality or an organization designated by the Municipality;
3. Trails for the practice of non-motorized sports and recreation, such as hiking, biking, snowshoeing, or cross-country skiing, including rest stops and service buildings, managed by the Municipality or an organization designated by the Municipality;
4. Community gardens managed by the Municipality or an organization designated for this purpose by the Municipality;
5. Conservation and environmental management activities;
6. Energy transmission infrastructure;
7. Infrastructure, equipment, and other structures related to electricity, telephone, gas, and other public utility networks;
8. Equipment and structures related to public transit services;
9. Equipment and structures related to the federal postal service.

34. Generally prohibited uses

Notwithstanding any provisions to the contrary in the town planning by-laws, the following uses are prohibited throughout the entire municipality:

1. Heavy industry.

35. Main use quotas

A specifications grid for a zone may indicate the maximum number (quota) of main uses with the same use code in a section entitled "main use quotas."

In this section, the relevant use codes are indicated, followed by the maximum number of permitted uses in that zone (for example, "C1-01: 1 use").

36. Number of main uses permitted on a lot or in a main building

Only one (1) main use is permitted on a lot or in a main building, except for:

1. Mixed uses that are permitted in the specifications grid;
2. Multiple uses that are permitted in the specifications grid;
3. Generally permitted uses under this division, which may also take place in addition to those permitted in the specifications grid;
4. Uses in categories P2 – Municipal Services and P4 – Public Utilities that are permitted in the specifications grid;
5. Uses in the Residential group and those in Category A1 – Cultivation and Maple Sugaring or Code A2-01 – Establishments Practicing Farm Animal Husbandry that are permitted in the specifications grid, provided that each main use takes place in a separate building;
6. Uses that take place in the context of an integrated project, the conditions of which are indicated in Chapter XIV of this by-law. However, only one (1) main use is permitted

per main building unless the provisions of the other subparagraphs of this paragraph apply;

7. Uses permitted under a specific authorization given in this by-law.

Unless otherwise stated, the standards applicable to lots or buildings where more than one main use is permitted shall be the most restrictive standards of those applicable to the main uses.

37. Mixed uses

Where permitted in the specifications grid, mixed uses must meet the following conditions:

1. Only two (2) main uses are permitted in a single building.
2. One use must be in the Residential group and the other must be in the Commercial group.
3. If multiple and mixed uses are both permitted, more than one commercial establishment is permitted.
4. For uses in the Commercial group:
 - a) The uses must be permitted in the zone's specifications grid.
 - b) The uses must take place on the ground floor. Notwithstanding the foregoing, the uses may occupy the basement for storage or similar purposes, but not for the purpose of receiving customers.
5. For uses in the Residential group:
 - a) The uses must be permitted in the specifications grid of the relevant zone, regardless of category.
 - b) No more than four (4) dwelling units are permitted in a building, regardless of category, unless otherwise indicated in the specifications grid.
 - c) The uses must take place upstairs.
 - d) The entrances to the dwelling units must be separate from the entrances to the Commercial group uses.
 - e) The dwelling units must not be accessible internally from the Commercial group uses.
6. The number of parking spaces required is the sum of the spaces required for all uses on the lot. For residences, two (2) spaces are required for the first dwelling unit and (1) space per dwelling is required for each additional dwelling unit.
7. Parking areas must indicate which parking spaces are reserved for the dwelling units, unless each use has a separate parking area on the lot.
8. The standards for the Commercial group use apply to the building and lot.

38. Multiple uses

Where permitted in the specifications grid, multiple uses must meet the following conditions:

1. Two (2) or more main uses are permitted in a single building or on a single lot.
2. The uses must be part of the Commercial or Industrial groups or Category P1 – Institutions and Administrative Services in the Public group.
3. The uses must be permitted in the zone's specifications grid.
4. The number of parking spaces required is the sum of the spaces required for all uses.
5. The building and lot standards are the most restrictive standards applicable to either use.

39. Main building requirement

Main uses are permitted if main buildings are erected on the same lot.

The requirement of the first paragraph does not apply to the following uses:

1. Code I2-03 – Logging
2. Category P2 – Municipal Services
3. Code P3-03 – Cemeteries
4. Category P4 – Public Utilities
5. Generally permitted uses

CHAPTER III: PROVISIONS FOR ADDITIONAL USES

DIVISION A – ADDITIONAL USES TO MAIN USES IN THE RESIDENTIAL GROUP

40. Permitted additional uses

Additional uses to main uses in the Residential group are permitted if they are expressly authorized under this division, provided they comply with the conditions set forth herein.

Other additional uses are prohibited.

41. Number of permitted additional uses

Two (2) additional uses are permitted per lot.

The number of additional uses of the same category is determined in this division.

42. Generally permitted additional uses

The following additional uses to main uses in the Residential group are permitted throughout the entire territory:

1. Home childcare services as defined in the *Educational Childcare Act* (CQLR c. S-4.1.1);
2. Intermediate or family-type resources as defined in the *Act respecting health services and social services* (CQLR c. S-4.2);
3. "Principal residence" type tourist accommodations as defined in the *Tourist Accommodation Act* (SQ 2021, c. 30).

The following conditions apply to the uses named in the first paragraph:

1. One (1) additional use is permitted per lot.
2. Parking area rules apply to additional uses; the required spaces for additional uses must be added to the spaces required for the main use.
3. One (1) sign may be installed in accordance with Chapter X.

43. Intergenerational dwelling units

The following conditions apply to "intergenerational dwelling unit" uses that are additional to main uses in the Residential group, where permitted in the specifications grid:

1. An intergenerational dwelling unit must be located within a main building whose main use is as a single-family residence (Category H1).
2. Only one (1) intergenerational dwelling unit is permitted per single-family residence (Category H1).
3. An intergenerational dwelling unit is prohibited if any of the following additional uses take place:
 - a) Additional dwelling units
 - b) Guest houses
 - c) Room rentals
4. The main building where the associated "single-family residence" (Category H1) use takes place must be detached.
5. An intergenerational dwelling unit may occupy up to 60 m² or 40% of the floor area of the main dwelling unit, whichever is smaller.

6. An intergenerational dwelling unit must be connected to the associated main dwelling unit from the inside.
7. An intergenerational dwelling unit may have a separate entrance to the associated main building. This entrance must be located on a different wall of the building than the main entrance (for example, on a side or rear wall if the main entrance is located on the front wall).
8. Other than the creation of a separate entrance, the addition of an intergenerational dwelling unit must not change the architecture or exterior appearance of the associated main building.
9. An intergenerational dwelling unit must be powered by the same electric meter as the associated main building.
10. One (1) additional parking space must be provided on the lot.
11. The septic system must comply with the *Regulation respecting waste water disposal systems for isolated dwellings* (CQLR c. Q-2, r. 22).

An intergenerational dwelling unit may be converted to an additional dwelling unit, as long as the relevant conditions are met.

44. Additional dwelling units

The following conditions apply to “additional dwelling unit” uses that are additional to main uses in the Residential group, where permitted in the specifications grid:

1. An additional dwelling unit must be located within a main building whose main use is as a single-family residence (Category H1).
2. Only one (1) additional dwelling unit is permitted per single-family residence (Category H1).
3. An additional dwelling unit is prohibited if any of the following additional uses take place:
 - a) Intergenerational dwelling units
 - b) Guest houses
 - c) Room rentals
4. The main building where the associated “single-family residence” (Category H1) use takes place must be detached.
5. An additional dwelling unit may occupy up to 60 m² or 40% of the floor area of the main dwelling unit, whichever is smaller.
6. An additional dwelling unit must have a separate entrance to the associated main building. This entrance must be located on a different wall of the building than the main entrance (for example, on a side or rear wall if the main entrance is located on the front wall).
7. Other than the creation of a separate entrance, the addition of an additional dwelling unit must not change the architecture or exterior appearance of the associated main building.
8. An additional dwelling unit must be powered by the same electric meter as the associated main building.
9. An additional dwelling unit must have a separate civic number.
10. One (1) additional parking space must be provided on the lot.
11. The septic system must comply with the *Regulation respecting waste water disposal systems for isolated dwellings* (CQLR c. Q-2, r. 22).

An additional dwelling unit may be converted to an intergenerational dwelling unit, as long as the relevant conditions are met.

45. Guest houses

The following conditions apply to “guest house” uses that are additional to main uses in the Residential group, where permitted in the specifications grid:

1. A guest house must be built on a lot that is at least 8,000 m² in size and occupied by a single-family residence (Category H1).
2. One (1) guest house is permitted per lot.
3. A guest house is prohibited if any of the following additional uses take place:
 - a) Intergenerational dwelling units
 - b) Additional dwelling units
 - c) Room rentals
4. The main building where the associated “single-family residence” (Category H1) use takes place must be detached.
5. Only one bedroom, one bathroom, and an enclosed storage area may be created inside a guest house. A kitchen may not be created, and kitchen appliances may not be installed.
6. This additional use must take place within a “guest house” accessory building that meets the standards listed in Division B of Chapter VI.
7. One (1) additional parking space must be provided on the lot.
8. A guest house must be served by a septic system that complies with the *Regulation respecting waste water disposal systems for isolated dwellings* (CQLR c. Q.2, r. 22) and, where applicable, be supplied by a water withdrawal system (called a “water withdrawal facility” in the regulation) that complies with the *Water Withdrawal and Protection Regulation* (CQLR c. Q-2, r. 35.2).

46. Room rentals

The following conditions apply to “room rental” uses that are additional to main uses in the Residential group, where permitted in the specifications grid:

1. Room rentals must take place within a main building whose main use is as a single-family residence (Category H1).
2. No more than 3 rooms may be rented.
3. The minimum duration of a room rental is more than 31 days.
4. Room rental is prohibited if any of the following uses take place:
 - a) Intergenerational dwelling units
 - b) Additional dwelling units
 - c) Guest houses
5. The main building where the associated “single-family residence” (Category H1) use takes place must be detached.
6. Rooms for rent may occupy up to 60 m² or 40% of the floor area of the main dwelling unit, whichever is smaller.
7. A room for rent must be designed for its primary function. As such, it is prohibited to install all or part of a bathroom or kitchen (such as a sink or cooking appliance) in the room. Only a closet-type storage space is permitted.

8. A separate entrance from the main building may be provided, but it must lead to a common area within the building and not directly into a room for rent. This entrance must be located on a different wall of the building than the main entrance (for example, on a side or rear wall if the main entrance is located on the front wall).
9. Other than the creation of a separate entrance, the addition of rooms for rent must not change the architecture or exterior appearance of the associated main building.
10. All rooms must be supplied by the same electric meter.
11. All rooms must have the same civic number as the main building.
12. One (1) additional parking space per rented room must be provided on the lot.
13. The septic system must comply with the *Regulation respecting waste water disposal systems for isolated dwellings* (CQLR c. Q-2, r. 22).

47. Home-based personal and professional services

The following conditions apply to “home-based personal and professional service” uses that are additional to main uses in the Residential group, where permitted in the specifications grid:

1. This additional use must take place inside the main dwelling unit, within a main building whose main use is as a single-family residence (Category H1). It may also take place inside an accessory building that is permitted under this by-law (such as a detached garage or shed) and related to the main use. Additional buildings are not permitted for this additional use.
2. Only one (1) additional use is permitted per single-family residence (Category H1).
3. The main building where the associated “single-family residence” (Category H1) use takes place must be detached.
4. This use must be made by the occupant of the main building.
5. This use may have one (1) employee in addition to the occupant of the main building.
6. If this use takes place inside the main building, it may occupy up to 40 m² or 30% of the building’s floor area, whichever is smaller.
7. If this use takes place inside an accessory building, it may occupy 100% of the building’s floor area, without exceeding a floor area of 40 m² (the maximum floor area of the accessory building is that permitted for the building type, such as a detached garage or shed).
8. If this use involves seeing clients or if an employee works there, one (1) additional parking space must be provided on the lot.
9. Commercial vehicles, heavy vehicles, or similar may not be parked in the parking area, except for those associated with professional activities permitted under Division D of Chapter IX.
10. The outdoor storage of goods, tools, equipment, vehicles, and materials is prohibited.
11. The sale of products related to the additional use (e.g. beauty products for an aesthetic service) is permitted as an accessory. No promotional activities or product displays may be visible from the outside.
12. One (1) sign may be installed in accordance with Chapter X.

The following activities are considered to be “home-based personal and professional services”:

1. Personal services, including hairdressing, aesthetics, massage therapy and body care, and tailoring services;

2. Professional or business services, including real estate, legal, administration, business management, investment, insurance, financial management, travel, advertising, photography, graphic design, architecture, urban planning, surveying, engineering, environmental, accounting, information technology and computer, media, and translation services;
3. Health-related services, including physiotherapy, occupational therapy, chiropractic, and psychological services;
4. Service offices related to construction, landscaping, snow removal, and building maintenance, including contracting, plumbing, electrical work, welding, formwork, and well-digging;
5. Private sports, recreation, and culture classes for up to six (6) students at a time, including music, arts and crafts, light sports and recreation (dance, yoga, etc.), cooking, homework help, and personal wellness classes.

48. Home-based artistic and artisanal activities

The following conditions apply to “home-based artistic and artisanal activity” uses that are additional to main uses in the Residential group, where permitted in the specifications grid:

1. This use may take place inside the main dwelling unit, within a main building whose main use is as a single-family residence (Category H1). It may also take place inside an accessory building that is permitted under this by-law (such as a detached garage or shed) and related to the main use. Additional buildings are not permitted for this additional use.
2. Only one (1) additional use is permitted per single-family residence (Category H1).
3. The main building where the associated “single-family residence” (Category H1) use takes place must be detached.
4. This use must not generate noise, odour, dust, or other nuisances that are noticeable outside the building.
5. If this use takes place inside the main building, it may occupy up to 40 m² or 30% of the building’s floor area, whichever is smaller.
6. If this use takes place inside an accessory building, it may occupy 100% of the building’s floor area, without exceeding a floor area of 40 m² (the maximum floor area of the accessory building is that permitted for the building type, such as a detached garage or shed).
7. This use must be made by the occupant of the main building.
8. This use may have one (1) employee in addition to the occupant of the main building.
9. If this use involves seeing clients or if an employee works there, one (1) additional parking space must be provided on the lot.
10. Commercial vehicles, heavy vehicles, or similar may not be parked in the parking area, except for those associated with professional activities permitted under Division D of Chapter IX.
11. The outdoor storage of goods, tools, equipment, vehicles, and materials is prohibited.
12. The sale of products related to the use (e.g. products made on site) is permitted as an accessory to the additional use. No promotional activities or product displays may be visible from the outside.
13. One (1) sign may be installed in accordance with Chapter X.

The following are considered to be “home-based artistic and artisanal activity” uses, or activities whose objective is the manufacture, transformation, assembly, or creation of

finished and semi-finished products in an artisanal manner, that is, with a minimum of machinery and without complex organization:

1. Woodworking and carpentry workshops;
2. Workshops related to construction, landscaping, snow removal, and building maintenance, including contracting, plumbing, electrical work, welding, formwork, and well-digging;
3. Workshops of artisans practicing a craft, i.e. creating original works (unique or with replicas) that serve a utilitarian, decorative, or expressive purpose and result from the practice of a craft related to the transformation of wood, leather, textiles, metals, silicates, or any other materials;
4. Workshops for repairing electronics, computer parts, and small appliances;
5. Workshops and studios for audiovisual creation, recording, and production;
6. Repair shops for sports equipment, such as bicycles or skates;
7. Professional kitchens.

49. Hobby farms

The following conditions apply to “hobby farm” uses that are additional to main uses in the Residential group, where permitted in the specifications grid:

1. A hobby farm must be built on a lot that is at least 10,000 m² in size and occupied by a single-family residence (Category H1).
2. The maximum number of animals is determined by the size of the lot, as indicated in the table to this section. For example, for a 25,000 m² lot, the operator can have up to 6 small animals, 4 medium animals, and 2 large animals for a total of 12 animals.
3. One (1) building may be erected for the keeping of animals.
4. The standards for “hobby farm” accessory buildings are listed in Division B of Chapter VI.
5. Outside, the animals must be kept in enclosures surrounded by fences that are no more than 2 metres tall. Any fence made of wire mesh, PVC, or chain link must include line posts, tension bands or bars, and top rails to secure the insides of the fence panels.
6. The buildings, animal waste facilities, and pens where animals are kept must be located at least:
 - a) 25 metres from a residence on an adjoining lot
 - b) 10 metres from a residence on the same lot
 - c) 15 metres from a lot line
 - d) 25 metres from the boundary of a littoral zone and of a wetland adjacent to a lake or watercourse
7. In addition to the number of animals indicated in the table to this section, an operator may have up to 5 beehives on a lot, provided that lot has a surface area of 40,000 m² or more. Hives must be placed in accordance with clauses 6(a), 6(b), and 6(c). At least 20 m² of landscaping (flower gardens, flower beds, vegetable gardens) must be present on the property; otherwise, the operator must demonstrate that there is sufficient landscaping for beekeeping.
14. Despite its authorization in a zone in the specifications grid, a hobby farm may not be created within the protection zone of a water withdrawal system identified in Schedule C to this by-law.

15. The owner or occupant of a hobby farm is required to manage and dispose of animal waste in accordance with applicable provincial regulations.
16. The owner or occupant of a hobby farm is responsible for obtaining the required approvals under the relevant laws and regulations.

Table 27: Maximum animals

Lot size	Maximum animals		
	Small	Medium	Large
10,000 m ² to 20,000 m ²	6	2	1
20,001 m ² to 30,000 m ²	8	4	2
30,001 m ² to 40,000 m ²	10	6	4
40,001 m ² or more	10	6	6

For the purposes of this section, small, medium, and large animals are defined as follows:

1. Small animals: roosters, hens, quails, turkeys, guinea fowl, peacocks, doves, hares, rabbits, small rodents, ducks, and geese;
 2. Medium animals: sheep, goats, ostriches, emus, and rheas;
 3. Large animals: deer, cows, calves, bulls, bison, horses, donkeys, llamas, and alpacas.
- Any animals not listed in the previous paragraph are prohibited.

DIVISION B – ADDITIONAL USES TO MAIN USES IN THE COMMERCIAL, INDUSTRIAL, OR PUBLIC GROUPS

50. Permitted additional uses

Additional uses to main uses in the Commercial, Industrial, or Public groups are permitted. Unless specifically prohibited in the main use classification (Division A of Chapter II), additional uses may include but are not limited to:

1. ATMs, mail-related services (e.g. postal counters, drop-off points), and service drop-off points (e.g. cleaners, propane tank replacements) in establishments;
2. Food preparation services, florists, shoemakers, etc. in grocery stores;
3. Artisanal workshops in retail businesses;
4. Pet food sales in veterinary clinics;
5. Food services in tourist accommodations (hotels, campgrounds);
6. Rental services for sports and recreational equipment in accommodations;
7. Health centres and spas in tourist accommodations;
8. Dairy bars in convenience stores;
9. Reception rooms in restaurants;
10. Retail spaces in industrial buildings;
11. Maintenance and repair workshops for equipment and vehicles necessary for a company's operations.

Notwithstanding the first paragraph, additional uses in the Residential group are prohibited, except the following:

1. Code C6-05 – Bed and Breakfasts
2. Code C6-06 – Tourism Residences

3. Code C6-07 – Boarding Houses
4. Code P3-01 – Places of Worship
5. Uses that require permanent supervision by an employee on the site (e.g. campgrounds)

Notwithstanding the first paragraph, only one additional use in the Residential group is permitted for the following uses:

1. Code C6-05 – Bed and Breakfasts
2. Code C6-06 – Tourism Residences
3. Code C6-07 – Boarding Houses

51. Conditions

The following conditions apply to additional uses to main uses in the Commercial, Industrial, or Public groups:

1. The number of additional uses per main use is not limited.
2. Each additional use must not occupy more than 30% of the floor area occupied by the main use. If the area of an additional use exceeds 30%, that use is then considered to be a main use. In order to be permitted, multiple uses must be permitted in the corresponding zone's specifications grid.
3. Each additional use must take place within the main building, though exceptions apply depending on context. For example, a drop-off point for the replacement of propane tanks may be located outside the main building, a sports equipment rental service may be provided in an accessory building or structure, or a recreational activity may take place outside.
4. "Outdoor storage" uses are prohibited.
5. The additional uses must not require outdoor storage, except for activities that require specific equipment, such as kayak rentals.
6. Each additional use must follow the same hours of operation as the main use.
7. Where a use in the Residential group is permitted as an additional use, only one (1) dwelling unit may be created. This dwelling unit must be in the same building where the main use takes place.
8. Parking area rules apply to additional uses; the required spaces for additional uses must be added to the spaces required for the main use.
9. One (1) sign may be installed in accordance with Chapter X.

DIVISION C – ADDITIONAL USES TO MAIN USES IN THE AGRICULTURAL GROUP

52. Permitted additional uses

Additional uses to main uses in the Agricultural group are permitted if they are expressly authorized under this division, provided they comply with the conditions set forth herein. Other additional uses are prohibited.

53. Agricultural product sales

"Agricultural product sales" are permitted as an additional use to uses in Category A1 – Cultivation and Maple Sugaring or Code A2-01 – Establishments Practicing Farm Animal Husbandry under the following conditions:

1. This additional use must take place on the same property as the main use.

2. This additional use must be made by a producer within the meaning of the *Farm Producers Act* (CQLR c. P-28).
3. The agricultural products that can be sold must come from the farm of the producer or, as an accessory, from the farms of other producers.
4. This use may take place in a main or accessory building or in a permanent or temporary stand-type structure.
5. The conditions for necessary buildings and structures are listed in chapters VI and VII. A stand erected for the sale of agricultural products is considered to be an “agricultural building or structure” rather than a “stand for the sale of produce and horticultural products” within the meaning of this by-law.
6. Parking area rules apply to additional uses; the required spaces for additional uses must be added to the spaces required for the main use.
7. One (1) sign may be installed in accordance with Chapter X.

54. Storage, packaging, or processing of agricultural products

“Storage, packaging, or processing of agricultural products” is permitted as an additional use to uses in Category A1 – Cultivation and Maple Sugaring or Code A2-01 – Establishments Practicing Farm Animal Husbandry under the following conditions:

1. This additional use must take place on the same property as the main use.
2. This additional use must be made by a producer within the meaning of the *Farm Producers Act* (CQLR c. P-28). This condition does not apply to the production of maple syrup and maple products for a maple sugaring operation.
3. The agricultural products that can be processed, packaged, or stored must come from the farm of the producer or, as an accessory, from the farms of other producers.
4. This additional use must take place within an agricultural accessory building designed for this purpose, the provisions for which are indicated in Division C of Chapter VI.
5. Parking area rules apply to additional uses; the required spaces for additional uses must be added to the spaces required for the main use.
6. One (1) sign may be installed in accordance with Chapter X.

55. Country-style dining (*table champêtre*)

“Country-style dining (*table champêtre*)” is permitted as an additional use to uses in Category A1 – Cultivation and Maple Sugaring or Code A2-01 – Establishments Practicing Farm Animal Husbandry under the following conditions:

1. This additional use must take place on the same property as the main use.
2. This additional use must be made by a producer within the meaning of the *Farm Producers Act* (CQLR c. P-28). This condition does not apply to “sugar shack” type meal services for maple sugaring operations.
3. This additional use may take place inside a residential building located on the property where the main use takes place.
4. This additional use may take place within an agricultural accessory building designed for this purpose, the provisions for which are indicated in Division C of Chapter VI.
5. Meals must consist primarily of products from the farm where this additional use takes place.
6. Dining areas must have no more than 20 seats.
7. Parking area rules apply to additional uses; the required spaces for additional uses must be added to the spaces required for the main use.

8. One (1) sign may be installed in accordance with Chapter X.
9. If this additional use takes place in a building whose main use is residential, the “home-based personal and professional service” and “home-based artistic and artisanal activity” uses in Division A of this chapter are prohibited.

56. Farm tours

“Farm tours” are permitted as an additional use to uses in Category A1 – Cultivation and Maple Sugaring or Code A2-01 – Establishments Practicing Farm Animal Husbandry under the following conditions:

1. This additional use must take place on the same property as the main use.
2. This additional use must be made by a producer within the meaning of the *Farm Producers Act* (CQLR c. P-28).
3. One (1) accessory building, no more than 50 m² in size, is permitted for visitor reception and interpretation activities. This building must comply with Division C of Chapter VI.
4. Parking area rules apply to additional uses; the required spaces for additional uses must be added to the spaces required for the main use.
5. One (1) sign may be installed in accordance with Chapter X.

57. Farm stays

“Farm stays” are permitted as an additional use to uses in Category A1 – Cultivation and Maple Sugaring or Code A2-01 – Establishments Practicing Farm Animal Husbandry under the following conditions:

1. This additional use must take place on the same property as the main use.
2. This additional use must be made by a producer within the meaning of the *Farm Producers Act* (CQLR c. P-28).
3. This additional use must take place inside a residential building located on the property where the main use takes place.
4. This additional use is considered to be a “bed and breakfast” tourist accommodation establishment and the producer must obtain the necessary permits under the *Tourist Accommodation Act* (SQ 2021, c. 30).
5. The producer must demonstrate that the accommodation offered is related to the activities taking place on the farm.
6. Parking area rules apply to additional uses; the required spaces for additional uses must be added to the spaces required for the main use.
7. One (1) sign may be installed in accordance with Chapter X.
8. If this additional use takes place in a building whose main use is residential, the “home-based personal and professional service” and “home-based artistic and artisanal activity” uses in Division A of this chapter are prohibited.

58. Rest areas inside a maple sugaring operation

“Rest areas inside a maple sugaring operation” are permitted as an additional use to uses in Code A1-03 – Maple Sugaring Businesses under the following conditions:

1. A rest area must be intended for the operator to sleep on site during the sugar season. A bed and a bathroom may be installed for this purpose.
2. A rest area must be located in one of the agricultural buildings where the main use takes place.

3. A rest area must be no more than 40 m² in size and smaller than the production area in the production building.
 4. A rest area may be used between the months of January and May of the same year.
- For the purposes of this section, a “rest area” is an area with sleeping facilities.

CHAPTER IV: PROVISIONS FOR ACCESSORY AND TEMPORARY USES

DIVISION A – ACCESSORY USES

59. Permitted accessory uses

Unless otherwise specified in this by-law, all accessory uses to main uses are permitted.

Special conditions apply to certain accessory uses in this division or in chapters VI and VII where a use requires an accessory building or structure.

60. Outdoor storage for uses in the Residential group

“Outdoor storage” is prohibited as an accessory use to main uses in the Residential group.

Notwithstanding the first paragraph, the outdoor storage of items related to uses in the Residential group (such as the storage of garden furniture in the winter) is permitted.

61. Outdoor storage for uses in the Commercial, Industrial, Public, and Agricultural groups

“Outdoor storage” is permitted as an accessory use to main uses in the Commercial, Industrial, Public, and Agricultural groups under the following conditions, unless specifically prohibited in the specifications grid for a given zone:

1. A main building must be present on the lot. This condition does not apply to use categories P2 – Municipal Services, P4 – Public Utilities, or A1 – Cultivation and Maple Sugaring.
2. Outdoor storage must be inherent to the main use on the same property.
3. The storage area may not exceed 500 m² or 10% of the lot, whichever is smaller.
4. The storage surface must be covered with a material that prevents dust from blowing and mud from forming.
5. Storage is permitted in side and rear yards.
6. The storage area may not exceed 2.5 metres in height. This height limit does not apply to storage areas for finished or semi-finished goods, vehicles, or machinery that are greater than 2.5 metres in height; however, these items must be placed directly on the ground and may not be stacked on top of each other in such a way as to increase their height.
7. Except for uses in the Agricultural group, a storage area must be surrounded by a fence as follows:
 - a) The fence must be equal to the height of the storage area, but no more than 2.5 metres tall. In all cases, the fence must be at least 2 metres tall.
 - b) The fence must be made of varnished or stained wood, metal, PVC, aluminum, or chain link.
 - c) If a fence is more than 10% chain link (with or without slats) or other open-work material, vegetation consisting primarily of conifers must be planted around the outside of the fence.
 - d) Any fence made of wire mesh, PVC, or chain link must include line posts, tension bands or bars, and top rails to secure the insides of the fence panels.
8. Notwithstanding subparagraph 7, a dense hedge may be used in place of a fence to hide a storage area. This hedge must be composed of conifers planted within 1 metre of each other (as measured at the trunks). Trunks must be at least 2 metres tall at the

time of planting. Dead or dying conifers must be replaced within 30 days. If they cannot be replaced due to winter weather, they must be replaced by June 30 of the following year.

62. Outdoor storage of firewood

“Outdoor storage of firewood” is permitted as an accessory use to all use groups under the following conditions:

1. No more than 10 cords of wood per lot may be stored outside for uses in the Residential group and no more than 20 cords of wood per lot may be stored outside for uses in the Commercial, Industrial, Public, and Agricultural groups.
2. Outdoor storage of firewood is permitted in side and rear yards.
3. Firewood must be corded and stacked to a maximum height of 2 metres. The wood must not obstruct any opening, exit, or parking area in such a way as to prevent access to the building or lot.
4. Firewood may be stored in a wood shelter designed for that purpose in accordance with Chapter VII of this by-law.
5. Firewood must be used for the purpose of the lot on which it is stored. The sale of firewood is prohibited.

This section does not apply to establishments that produce firewood.

63. Outdoor displays for uses in the Commercial group

“Outdoor displays” are permitted as an accessory use to uses in the Commercial group under the following conditions:

1. The use must be in a Mixed (MIX), Commercial (C), or Industrial (I) zone.
2. A main building must be present on the lot.
3. An outdoor display must be related to the products associated with the main use on the same property.
4. An outdoor display must be no more than 10 m² in size. For merchandise such as vehicles, trailers, watercraft, swimming pools, sheds, plants, landscaping materials, or similar, a display may occupy no more than 25% of the surface area of the lot.
5. An outdoor display is permitted in any yard.
6. An outdoor display must be located at least 1 metre away from lot lines. Merchandise such as vehicles, trailers, watercraft, swimming pools, sheds, plants, landscaping materials, or similar must be displayed at least 5 metres from lot lines.
7. An outdoor display may not encroach on public property.
8. An outdoor display must not encroach into a parking area unless that parking area contains more parking spaces than required under this by-law. The display may then encroach into the excess portion of the parking area.
9. Merchandise must be placed on a surface that is intended for display purposes (such as a table, shelf, or display unit) and no more than 10 m² in size. Merchandise such as vehicles, trailers, watercraft, swimming pools, sheds, plants, landscaping materials, or similar may be placed directly on the ground.
10. Merchandise and displays must be stored inside at the end of the business day. This requirement does not apply to merchandise such as vehicles, trailers, watercraft, swimming pools, sheds, plants, landscaping materials, and similar.

DIVISION B – TEMPORARY USES**64. Permitted temporary uses**

The permitted temporary uses are set out in this division. All other temporary uses are prohibited.

65. Produce and horticultural product sales

“Produce and horticultural product sales” are permitted as a temporary use under the following conditions:

1. This use is permitted in the Mixed (MIX) and Commercial (C) zones.
2. This use must take place on a lot where a main use in the Commercial group also takes place.
3. This use must take place on the same lot as a main building.
4. This use may be carried out by the operator of the commercial establishment located on the same property or by another person, with the operator’s permission.
5. This use may take place multiple times per year, but for no more than 45 total days in the same year.
6. This use must not interfere with vehicular traffic or pedestrian access to a building.
7. Temporary stands may be set up for the sale of produce or horticultural products. The stands may remain in place for the duration of the temporary use.
8. Standards for stands are indicated in Chapter VIII.
9. One (1) sign may be installed in accordance with Chapter X.

66. Food truck temporary uses

“Food trucks” are permitted as a temporary use under the following conditions:

1. This use is authorized in the mixed (MIX) and commercial (C) zones, as well as in any zone where a generally authorized use takes place.
2. This use must take place on a property where a main use in the Commercial group, Category P2 – Municipal Services, or a generally authorized use takes place.
3. This use must take place on the same lot as a main building.
4. This use may be carried out by the operator of the commercial establishment located on the same property or by another person, with the operator’s permission.
5. This use may take place multiple times per year, but for no more than 45 total days in the same year.
6. This use must not interfere with vehicular traffic or pedestrian access to a building.
7. A food truck must be parked in a parking area. In doing so, it cannot bring the number of available parking spaces below the threshold required for the associated business under this by-law.
8. A food truck may remain in place for the duration of the temporary use.
9. Tables, chairs, or other furniture allowing for on-site consumption are prohibited.
10. Other than the lettering on a truck, no signs are permitted.

67. Yard sales (garage sales)

“Yard sales” (garage sales) are permitted as a temporary use under the following conditions:

1. This use must take place on the same lot as a use in the Residential group.

2. This use is permitted for a maximum of 4 days on the National Patriots' Day and Labour Day weekends.
3. The items offered for sale, including their displays, must be at least 1 metre away from property lines.
4. One (1) sign may be installed in accordance with Chapter X.

68. Social, cultural, and sporting events

"Social, cultural, and sporting events" are permitted as a temporary use under the following conditions:

1. The event must be organized by the Municipality or a non-profit organization, association, or group.
2. This use is permitted for a maximum of 14 days.
3. One (1) sign may be installed in accordance with Chapter X.

69. Temporary sales associated with social, cultural, and sporting events

"Temporary sales associated with social, cultural, and sporting events" are permitted as a temporary use under the following conditions:

1. The event must be organized by the Municipality or a non-profit organization, association, or group.
2. This use is permitted for a maximum of 14 days.
3. Temporary stands or structures are permitted for the sale. However, they must be installed within the set-backs indicated in the specifications grid.
4. This use must not interfere with vehicular traffic or pedestrian access to a building.
5. One (1) sign may be installed in accordance with Chapter X.

70. Temporary outdoor storage of construction materials and machinery

The temporary outdoor storage of construction materials and machinery required to carry out work is permitted during the work authorized by the town planning by-laws.

CHAPTER V: PROVISIONS FOR MAIN BUILDINGS

DIVISION A – ATTACHMENT AND SIZE

71. Number of main buildings

Only one (1) main building is permitted per lot, except:

1. On lots where Category P2 – Municipal Services and Category P4 – Public Utility uses take place and are permitted in the zone;
2. On lots where Residential group uses and uses in Code A2-01 – Establishments Practicing Farm Animal Husbandry take place and are permitted in the zone;
3. In integrated projects, the conditions for which are set out in Chapter XIV of this by-law;
4. Where specific authorization is given in this by-law.

72. Attachment and size standards indicated in specifications grids

Specifications grids indicate the following attachment, siting, and size standards for main buildings:

1. Attachment: detached (I, for *isolé*), semi-detached (J, for *jumelé*), or row (R);
2. Minimum set-backs: front, side (minimum and total), and rear;
3. Land-to-building ratio (applies to all main buildings, if more than one main building is permitted or built);
4. Minimum footprint;
5. Minimum and maximum heights, in storeys and metres;
6. Minimum width and depth.

Where no standard is indicated in a grid, it means that no standards apply, unless otherwise stated in a specific provision of this by-law.

73. Application of siting standards

Every part of a main building, whether underground, on the ground, or overhanging, must comply with the siting standards (set-backs, distance, etc.).

Except for integrated projects whose standards are listed in Chapter XIV, when two or more main buildings are permitted and located on the same lot, the minimum distance between the buildings must be equal to the side set-back indicated in the specifications grid.

74. Front set-backs along routes 329 and 364

If a building is on a lot adjacent to a section of route 329 or 364 where the speed limit is greater than 50 km/h, the following conditions are added:

1. The minimum front set-back is 10 metres for a main building whose use is in the Residential group.
2. The minimum front set-back is 15 metres for a main building whose use is in the Commercial, Industrial, Public, or Agricultural groups.

If the minimum front set-back indicated in the specifications grid is greater than that indicated in this section, the set-back in the specifications grid shall prevail.

75. Sight triangles

Notwithstanding any provision to the contrary, no part of a building, whether overhanging or on the ground, may encroach upon a 7-metre sight triangle.

76. Buildings with garden levels

The following provisions apply to buildings with garden levels:

1. The maximum height allowed for a garden level wall is 2 metres, as calculated from the lowest point at ground level to the floor of the storey above it.
2. The height of the garden level wall is not calculated in the maximum height (in metres) permitted in the specifications grid.
3. Garden levels may not be on a front wall.

77. Height of semi-detached or row buildings

The total height of two or more semi-detached or row buildings may not differ from each other by more than 2 metres (the difference being calculated at the highest point of the building, such as the ridge of the roof, excluding overhangs not included in the height calculation).

78. Land use density

The land use density, in terms of dwellings per hectare, is indicated in the specifications grid. This is a maximum gross density. To calculate the net density, a factor of 1.25 must be applied (meaning that a gross density of 3 equates to a net density of 3.75).

Unless otherwise specified, the required density per zone is a maximum of 3 dwelling units per hectare ("max. 3") outside the urban boundary and a minimum of 4 dwelling units per hectare ("min. 4") within the urban boundary. If a zone is partially located within the urban boundary, only the section inside the urban boundary is subject to the minimum density of 4 dwelling units per hectare.

The minimum density of 4 dwelling units per hectare within the urban boundary only applies to lots that are fully or partially served by water and sewer services.

Even if a permitted density is greater than the number of dwellings permitted in the specifications grid, this does not mean that additional dwelling units are permitted. If the number of dwelling units permitted in the specifications grid is greater than the permitted density, the density shall prevail.

79. Easements

A main building must be built outside the boundaries of an easement unless a written statement is provided by the person(s) affected by that easement, giving permission to build within it.

DIVISION B – ARCHITECTURE AND CLADDING**80. Projections**

A projection from a building, such as a window, chimney, roof overhang, or architectural element like a cornice must be no more than 0.61 metres in depth, but may encroach into a set-back.

Exterior cladding may project up to 0.15 metres; this projection may encroach into a set-back.

81. Front walls

The front wall of a main building must be treated architecturally as such, with a front door, an opening, and modular coordination.

A front wall must face the street. However, a building may be positioned at up to a 45° angle to the street.

82. Number of exterior cladding materials

No more than 3 exterior cladding materials are permitted on a single building. Materials used for roofs, foundations, fascia, soffits, chimneys, and openings, as well as their framing, are not included in the total.

83. Prohibited exterior cladding materials

The following exterior cladding materials are not permitted on building walls and roofs:

1. Sheets and panels made of steel and galvanized aluminum that has not been pre-painted by the manufacturer;
2. Sheet metal that has not been enamelled by the manufacturer, except for roofing and metal flashing on roofs;
3. Wood that has not been painted, whitewashed, or treated to prevent blackening, except for cedar and hemlock shakes and shingles;
4. Exposed particleboard, chipboard, or plywood;
5. Vinyl;
6. Pulverized aggregate;
7. Insulation, rigid or otherwise (including sprayed urethane or other);
8. Cardboard and felt paper, tarred or not;
9. Paper that partially or fully imitates stone, brick, or any other natural material;
10. Paper with a tar, mineral, or similar coating;
11. Asbestos or fibreglass panels, flat and corrugated;
12. Polyethylene and polyurethane;
13. Polythene;
14. Uncovered or non-architectural concrete blocks.

Notwithstanding the first paragraph, the materials referred to in subparagraphs 1 and 2 are permitted for buildings in the Agricultural use group.

84. Foundation appearance

Building foundations must be covered with an exterior cladding material permitted in this by-law; otherwise, the concrete must be smoothed to a uniform finish.

85. Roofs of main buildings

A main building roof may be flat or pitched.

86. Attached garages and carports

A garage or carport that is attached to a main building is considered an integral part of that main building. An attached garage or carport is permitted under the following conditions:

1. One (1) attached garage and one (1) attached carport are permitted per main building.

2. An attached garage or carport must share a wall with the building for at least 3 continuous metres.
3. An attached garage or carport must not exceed 50% of the width of the building's front wall.
4. The maximum height of an attached garage and carport must not exceed the height of the building to which it is attached.
5. For an attached carport, each of the 3 sides not attached to the building must be at least 60% open. A storage space, no more than 5 m² in size, may be built into a carport as long as it does not interfere with vehicle parking.
6. A garage door may be no more than 3 metres tall.

87. Other buildings or structures attached to a main building

Where permitted in this by-law, any building or structure attached to a main building, other than a garage or carport mentioned in this article, is considered an integral part of that main building if a person is able to move between the main building and the attached building or structure through the interior (e.g. through the basement or an enclosed walkway).

88. Building shape

A building must be of a common shape for its use. A building that resembles a plant, animal, human, object, or similar is not permitted.

A dome- or arch-shaped building or structure is permitted for uses under Code C6-02 – Experiential Accommodations, as well as uses in the Public and Agricultural groups. Notwithstanding the exterior cladding materials that are prohibited in this division, plastic, heavy-duty canvas, and PVC fabric are permitted for such buildings and structures as long as they are manufactured and weather resistant.

89. Use of shipping containers

Shipping containers may be used for structural building purposes under the following conditions:

1. The building must comply with Québec's *Construction Code*.
2. The shipping containers must be covered with exterior cladding materials (walls and roof) that are permitted under this by-law.
3. The shipping containers must have a report signed by an engineer demonstrating that they are strong enough to support the structure.

90. Use of other structures

Train and subway cars, vehicles, airplanes, trailers, and similar structures may not be used in a building, either in whole or in part.

91. Murals

A mural may be painted directly on a permitted exterior cladding material on one wall of a building in the Mixed (MIX) and Commercial (C) zones.

92. Mobile homes

A "single-family residence" use may take place within a mobile home building only if it is located within a mobile home park permitted under this by-law, and in accordance with the conditions set out in Chapter XIV.

DIVISION C – RELOCATION AND DEMOLITION

93. Relocation

A building may be relocated, provided that its new location complies with this by-law.

If a foundation is required by the *By-law Regarding Construction*, it must be built prior to the building being moved.

94. Demolition

Demolition is prohibited, unless it is permitted under the *By-Law Regarding Demolition*.

During demolition, all parts of the building must be removed, including the foundation. The space must be developed in accordance with Chapter XI of this by-law within 30 days of removal or demolition. If demolition occurs between November 1 of one year and April 30 of the following year, development must be completed by June 30.

CHAPTER VI: PROVISIONS FOR ACCESSORY BUILDINGS

DIVISION A – GENERAL PROVISIONS

95. General provisions

This chapter identifies permitted accessory buildings, prescribes applicable standards, and determines specific conditions for the erection or use of an accessory building.

The authorization of an accessory building implies the authorization of its associated accessory use.

96. Standards applicable to all accessory buildings

The following standards apply to all accessory buildings:

1. An accessory building must be built outside the boundaries of an easement unless a written statement is provided by the person(s) affected by that easement, giving permission to build within it.
2. Division B of Chapter V applies.
3. Division C of Chapter V applies.
4. Every part of an accessory building, whether underground, on the ground, or overhanging, must comply with the relevant siting standards (set-backs, distance, etc.).
5. Notwithstanding any provision to the contrary, no part of an accessory building, whether overhanging or on the ground, may encroach upon a 7-metre sight triangle.
6. In the event of a conflict between the specific provisions of Chapter XII relating to water and wetlands and those of this chapter, the more restrictive provisions shall apply.

97. Architectural standards for accessory buildings

An accessory building must be built with exterior cladding materials that harmonize with the main building on the same lot.

DIVISION B – ACCESSORY BUILDINGS TO RESIDENTIAL USES

98. Permitted accessory buildings

The following accessory buildings to uses in the Residential group are permitted:

1. Detached garages
2. Sheds
3. Pool houses
4. Home greenhouses
5. Accessory buildings for additional uses permitted under Division A of Chapter III

99. Presence of a main building

If an accessory building is to be built on a lot, a main building must be located on the same lot.

Notwithstanding the first paragraph, the designated official may issue building permits for main and accessory buildings at the same time. If a main building is not erected within the timeframe specified in the building permit, the accessory building, if it was built first, must be removed or demolished. The space must be developed in accordance with Chapter XI of this by-law within 30 days of removal or demolition. If removal or demolition occurs

between November 1 of one year and April 30 of the following year, development must be completed by June 30.

100. Maximum size of accessory buildings

Notwithstanding the sizes indicated for each accessory building in this division, the maximum size of any accessory building on a lot is determined by the area of the lot:

1. No more than 20% of the lot area for lots with an area of less than 1,500 m²
2. No more than 10% of the lot area for lots with an area of 1,500 m² or more

101. Standards by type of accessory building

The following table describes the standards that apply to each type of accessory building that is permitted for uses in the Residential group.

An accessory building for an additional use is permitted only if such an additional use is permitted and takes place on the property. Additional distances may apply under Division A of Chapter III.

Table 28: Standards by type of accessory building

Buildings and standards	Yard		
	Front	Side	Back
1. Detached garage	No ⁽¹⁾	Yes	Yes
	⁽¹⁾ If the front yard is more than 20 m deep, the accessory building may be built in the front yard as long as it is within the front set-back required for the main building. The structure must not be built directly in front of the main building; that is, in the space between the main building's front wall and the front lot line, between the imaginary lines extending forward from the main building's side walls.		
a) Minimum distance from a street line	Front set-back indicated for the main building in the specifications grid		
b) Minimum distance from a lot line	N/A	2 m	2 m
c) Minimum distance from a main building	3 m	3 m	3 m
	The distance may be reduced to 2 m if the accessory building is connected to the main building by its roof, awning, or portico.		
d) Minimum distance from an accessory building	3 m	3 m	3 m
e) Maximum number per lot	1		
f) Maximum size	75 m ² , but no bigger than the main building		
g) Maximum height	7 m, but no taller than the main building		
h) Number of storeys	1		
i) Garage door height	3 m		
2. Shed	No	Yes	Yes
a) Minimum distance from a street line	Front set-back indicated for the main building in the specifications grid		
b) Minimum distance from a lot line	N/A	2 m	2 m

Buildings and standards	Yard		
	Front	Side	Back
	For semi-detached and row main buildings, the distance may be reduced to 1.5 m on the side of the lot line abutting the main building.		
c) Minimum distance from a main building	3 m	3 m	3 m
	The distance may be reduced to 2 m if the accessory building is connected to the main building by its roof, awning, or portico.		
d) Minimum distance from an accessory building	3 m	3 m	3 m
e) Maximum number per lot	2		
f) Maximum size	25 m ² , but no bigger than the main building		
g) Maximum height	7 m, but no taller than the main building		
h) Number of storeys	1		
3. Pool house	No	Yes	Yes
a) Minimum distance from a street line	Front set-back indicated for the main building in the specifications grid		
b) Minimum distance from a lot line	N/A	2 m	2 m
	3 m	3 m	3 m
c) Minimum distance from a main building	The distance may be reduced to 2 m if the accessory building is connected to the main building by its roof, awning, or portico.		
d) Minimum distance from an accessory building	3 m	3 m	3 m
e) Maximum number per lot	2		
f) Maximum size	50 m ² , but no bigger than the main building		
g) Maximum height	7 m, but no taller than the main building		
h) Number of storeys	1		
4. Home greenhouse	No	Yes	Yes
a) Minimum distance from a street line	Front set-back indicated for the main building in the specifications grid		
b) Minimum distance from a lot line	N/A	2 m	2 m
	3 m	3 m	3 m
c) Minimum distance from a main building	The distance may be reduced to 2 m if the accessory building is connected to the main building by its roof, awning, or portico.		
d) Minimum distance from an accessory building	3 m	3 m	3 m
e) Maximum number per lot	2		
f) Maximum size	25 m ² , but no bigger than the main building		
g) Maximum height	7 m, but no taller than the main building		
h) Number of storeys	1		

Buildings and standards	Yard		
	Front	Side	Back
5. Guest house (additional use)	No	Yes	Yes
a) Minimum distance from a street line	Front set-back indicated for the main building in the specifications grid		
b) Minimum distance from a lot line	N/A	2 m	2 m
c) Minimum distance from a main building	3 m	3 m	3 m
	The distance may be reduced to 2 m if the accessory building is connected to the main building by its roof, awning, or portico.		
d) Minimum distance from an accessory building	3 m	3 m	3 m
e) Maximum number per lot	1		
f) Maximum size	50 m ² , but no bigger than the main building		
g) Maximum height	7 m, but no taller than the main building		
h) Number of storeys	1		
i) Special conditions	A gallery or stoop (with or without eaves) may be built on 2 of the main walls of the accessory building to a maximum depth of 2 m.		
6. Hobby farm building (additional use)	No	Yes	Yes
a) Minimum distance from a street line	Front set-back indicated for the main building in the specifications grid		
b) Minimum distance from a lot line	N/A	2 m	2 m
c) Minimum distance from a main building	3 m	3 m	3 m
d) Minimum distance from an accessory building	3 m	3 m	3 m
e) Maximum number per lot	1		
f) Maximum size	75 m ² , but no bigger than the main building		
g) Maximum height	7 m, but no taller than the main building		
h) Number of storeys	1		

DIVISION C – ACCESSORY BUILDINGS TO COMMERCIAL, INDUSTRIAL, PUBLIC, AND AGRICULTURAL USES

102. Permitted accessory buildings

Accessory buildings required for main uses in the Commercial, Industrial, Public, or Agricultural groups are permitted under the conditions set out in this division. These buildings may include but are not limited to:

1. Reception and service buildings for guests;
2. Storage buildings for merchandise, machinery, or vehicles;
3. Storage buildings for garbage and recycling bins;
4. Buildings used for site security;

5. Buildings used for additional uses that are permitted to take place in accessory buildings.

103. Presence of a main building

If an accessory building is to be built on a lot, a main building must be located on the same lot.

Notwithstanding the first paragraph, the designated official may issue building permits for main and accessory buildings at the same time. If a main building is not erected within the timeframe specified in the building permit, the accessory building, if it was built first, must be removed or demolished. The space must be developed in accordance with Chapter XI of this by-law within 30 days of removal or demolition. If the removal or demolition occurs between November 1 of one year and April 30 of the following year, development must be completed by June 30.

Notwithstanding the first paragraph, an accessory building may be built on a lot despite a lack of main building on the lot if this by-law permits a main use for the lot that does not require a main building.

104. Applicable standards

The following standards apply to buildings that are accessory to main uses in the Commercial, Industrial, Public, or Agricultural groups:

1. The number of accessory buildings is not limited.
2. The footprint of an accessory building is not limited.
3. The total footprint of accessory buildings must not exceed:
 - a) 20% of the lot area for lots with an area of less than 1,500 m²
 - b) 10% of the lot area for lots with an area of 1,500 m² or more
4. The maximum height of an accessory building is 8 metres. Notwithstanding the above, the height may be increased to 12 metres if the use requires additional height, for example, to store tall machinery or large industrial parts.
5. The maximum number of storeys is 1. A mezzanine-style half-floor may be built inside.
6. An accessory building may not be built in a front yard.
7. An accessory building may be built in a side or back yard.
8. The set-backs indicated in the specifications grid apply.
9. An accessory building must be at least 3 metres away from a main building.
10. Accessory buildings must be at least 3 metres apart from each other.

CHAPTER VII: PROVISIONS FOR ACCESSORY STRUCTURES

DIVISION A – GENERAL PROVISIONS

105. General provisions

This chapter identifies permitted accessory structures, prescribes applicable standards, and determines specific conditions for the erection or use of an accessory structure.

The authorization of an accessory structure implies the authorization of the associated accessory use.

106. Presence of a main building

If an accessory structure is to be built on a lot, a main building must be located on the same lot, unless the structure is:

1. A fence required for a use in the Agriculture group
2. A retaining wall
3. An underground pipe or an overhead power line
4. On a lot where this by-law permits a main use without a main building to take place

107. Applicable standards

The following standards apply to all accessory structures:

1. An accessory structure must be built outside the boundaries of an easement unless a written statement is provided by the person(s) affected by that easement, giving permission to build within it.
2. Division C of Chapter V applies.
3. Train and subway cars, vehicles, airplanes, trailers, and similar structures may not be used in a structure, either in whole or in part.
4. Every part of an accessory structure, whether underground, on the ground, or overhanging, must comply with the relevant siting standards (set-backs, distance, etc.).
5. Notwithstanding any provisions to the contrary, an accessory structure within a 7-metre sight triangle may not exceed 1 metre in height.
6. In the event of a conflict between the specific provisions of Chapter XII relating to water and wetlands and those of this chapter, the more restrictive provisions shall apply.

108. Accessory structures on main building roofs

An accessory structure identified in this section may be erected on the flat roof of a main building (in addition to any accessory structures required by the *Construction Code*) under the following conditions:

1. A main building whose use is part of categories H1, H2, and H3 (single, two-, and three-family dwellings) may have the following structures: a patio and the associated furniture, or a screen or similar roofless structure.
2. A main building whose use is part of categories H4 (Multi-Family Residences), C5 (Restaurant and Food Services), C6 (Accommodation), C7 (Indoor Recreation Businesses), or C8 (Outdoor Recreation Business) may have the following structures: a patio and the associated furniture, a screen or similar roofless structure, or a spa.
3. The structure may not exceed 3 metres in height.

4. If the structure is 1 metre tall or less, it is not considered in the calculation of the main building's height in metres.
5. If the structure is more than 1 metre tall and is more than 50% openwork (for example, spacing between the slats of a screen), it is not considered in the calculation of the main building's height in metres.
6. If the structure is more than 1 metre tall and is set back from the front wall by at least twice its height, it is not considered in the calculation of the main building's height in metres.

DIVISION B – ACCESSORY STRUCTURES TO RESIDENTIAL USES

109. Permitted accessory structures and applicable standards

The following table identifies the accessory structures that are permitted and prohibited in each yard, as well as the standards that apply to those structures. Where applicable, the table refers to chapters, divisions, and sections of this by-law.

Unless otherwise specified in the following table or in this by-law, the following general conditions apply:

1. An accessory structure is permitted in the associated yard (front, side, or back) if the word "Yes" appears beside it.
2. An accessory structure is prohibited in the associated yard (front, side, or back) if the word "No" appears beside it.
3. An accessory structure may be located separately from or adjacent to a building or other structure.
4. An accessory structure may be located at the lot line (zero set-back from the lot line).
5. The number of structures is not limited.
6. There is no limit to the size of the structure.
7. There is no height limit, though an accessory structure may not be taller than the main building.
8. Where a minimum set-back from a side lot line is required, this distance may be reduced to 0.6 metres if an accessory structure is attached to a semi-detached or row main building. This condition applies only to the shared-wall side of the main building.

Table 29: Accessory structures and applicable standards

Structures and standards	Yard		
	Front	Side	Back
1. Gallery, balcony, or stoop (with or without eaves)	Yes	Yes	Yes
a) Minimum distance from a lot line	3 m	1.5 m	2 m
b) Maximum depth (calculated from the building wall)	3.1 m	3.1 m	–
2. Portico, awning, or canopy	Yes	Yes	Yes
a) Minimum distance from a lot line	3 m	1.5 m	2 m
b) Maximum depth (calculated from the building wall)	3.1 m	3.1 m	–
3. Stairway, ramp, or accessibility structure	Yes	Yes	Yes
a) Minimum distance from a lot line	3 m ⁽¹⁾	1.5 m	1.5 m

Structures and standards	Yard		
	Front	Side	Back
	⁽¹⁾ This distance may be reduced to 0.6 m if the front yard is less than 3 m deep.		
4. Sidewalk, pavement, pathway, step, or stairway constructed on the property	Yes	Yes	Yes
5. Patio	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Maximum height from ground	0.6 m		
6. Veranda	Yes	Yes	Yes
a) Minimum distance from a lot line	Main building set-backs apply (see specifications grids)	2 m	2 m
b) Maximum number permitted	One (1) per lot		
c) Maximum height	5 m		
d) Maximum size	30 m ²		
7. Detached carport	No ⁽¹⁾	Yes	Yes
a) Special conditions	⁽¹⁾ If the front yard is more than 20 m deep, the structure may be installed in the front yard. The structure must not be built directly in front of the main building; that is, in the space between the main building's front wall and the front lot line, between the imaginary lines extending forward from the main building's side walls.		
b) Minimum distance from a lot line	Main building set-backs apply (see specifications grids)	2 m	2 m
c) Maximum number permitted	One (1) per lot		
d) Maximum size	75 m ²		
e) Maximum height	5 m		
f) Minimum distance from a main building	3 m		
g) Minimum distance from an accessory building	Detached garage 0 m Other accessory building 2 m		
h) Special conditions	The walls must be at least 60% open on each side. A storage space, no more than 5 m ² in size, may be built into a carport as long as it does not interfere with vehicle parking.		
8. Garden pavilion	No	Yes	Yes
a) Minimum distance from a lot line	–	2 m	2 m
b) Maximum number permitted	One (1) per lot		
c) Maximum height	5 m		

Structures and standards	Yard		
	Front	Side	Back
d) Maximum size	30 m ²		
e) Minimum distance from a main building	3 m		
f) Minimum distance from an accessory building	2 m		
9. Wood shed	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Maximum number permitted	One (1) per lot		
c) Maximum height	2.5 m		
d) Maximum size	15 m ²		
10. Fence (including entrance gate)	Yes	Yes	Yes
a) Minimum distance from a street	1 m	–	–
b) Minimum distance from a fire hydrant	1 m	–	–
c) Maximum height	1.2 m	2 m	2 m
d) Permitted projection	Posts and post caps may exceed the height limit by 0.3 m, as calculated from the top rail.		
e) Permitted materials	Wood, metal, PVC, aluminum, stonework, glass		
f) Fence components	Any fence made of wire mesh or PVC must include line posts, tension bands or bars, and top rails to secure the insides of the fence panels.		
g) Special conditions	<p>The by-law requires a different height in some situations.</p> <p>For swimming pools, the <i>Residential Swimming Pool Safety Regulation</i> (CQLR c. S-3.1.02, r. 1) applies.</p> <p>The use of barbed wire is prohibited.</p>		
11. Low wall	Yes	Yes	Yes
a) Minimum distance from a street	1 m	–	–
b) Minimum distance from a fire hydrant	1 m	–	–
c) Maximum height	1 m	1 m	1 m
d) Permitted materials	Wood, stone, and stonework		
e) Special conditions	A low wall may be installed on successive levels if the ground conditions so require. In this case, each low wall must be installed at least 1 m apart.		
12. Retaining wall	Yes	Yes	Yes
a) Height and materials	The height and materials required for the retaining wall must be determined by an engineer.		
b) Special conditions	Plants (e.g. climbing plants) must be planted above or inside the wall so that at		

Structures and standards	Yard		
	Front	Side	Back
	least 50% of its surface is concealed by them.		
c) Special conditions for lots where main buildings are planned	Where a retaining wall is required in the front yard of a lot where a main building is planned, it must be at least 7.5 m away from the front lot line.		
13. Pool	No	Yes	Yes
a) Minimum distance from a lot line (calculated from the pool wall)	–	1.5 m	1.5 m
b) Minimum distance from a main building	2 m		
c) Minimum distance from an overhead power line	2 m		
d) Special conditions	The <i>Residential Swimming Pool Safety Regulation</i> (CQLR c. S-3.1.02, r. 1) applies.		
14. Spa	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Minimum distance from a main building	1 m		
c) Minimum distance from an overhead power line	2 m		
15. Sauna	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Maximum height	4 m		
c) Maximum size	10 m ²		
d) Minimum distance from a main building	1 m		
16. Outdoor fireplace or fire pit	No	Yes	Yes
a) Minimum distance from a lot line	–	5 m	5 m
b) Minimum distance from a main building		5 m	5 m
17. Stand for watersport equipment (such as kayaks)	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Maximum size	Width: 6 m Depth: 2 m Height: 4 m		
18. Playground, sports equipment	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
19. Garden furniture	Yes	Yes	Yes
20. Decorative element	Yes	Yes	Yes
21. Clothesline	No	Yes	Yes
22. Playset, playhouse, swing set	No ⁽¹⁾	Yes	Yes

Structures and standards	Yard		
	Front	Side	Back
a) Special conditions	⁽¹⁾ If a front yard is more than 15 m deep, a structure may be installed there, provided it is at least 10 m from the front lot line.		
b) Minimum distance from a lot line	–	0.5 m	0.5 m
23. Miscellaneous storage box or shelter	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Maximum size	2 m ²		
24. Pet shelter (doghouse)	No	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Maximum height	3 m		
c) Maximum size	5 m ²		
d) Number permitted	2 per lot		
25. Chicken coop and run	No	Yes	Yes
a) Minimum distance from a lot line	–	2 m	2 m
b) Maximum number of hens allowed	Lots less than 1,500 m ² in size: 3 Lots 1,500 m ² or greater in size: 5		
c) Maximum size	Chicken coop: 5 m ² Run: 5 m ²		
d) Maximum number permitted	One (1) per lot		
e) Maximum height	Chicken coop: 2 m Run: 1.2 m		
f) Minimum distance from a main building	1 m		
g) Minimum distance from an accessory building	1 m		
h) Minimum distance from a groundwater withdrawal system	30 m (may be reduced to 15 m with a professional recommendation stating that groundwater will not be affected)		
i) Special condition	<ul style="list-style-type: none"> - Hens must be kept in their coop or run at all times. - Coops must have an attached run. - Galvanized metal fencing is permitted. - Roosters are prohibited. - Breeding is prohibited. - Selling eggs is prohibited. 		
26. Heat pump, air conditioner, and generator	No	Yes	Yes
a) Minimum distance from a lot line	–	2 m	2 m
b) Location	Window air conditioners are permitted on all walls.		
c) Plant screen	If the air conditioner is in the side yard or a yard adjacent to a street, a plant screen tall enough to conceal it must be planted.		
27. Tank and cylinder	No	Yes	Yes

Structures and standards	Yard		
	Front	Side	Back
a) Minimum distance from a lot line	–	2 m	2 m
b) Plant screen	If the tank or cylinder is in the side yard or a yard adjacent to a street, a plant screen tall enough to conceal it must be planted.		
c) Special conditions	Tanks and cylinders that are no longer in use must be removed or stored inside a building.		
28. Solar panel	No	Yes	Yes
a) Minimum distance from a lot line	–	2 m	2 m
b) Special conditions	Can be installed on the ground or on the roof of a building.		
29. Garbage and recycling bins and bin shelters	Yes	Yes	Yes
a) Minimum distance from a lot line	1.5 m	1.5 m	1.5 m
b) Maximum size	2.5 m ²		
c) Maximum height	1.5 m		
30. Domestic wind turbine	No	Yes	Yes
a) Minimum lot size	10,000 m ²		
b) Minimum distance from a lot line	–	25 m	25 m
c) Maximum height	10 m, not exceeding the average height plus 5 m of the treetops within a radius of 30 m, measured at the highest vertical point of the blades		
d) Minimum distance from a main building	15 m or twice the height of the wind turbine		
e) Distance from a collective heritage element identified in the <i>By-Law Regarding Town Planning</i>	30 m		
f) Special conditions	<ul style="list-style-type: none"> - Electrical lines must be underground. - Maximum volume measured at the lot line: 50 dBA. - If a turbine stops working, it must be removed within 3 months. The land must be restored to its natural state. 		
31. Satellite dish with a diameter of 1 m or less	Yes	Yes	Yes
a) Minimum distance from a lot line	–	1.5 m	1.5 m
b) Maximum number for uses in the Residential group	One (1) per unit		
c) Type of installation	On the ground or on a main or accessory building		
d) Special conditions	<ul style="list-style-type: none"> - A satellite dish must not be installed on projections or accessory structures (galleries, balconies, porticoes, etc.). - A satellite dish must not block or be installed in front of openings. - A satellite dish installed on the ground must be placed in the back yard. 		

Structures and standards	Yard		
	Front	Side	Back
32. Outdoor lighting installed on the ground or on a post	Yes	Yes	Yes
a) Minimum distance from a lot line	1.5 m	1.5 m	1.5 m
b) Special conditions	The light must be directed downward or at no more than a 75° angle from the ground. Translucent shades are prohibited unless it can be shown that the light direction is compliant.		
33. Outdoor lighting on a building or structure	Yes	Yes	Yes
a) Special conditions	The light must be directed downward or at no more than a 75° angle from the ground. Translucent shades are prohibited unless it can be shown that the light direction is compliant.		
34. Underground pipe, overhead power line	Yes	Yes	Yes
35. Bike rack	Yes	Yes	Yes
36. Electric vehicle charger	Yes	Yes	Yes
37. Parking area and curb cut	See Chapter IX		
38. Sign	See Chapter X		
39. Dock	Yes	Yes	Yes
a) Maximum number per lot	1		
b) Maximum size	20 m ²		
c) Maximum length	10 m, but not more than 1/10 of the width of the bed of the watercourse		
d) Minimum distance from lot lines	3 m (considering the imaginary extension of the lines)		
e) Special conditions	<p>A dock must be physically attached to the shoreline. The part attached to the shoreline must be a footbridge no more than 1.2 m in width. It must be at least 2.4 m long to clear the structure from the shoreline.</p> <p>A permanent vertical structure more than 1 m tall is not permitted on a dock.</p> <p>A dock must not prevent water from flowing freely.</p>		
40. Septic system	Yes, in accordance with c. Q-2, r. 22		
41. Water withdrawal system	Yes, in accordance with c. Q-2, r. 35.2		
42. Geothermal system	Yes, in accordance with c. Q-2, r. 35.2		

DIVISION C – ACCESSORY STRUCTURES TO COMMERCIAL, INDUSTRIAL, PUBLIC, OR AGRICULTURAL USES

110. Additional accessory structures permitted for uses in the Commercial, Industrial, Public, or Agricultural groups

In addition to the structures permitted under Division B of this chapter, the following table indicates the accessory structures that are permitted and prohibited in yards of lots whose uses are in the Commercial, Industrial, Public, or Agricultural groups, as well as the applicable standards.

Table 30: Permitted accessory structures and applicable standards

Structure	Yard		
	Front	Side	Back
1. Commercial patio	Yes	Yes	Yes
a) Special conditions	See section 111		
2. Shelter or stand for equipment rental, customer service, or similar activities	No	Yes	Yes
a) Minimum distance from a lot line	–	5 m	5 m
3. Shelter, enclosure, or dumpster for recyclable and residual materials	No	Yes	Yes
a) Minimum distance from a lot line	–	2 m	2 m
4. Cart or equipment shelter	No	Yes	Yes
a) Minimum distance from a lot line	–	5 m	5 m
b) Maximum size	10 m ²		
c) Special conditions	A shelter is permitted in the front yard for businesses that require a cart shelter (e.g. grocery and hardware stores).		
5. Enclosed or semi-enclosed space used for electrical or similar installations	No	Yes	Yes
a) Minimum distance from a lot line	–	5 m	5 m
6. Donation box (clothing)	No	No	Yes
a) Zones where donation boxes are allowed	Mixed (MIX)		
b) Minimum distance from a lot line	–	–	5 m
c) Number permitted	2 per lot		
d) Special conditions	A donation box is permitted on land that is used for commercial or public purposes. The box must be installed with the permission of the landowner and associated with an organization or business operating within the RCM.		
7. Gas tank, cylinder, fuel pump island, shelter for related services	No	Yes	Yes
a) Minimum distance from a lot line	–	5 m	5 m

Structure	Yard		
	Front	Side	Back
a) Gas station canopy	A canopy may be installed over gas pumps. The minimum distance from a lot line applies.		
b) Plant screen	If the tank or cylinder is in the side yard or a yard adjacent to a street, a plant screen tall enough to conceal it must be planted.		
c) Special conditions	Tanks and cylinders that are no longer in use must be removed or stored inside a building. These structures are permitted in the front yards of gas stations.		
8. Structure required for an agricultural use or its additional use	Yes	Yes	Yes
a) Minimum distance from a lot line	7 m	5 m	5 m
9. Satellite dish with a diameter of more than 1 m	No	No	Yes
a) Minimum distance from a lot line	Main building set-backs apply (see specification grids)		
b) Maximum number per lot	1		
c) Type of installation	Ground only		
10. Fence (including entrance gate)	Yes	Yes	Yes
a) General note	Division B applies in addition to the conditions below.		
b) Maximum height for a public, agricultural, or sports field/court use (e.g. tennis court)	1.2 m	4 m	4 m
c) Permitted materials	Chain link		
d) Fence components	Any fence made of chain link must include line posts, tension bands or bars, and top rails to secure the insides of the fence panels.		

111. Commercial patios

A commercial patio may be installed under the following conditions:

1. A patio is permitted for a main use in categories C1, C5, C7, C8, C9 (if a restaurant is present), P1 and P2, as well as use codes C6-01 to C6-04.
2. Notwithstanding paragraph 1, a patio is prohibited for a non-conforming main use or inside a Residential and Forestry (RF) or Residential and Resort (RV) zone.
3. A patio may be installed in a parking area, as long as it does not encroach upon the driveway or the minimum required parking spaces under this by-law.
4. A patio must be at ground level or at the level of the main building's ground floor.
5. A patio must be at least 1.5 metres away from lot lines.
6. A patio must not be more than 50% of the size of the floor area occupied by the main use in the building to which it is attached.
7. A patio may be covered by a portico, awning, or canopy.

8. A patio may be surrounded by a retractable screen, mosquito net, or similar.
9. Patio lighting must be pointed downward.
10. Except for grassy portions, the floor of a patio must be made of a non-slip material.
11. The outside of the patio must be surrounded by shrubs, flowers, or potted plants.

CHAPTER VIII: PROVISIONS FOR TEMPORARY BUILDINGS AND STRUCTURES

DIVISION A – GENERAL PROVISIONS

112. General provisions

This chapter identifies permitted temporary buildings and structures, prescribes applicable standards, and determines specific conditions for the erection or use of a temporary building or structure.

The authorization of a temporary building or structure implies the authorization of the associated temporary use.

113. Presence of a main building

The construction of a temporary building or structure on a lot does not require the presence of a main building on the same lot unless that building or structure is:

1. A temporary winter shelter for road vehicles
2. A temporary door shelter

114. Applicable standards

The following standards apply to all temporary buildings and structures:

1. A temporary building or structure must be built outside the boundaries of an easement unless a written statement is provided by the person(s) affected by that easement, giving permission to build within it.
2. Every part of a temporary building or structure, whether underground, on the ground, or overhanging, must comply with the relevant siting standards (set-backs, distance, etc.).
3. Notwithstanding any provisions to the contrary, an accessory structure within a 7-metre sight triangle may not exceed 1 metre in height.
4. In the event of a conflict between the specific provisions of Chapter XII relating to water and wetlands and those of this chapter, the more restrictive provisions shall apply.

DIVISION B – TEMPORARY BUILDINGS AND STRUCTURES FOR ALL USE GROUPS

115. Permitted temporary buildings and structures

The following table identifies the temporary buildings and structures that are permitted and prohibited in yards, as well as the standards that apply to those buildings and structures. Where applicable, the table refers to chapters, divisions, and sections of this by-law.

Unless otherwise specified in the following table or in this by-law, the following general conditions apply:

1. A building or structure is permitted in the associated yard (front, side, or back) if the word "Yes" appears beside it.
2. A building or structure is prohibited in the associated yard (front, side, or back) if the word "No" appears beside it.
3. An accessory building or structure may be located separately from or attached to a building or other structure.
4. An accessory structure may be located at the lot line (zero set-back from the lot line).
5. The number of buildings and structures is not limited.

6. The footprint size is not limited.
7. The height is not restricted, but cannot exceed the maximum height allowed for a main building in the applicable zone's specifications grid.

Table 31: Permitted temporary buildings and structures and applicable standards

Building/structure	Yard		
	Front	Side	Back
1. Temporary winter shelter for road vehicles	Yes	Yes	Yes
a) Minimum distance from a lot line	0.3 m	1 m	1 m
b) Minimum distance from a curb, ditch, or sidewalk	2 m	–	–
c) Maximum size	30 m ²		
d) Maximum number per lot	One (1) per unit or one (1) per building		
e) Permitted duration	Between October 15 of one year and May 15 of the following year		
f) Location	Inside the parking area		
g) Permitted materials	A shelter must be made of canvas or plastic and mounted on a metal, plastic, or wood frame.		
h) Special conditions	Outside of the permitted dates, a shelter and its structure must be removed and stored. A shelter must be designed by a manufacturer.		
2. Temporary door shelter	Yes	Yes	Yes
a) Minimum distance from a lot line	0.3 m	1 m	1 m
b) Minimum distance from a curb, ditch, or sidewalk	2 m	–	–
c) Maximum size	6 m ²		
d) Permitted duration	Between October 15 of one year and May 15 of the following year		
e) Special conditions	Outside of the permitted dates, a shelter and its structure must be removed and stored. A shelter must be designed by a manufacturer.		
3. Snow fence	Yes	Yes	Yes
a) Minimum distance from a street	1 m	–	–
b) Permitted duration	Between October 15 of one year and May 15 of the following year		
c) Special conditions	Outside of the permitted dates, a snow fence must be removed and stored.		
4. Fence and barricade used to block access to authorized construction sites	Yes	Yes	Yes
a) Minimum distance from a street	1 m	–	–
5. Temporary shelter or structure required for a social, sporting, or cultural activity	Yes	Yes	Yes

Building/structure	Yard		
	Front	Side	Back
a) Minimum distance from a lot line	2 m	2 m	2 m
b) Permitted duration	Duration of the activity. A shelter or structure may be installed on-site no more than 4 days before the activity begins. It must be removed no later than 4 days after the activity ends.		
6. Temporary building or structure on a construction site, including a dumpster and sales office	Yes	Yes	Yes
a) Minimum distance from a lot line	2 m	2 m	2 m
b) Permitted duration	Duration of the construction, without exceeding the period authorized in the permit or certificate issued for its completion.		
c) Location	Must be located on the property where the work is being done.		
7. Temporary building or structure built following a fire or during work on another building related to the main use	Yes	Yes	Yes
a) Minimum distance from a lot line	Main building set-backs apply (see specifications grids)	2 m	2 m
b) Permitted duration	48 months or until the necessary work is complete		
c) Location	Must be located on the property where the disaster occurred or on the property where the work is being done.		
8. Container to dispose of goods during a move, transfer commercial goods, or similar	Yes	Yes	Yes
a) Minimum distance from a lot line	2 m	2 m	2 m
b) Permitted duration	14 days		
c) Location	Within the parking area of the lot involved in the move, transfer of goods, or similar activity.		
9. Temporary stand for the sale of produce or horticultural products (where this temporary use is permitted under Chapter IV)	Yes	Yes	Yes
a) Minimum distance from a lot line	3 m	3 m	3 m
b) Maximum size	40 m ²		
10. Temporary stand for the sale of agricultural products (where this additional use is permitted under Chapter III)	Yes	Yes	Yes
a) Minimum distance from a lot line	3 m	3 m	3 m
b) Maximum size	40 m ²		

CHAPTER IX: PROVISIONS FOR PARKING AREAS

DIVISION A – PARKING AREA REQUIREMENTS

116. General requirement

A parking area must be developed on all lots where a use takes place and where required by this by-law.

117. Occupying parking areas for purposes other than parking

A parking area may be occupied for purposes other than parking if expressly permitted under this by-law. This occupancy must not reduce the mandatory minimum number of parking spaces, unless otherwise indicated in this by-law.

118. Mandatory minimum number of parking spaces

The mandatory minimum number of parking spaces is indicated in the table to this section, following the classification of main uses established in Division A of Chapter II.

The minimum number of parking spaces is an ongoing requirement; the spaces must be available on the lot for as long as a use is taking place. The requirement to provide a certain number of spaces also applies to an extension of an existing use and to a change of use.

If an additional use takes place and Chapter III of this by-law states that the parking provisions apply, additional parking spaces must be provided in the parking area (in addition to the spaces required for the main use). The number of spaces is to be determined by treating the additional use as a main use in the table to this section.

Parking spaces, in order to be recognized as such and to meet the minimum requirements, must be accessible at all times and must not require vehicles to move to allow others to enter or exit them. This requirement does not apply to residential uses in categories H1, H2, and H3, in which spaces may be located behind each other.

For the purpose of calculating the mandatory minimum number of spaces, more than one-half (0.5) of a space must be considered as a full additional space to provide.

Table 32: Minimum number of parking spaces

Category	Description	Minimum number of parking spaces
Residential group		
H1	Single-family residence	2 spaces per unit
H2	Two-family residence	2 spaces per unit
H3	Three-family residence	2 spaces per unit
H4	Multi-family residence	2 spaces per unit
Commercial group		
C1	Retail	1 space per 30 m ² of floor area
C2	Personal Services	1 space per 30 m ² of floor area
C3	Professional and Other Services	1 space per 30 m ² of floor area
C4	Arterial Trade and Services	C4-01: 1 space per 30 m ² of floor area Other: 1 space per 75 m ² of floor area
C5	Restaurant and Food Services	1 space per 10 m ² of floor area

Category	Description	Minimum number of parking spaces
C6	Accommodation	1 space per accommodation unit or campsite
C7	Indoor Recreation Businesses	1 space per 5 seats or 1 space per 30 m ² of floor area
C8	Outdoor Recreation Businesses	Minimum of 15 spaces
C9	Service Stations	Minimum of 3 spaces, plus the spaces required for the uses in categories C1 and C5, as applicable
C10	Vehicle Trade and Services	1 space per 75 m ² of floor area
C11	Heavy and Para-Industrial Trade and Services	1 space per 75 m ² of floor area
C12	Specialty Trade and Services	C12-01: 1 space per 10 m ² of floor area C12-02 to C12-04: 1 space per 30 m ² of floor area Other: 1 space per 75 m ² of floor area
Industrial group		
I1	Light Industry	1 space per 125 m ² of floor area
I2	Agroforestry Industry	1 space per 125 m ² of floor area
I3	Extractive Activity	Minimum of 10 spaces
Public group		
P1	Institutions and Administrative Services	P1-03: 1 space per 2 rooms, plus 1 space per 2 employees P1-05 to P1-06: 1 space per class, plus 1 space per 2 employees Other: 1 space per 30 m ² of floor area
P2	Municipal Services	P2-01, P2-02, P2-05: 1 space per 30 m ² of floor area P2-04: 1 space per 5 seats or 1 space per 30 m ² of floor area Other: none
P3	Worship Services	1 space per 5 seats or 1 space per 30 m ² of floor area
P4	Public Utilities	None
Agricultural group		
A1	Cultivation and Maple Sugaring	Minimum of 3 spaces
A2	Animal Husbandry	Minimum of 3 spaces

119. Minimum number of parking spaces for persons with reduced mobility

Of the parking spaces to be provided by uses in the Commercial, Industrial, Public, and Agricultural groups, at least one (1) must be created for persons with reduced mobility.

If a parking area has more than 30 spaces, one (1) additional space for persons with reduced mobility must be provided for every 30 spaces or portion thereof.

The parking spaces for persons with reduced mobility must be located near the building's main entrance or an entrance that is accessible to persons with reduced mobility.

120. Exemption from providing the minimum number of parking spaces

If an applicant for a permit or certificate relating to a Commercial, Industrial, Public, or Agricultural use applies for an exemption, the Municipal Council may exempt them from providing one or more parking spaces.

The application must be accompanied by a document justifying the request and a fee must be paid for each exempted space. This fee is set in the *By-Law Regarding Taxes, Tariffs, Service and Compensation Costs*.

The Municipal Council must pass a resolution to decide whether to grant the exemption.

If granted, the exemption must not reduce the number of parking spaces to be provided for persons with reduced mobility.

The fees required under this section shall be deposited in a parking fund and be used only for the purchase or development of parking infrastructure.

DIVISION B – LOCATION AND DEVELOPMENT OF PARKING AREAS**121. Location of parking areas**

A parking area must be located on the lot where the use it serves is located, unless otherwise permitted in this division.

122. Location of parking areas for uses in the Residential group

The following siting standards apply to parking areas for uses in the Residential group:

1. A parking area must connect directly to a street that is adjacent to the lot on which it is located.
2. A driveway may connect an adjacent lot under the following conditions:
 - a) The adjacent lot must be zoned as H1 – Single-Family Residence.
 - b) The driveway may serve no more than 2 lots.
 - c) The driveway and curb cut may be located entirely on either lot (with a portion of the driveway serving the other lot) or it may be located on the shared lot line, in which case the minimum set-back does not apply in that location.
 - d) Parking spaces must be provided on both lots.
 - e) The owners of each immovable must give their permission and an easement must be registered.
3. A driveway is permitted in the front yard of any lot, or in the side yard of a corner lot or corner through lot.
4. Parking spaces are permitted in all yards.
5. A parking area must be located outside the 7-metre sight triangle.
6. A parking area may only occupy a certain percentage of a front yard, namely:
 - a) Detached buildings: 30%
 - b) Semi-detached buildings: 50%
 - c) Row buildings: 60%
7. Other than the part of a main building to which a garage or car shelter is attached, a parking area for a single-family dwelling (H1) is not permitted directly in front of the main building (that is, in the space between the main building's front wall and the front lot line, between the imaginary lines extending forward from the main building's side walls). This prohibition does not apply to a lot with a U-shaped driveway.

8. Except for its driveway, a parking area must be at least 2 metres away from a front lot line.
9. A parking area must be at least 1 metre away from side and back lot lines.
10. A parking area for a multi-family residence (H4) may not be created in a front yard. In addition, the parking area must be at least 1.5 metres away from the walls of the main building.

123. Location of parking areas for uses in the Commercial, Industrial, Public, and Agricultural groups

The following siting standards apply to parking areas for uses in the Commercial, Industrial, Public, and Agricultural groups:

1. A parking area must connect directly to a street that is adjacent to the lot on which it is located.
2. A parking area may be shared with an adjacent lot under the following conditions:
 - a) The adjacent lot's use is in the Commercial, Industrial, Public, or Agricultural groups.
 - b) The curb cut and parking area must be created on both lots. The minimum set-back does not apply to the parts of the lots where the parking area has been built.
 - c) The owners of each immovable must give their permission and an easement must be registered.
3. A parking area may be located on another lot up to 150 metres away. If so, the owners of each immovable must give their permission and an easement must be registered.
4. Parking spaces are permitted in all yards.
5. A driveway is permitted in the front yard of any lot, or in the side yard of a corner lot or corner through lot.
6. A parking area must be located outside the 7-metre sight triangle.
7. Except for its driveway, a parking area must be at least 2 metres away from a front lot line.
8. A parking area must be at least 1 metre away from side and back lot lines. This distance is increased to 2 metres if the lot is adjacent to a lot whose use is in the Residential group.

124. Minimum dimensions of parking areas (spaces and driveways)

The minimum dimensions of parking areas (spaces and driveways) are set out in the following table.

Table 33: Minimum parking area dimensions

Space angle	Space width	Space length	Driveway length	
			One-way	Two-way
0°	2.5 m	6 m	3 m	6 m
30°	2.5 m	5.5 m	3.3 m	6 m
45°	2.5 m	5.5 m	4 m	6 m
60°	2.5 m	5.5 m	5.5 m	6 m
90°	2.5 m	5.5 m	6 m	6 m

A parking space for persons with reduced mobility must be at least 3.5 metres wide.

The following standards apply to driveways that do not have parking spaces on either side:

1. A one-way driveway (in or out) must be between 3.5 metres and 5 metres wide.
2. A two-way driveway (in and out) must be between 5 metres and 8.5 metres wide. The maximum width may be increased to 10 metres for a use in the Commercial group that requires deliveries by heavy vehicles or any use in the Industrial, Public, or Agricultural groups.

125. Development of parking areas

Parking areas must be developed as follows:

1. A parking area must be surfaced with a site-appropriate material that prevents dust from being stirred up (gravel, asphalt, paving stones, concrete, hollow-core slab, gravel and turf, etc.).
2. If a parking area for a use in the Commercial, Industrial, or Public groups is adjacent to a lot whose use is in the Residential group, the parking area must be separated from the residential lot by an opaque fence, a low wall, or a hedge that is at least 1.5 metres tall. This requirement only applies if the parking area is within 5 metres of the lot line of a residential lot.
3. A parking area for one or more buildings occupied by one or more commercial sales establishments must incorporate a row of trees (tree screen) between parking blocks containing 30 parking spaces or more.
4. If a parking area has 15 spaces or more, it must be bordered by one or more swales or retention ponds to manage runoff.
5. Parking must be provided within 12 months of the time a building is occupied or work is completed.

DIVISION C – CURB CUTS

126. Location of curb cuts

The locations of curb cuts must meet the siting standards for parking areas as indicated in Division B of this chapter.

If a curb cut leads to a section of route 329 or 364 where the speed limit is greater than 50 km/h, the following conditions are added:

1. Curb cuts must be at least 100 metres apart.
2. Each curb cut must be at least 50 metres away from an intersection.

127. Number of curb cuts and minimum distance between curb cuts

One (1) curb cut is permitted per lot, except in the following cases:

1. For lots that are 30 metres in width or greater, 2 curb cuts are permitted. Curb cuts on a lot must be at least 6 metres apart for Residential uses and at least 10 metres apart for all other uses.
2. On a corner lot, through lot, or corner through lot, 2 curb cuts are permitted: one (1) curb cut per street if the lot line along the second street is more than 30 metres wide.
3. If a lot has a single-family residence use (H1), it may have a U-shaped (semicircle) parking area with 2 curb cuts that are at least 6 metres apart. The driveway joining the entrances must be one-way and no more than 4 metres wide.

128. Width of curb cuts

A curb cut must be the same width as the driveway and no wider, as indicated in Division B of this chapter.

DIVISION D – VEHICLE PARKING AND STORAGE**129. Parking on lots whose uses are in the Residential group**

The following conditions apply to the parking of vehicles on lots whose uses are in the Residential group:

1. All vehicles must park in a parking area that complies with this by-law.
2. All vehicles parked on a lot must be associated with the lot's use.
3. No more than one (1) "wheeled" and one (1) "off-road" vehicle may be stored on a lot.
4. If a vehicle is used for business purposes by the occupants of the main building, it may be parked on the lot. This vehicle must have a capacity of no more than 3,000 kg. It must be parked at least 5 metres from front lot lines.

130. Vehicle storage on lots whose uses are in the Residential group

The following conditions apply to the storage of vehicles on lots whose uses are in the Residential group:

1. No more than one (1) "wheeled" and one (1) "off-road" vehicle may be stored on a lot.
2. Vehicle storage is permitted in a side and rear yard.
3. Vehicle storage is permitted in a front yard if it is more than 20 metres deep.
4. The storage of all other vehicles is prohibited.

131. Parking on lots whose uses are in the Commercial, Industrial, Public, or Agricultural groups

The following conditions apply to the parking of vehicles on lots whose uses are in the Commercial, Industrial, Public, or Agricultural groups:

1. All vehicles must park in a parking area that complies with this by-law.
2. No vehicle may park on a lot that lacks a main building unless this by-law permits the main use on that lot to take place without a main building.
3. All vehicles parked on a lot must be associated with the lot's use.
4. A heavy vehicle cannot be parked in a front yard, unless the front yard is more than 20 metres deep and the use is not in a Residential and Forestry (RF) or Residential and Resort (RV) zone. If a heavy vehicle may be parked in a front yard, the first 5 metres of the lot (calculated perpendicularly from the street line) must be landscaped to camouflage the parking. This landscaping must be composed of shrubs that are at least 1 metre tall at the time of planting and spaced no more than 1 metre apart, as measured at the trunks. Dead or dying shrubs must be replaced within 30 days. If they cannot be replaced due to winter weather, they must be replaced by June 30 of the following year.

132. Vehicle storage on lots whose uses are in the Commercial, Industrial, Public, or Agricultural groups

The following conditions apply to the storage of vehicles on lots whose uses are in the Commercial, Industrial, Public, or Agricultural groups:

1. The storage of heavy vehicles is permitted in side and rear yards. However, vehicle storage is prohibited if a use is in a Residential and Forestry (RF) or Residential and Resort (RV) zone.

2. A vehicle storage area must be enclosed by a fence installed as follows:
 - a) The fence must be between 2 and 2.5 metres tall.
 - b) The fence must be made of varnished or stained wood, metal, PVC, aluminum, or chain link.
 - c) If a fence is more than 10% chain link (with or without slats) or other open-work material, vegetation consisting primarily of conifers must be planted around the outside of the fence.
 - d) If a fence is made of wire mesh, PVC, or chain link, it must include line posts, tension bands or bars, and top rails to secure the insides of the fence panels.
3. Notwithstanding subparagraph 2, a dense hedge may be used in place of a fence to hide a storage area. This hedge must be composed of conifers planted within 1 metre of each other (as measured at the trunks). Trunks must be at least 2 metres tall at the time of planting. Dead or dying conifers must be replaced within 30 days. If they cannot be replaced due to winter weather, they must be replaced by June 30 of the following year.

DIVISION E – LOADING AND UNLOADING AREAS

133. Location of loading and unloading areas

The following standards apply to loading and unloading areas:

1. A loading and unloading area may be created in a side or back yard, with the exception of a driveway, which may be created in any yard.
2. A loading and unloading area must be at least 5 metres away from lot lines. This distance is increased to 10 metres if the lot is adjacent to a lot whose use is in the Residential group.
3. All vehicle movements must be performed off-street.
4. A loading and unloading area must not occupy the parking spaces required under this by-law.

134. Location of curb cuts leading to loading and unloading areas

A curb cut leading to a loading and unloading area must be at least 30 metres away from an intersection. If a lot is less than 30 metres wide, its entrance must be located as far away as possible (and at least 15 metres away) from an intersection.

A loading and unloading area may share a curb cut with a parking area on the same lot.

135. Location of loading and unloading dock doors

A loading and unloading dock door must be located on the side or rear wall of a building.

A loading and unloading dock door must be installed so that vehicles using that door to load or unload do not encroach upon the lot's front yard.

136. Surfacing

All loading and unloading areas, as well as parking areas for transport vehicles (including driveways) must be paved, gravelled, concreted, or otherwise surfaced in a way that prevents dust and mud from forming.

CHAPTER X: PROVISIONS RELATING TO SIGNS

DIVISION A – GENERAL PROVISIONS

137. Scope

This division applies to the construction, installation, maintenance, and alteration of signs.

Unless otherwise specified, the term “sign” includes the structural element (case, frame, panel, post, base, structure, etc.) used to install or maintain a sign.

138. Location in yards and distance from lot lines

Unless otherwise specified, a sign must be located on the property or building where the advertised product, service, or activity is offered, sold, or takes place. This requirement does not apply to a community sign that is permitted under this by-law. In addition:

1. A sign may be displayed in any yard.
2. Unless otherwise specified, a sign must be installed at least 1 metre from the lot line of the lot on which it is located (calculated from the portion on the ground or in the air that is closest to the lot line).
3. A sign must be installed at least 1.5 metres from a sidewalk (or from a street line if there is no sidewalk).
4. If a sign is affixed to a building, its maximum permitted projection may encroach into the set-backs for the main building.

139. Prohibited sign locations

A sign may not be displayed in the following locations:

1. On a roof, balcony, gallery, stairway, chimney, or door, or in a location that blocks, conceals, or masks the same or any part thereof;
2. On a window (including a display window) or in a location that blocks, conceals, or obscures the same (does not apply to window signs permitted under this by-law);
3. On an accessory building, unless this by-law permits an additional use in that building;
4. On an accessory structure;
5. On a temporary building or structure, unless this by-law permits a temporary use in that building or structure;
6. On a tree, hedge, shrub, or landscaping element;
7. On a utility pole, fire hydrant, lamppost, or any public structure erected on private property, unless the sign is listed in subparagraphs 1 to 3 of section 146;
8. On a fence;
9. In a location that masks or conceals all or part of a traffic light, road sign, or other sign under the *Highway Safety Code* (CQLR c. C-24.2);
10. Within a 7-metre sight triangle;
11. Within 1 metre of a power line;
12. Within 2 metres of a fire hydrant.

140. Prohibited signs

The following signs are prohibited:

1. Billboards (i.e. signs that are not installed on the property or building where the product, service, or activity is offered, sold, or takes place);
2. Signs painted on buildings or structures;
3. Animated signs;
4. Partially or fully digital signs, except those specifically permitted under this chapter;
5. Signs projected onto the ground, onto a building, or into the air using audiovisual, electronic, or luminous means;
6. Signs representing an object or product;
7. Rotating and mobile signs;
8. Airborne and inflatable signs;
9. Garland- and pennant-type signs (other than garlands for special occasions);
10. Signs placed on vehicles or similar rolling equipment, or part thereof. This prohibition does not apply to the commercial identification of vehicles, provided that the identification is clearly not expressly intended to serve as a sign or billboard;
11. Signs designed to resemble or imitate an indication, a signal, a warning, or a shape related to public safety and fire services or to road traffic, other than those installed for these purposes under the *Highway Safety Code* (CQLR c. C-24.2) or another law or regulation;
12. Illuminated signs that dazzle road users, including those with intermittent, flashing, or strobe lights;
13. All other signs that are not specifically permitted in this by-law.

141. Lighting

Unless otherwise prohibited by this by-law with the words “non-illuminated,” a sign may be illuminated by reflection, meaning that an external light source turned toward the sign may be used for illumination. Any other form of lighting is prohibited.

142. Permitted sign materials

A sign may be made of:

1. Pre-painted or stained wood and imitation wood;
2. Stone, brick, marble, granite, and similar materials;
3. Wrought iron or fabricated metal that has been pre-painted or painted by the owner (except for bronze and brass, which may be left unpainted);
4. Rigid synthetic materials (high-density urethane, polymer, acrylic, etc.);
5. Self-adhesive plastic materials, provided the sign is protected from the elements (e.g. by a window).

The following materials are also permitted for temporary signs:

1. Fabric and canvas;
2. Corrugated plastic sheets;
3. Paper or cardboard, provided the sign is protected from the elements (e.g. by a window, a display, or a clear plastic cover).

143. Calculation of the size and height of signs

The size of a sign is calculated:

1. From a visible side of the sign, determined by a line joining the edges of the sign so as to form a regular geometric shape. The size of a sign may be measured in sections if those sections are irregularly shaped.
2. For self-adhesive window signs with holes or gaps between the contents, size is calculated from the outer edges, without taking into account the holes or gaps.

The height of a sign is calculated from its lowest point to its highest point.

144. Maximum projection or depth of signs

Unless otherwise specified in this by-law, a sign may be no more than 0.3 metres deep and project by no more than 0.3 metres.

145. Sandwich board signs

The following conditions apply to sandwich board signs that are permitted under this chapter:

1. One (1) sandwich board sign is permitted for every commercial establishment that has direct access to public property.
2. A sandwich board sign must be placed on the same property as the establishment for which it is advertising, in front of the premises occupied by that establishment, and near that establishment's entrance.
3. A sandwich board sign must be displayed at least 0.5 metres away from the edge of a street or sidewalk.
4. A sandwich board sign, including its frame, must be no more than 0.6 m² in size.
5. A sandwich board sign must be no more than 1 metre tall.
6. A sandwich board sign may only be displayed during the establishment's business hours.
7. A sandwich board sign must rest on the ground or on a permanent structure such as a patio or gallery, including during the winter.
8. A sandwich board sign must not prevent the unrestricted movement of persons, goods, or vehicles, or be placed in a pedestrian passageway, emergency exit, driveway, parking space, or doorway.
9. Lighting, logos, materials covering the sign's message, and ornamentation are not permitted.
10. The name of the establishment must be permanently written along the top of the sign frame.

DIVISION B – SIGNS NOT REQUIRING A CERTIFICATE OF AUTHORIZATION**146. Permanent signs**

The following permanent signs are permitted and do not require a certificate of authorization under the *By-Law Regarding Permits and Certificates*. Their size is not included in the maximum allowable sign size per establishment under Division C of this chapter.

1. Signs issued by a public authority or required by a law or regulation, including those related to the *Highway Safety Code* (CQLR c. C-24.2);
2. Public or government service signs (telephone, post office, fire hydrant, and similar);
3. Civic number signs for immovables and establishments;
4. Community signs under 10 m² in size (may be digital);
5. Flags of civic organizations or government bodies (up to 3 flags per lot);
6. Historical inscriptions or commemorative plaques on the properties or buildings to which they relate;
7. Non-illuminated identification signs (containing only the name and contact information of the service and professional) for businesses or professional services, under the following conditions:
 - a) Maximum size: 0.5 m²
 - b) Number per establishment: 1
 - c) Type: flat against the building or in the window
8. Signs identifying a product or service offered by an establishment, under the following conditions:
 - a) Maximum size: 0.5 m²
 - b) Number per establishment: 1
 - c) Type: flat against the building or in the window
9. Signs displaying an establishment's hours of operation or the date, temperature, or similar information, under the following conditions:
 - a) Maximum size: 0.25 m²
 - b) Number per establishment: 1
 - c) Type: flat against the building or in the window
10. Signs displaying the menu of a restaurant or licensed beverage establishment, under the following conditions:
 - a) Maximum size: 0.5 m²
 - b) Number per establishment: 1
 - c) Type: flat against the building or in the window
11. Signs required for a drive-thru service (of a restaurant or financial institution, for example), under the following conditions:
 - a) Maximum size: 4 m²
 - b) Number per establishment: 1
 - c) Type: flat against the building, in the window, or on a post or base
 - d) These signs may be digital

12. Directional signs to guide vehicles, cyclists, and pedestrians or to enhance the safety or convenience of customers on a property, under the following conditions:
 - a) Maximum size: 0.5 m² per sign
 - b) Number per establishment: 1 per curb cut, plus 2 signs on the property or building
 - c) Type: flat against the building, in the window, or on a post or base
13. Real estate signs on land that is part of the real estate project under the following conditions:
 - a) Maximum size: 1 m² per sign
 - b) Number per real estate project: 1
 - c) Type: on a post or base
 - d) Total height: 1.5 m
14. Non-illuminated identification signs for additional uses that are permitted throughout the municipality, when such signs are permitted under Chapter III, under the following conditions:
 - a) Maximum size: 0.5 m² per sign
 - b) Number per establishment: 1
 - c) Type: flat against the building or in the window
15. Non-illuminated identification signs for additional uses to main uses in the Residential group, when such signs are permitted under Chapter III, under the following conditions:
 - a) Maximum size: 0.5 m² per sign
 - b) Number per establishment: 1
 - c) Type: flat against the building or in the window
16. Non-illuminated identification signs for additional uses to main uses in the Commercial, Industrial, Public, or Agricultural groups, when such signs are permitted under Chapter III, under the following conditions:
 - a) Maximum size: 1 m² per sign
 - b) Number per establishment: 1
 - c) Type: flat against the building, in the window, or on a post or base

147. Temporary signs

The following temporary signs are permitted and do not require a certificate of authorization under the *By-Law Regarding Permits and Certificates*. Their size is not included in the maximum allowable sign size per establishment under Division C of this chapter.

1. Signs issued by a public authority or required by a law or regulation, including those related to the *Highway Safety Code* (CQLR c. C-24.2);
2. Public or government service signs (telephone, post office, fire hydrant, and similar);
3. Civic number signs for immovables and establishments. These signs are permitted while construction work is ongoing;
4. Signs relating to an election or public consultation held pursuant to a provincial or federal law;
5. Non-illuminated promotional signs for establishments advertising a sale, product, or service, under the following conditions:
 - a) Maximum size: 1 m²

- b) Maximum number: 2 per establishment, including portable sandwich board signs
 - c) Maximum duration: portable sandwich board signs are permitted for up to 30 days, twice per year
6. Non-illuminated signs erected on lots to advertise the rental or sale of the land, immovable, or dwelling unit where they are erected, under the following conditions:
- a) Maximum size: 3 m²
 - b) Maximum number: 1 per lot or 1 per residence or establishment. When installed on a corner or corner through lot, 2 signs are permitted on the lot
 - c) Maximum height: 2 m
 - d) Distance from a lot line: 3 m
 - e) Distance from a street line: 2 m
 - f) Maximum duration: installation at the start of the listing and removal no later than 14 days after the rental or sale
7. Non-illuminated signs on lots announcing construction or occupation projects on those lots, including the names of the professionals involved in the project:
- a) Maximum size: 3 m²
 - b) Maximum number: 1 per project or per phase of the same project. When installed on a corner or corner through lot, 2 signs are permitted on the lot
 - c) Maximum height: 2 m
 - d) Distance from a lot line: 3 m
 - e) Distance from a street line: 2 m
 - f) Maximum duration: 12 months or sooner, if the work is completed before then. Signs must be removed no later than 14 days after the work is completed
8. Non-illuminated signs on a lot advertising a temporary outdoor sale of plants and produce on that lot:
- a) Maximum size: 1 m²
 - b) Maximum number: 1 per lot
 - c) Distance from a lot line: 3 m
 - d) Distance from a street line: 2 m
 - e) Maximum duration: installation 7 days before the start of the sale and removal no later than 2 days after the end of the sale
9. Non-illuminated signs on a lot advertising a temporary yard (garage) sale on that lot:
- a) Maximum size: 1 m²
 - b) Maximum number: 1 per lot
 - c) Maximum duration: installation 4 days before the start of the sale and removal no later than 2 days after the end of the sale
10. Non-illuminated signs on a lot advertising a social, sporting, or cultural activity (or a sale associated with that activity) on that lot:
- a) Maximum size: 3 m²
 - b) Maximum height: 3 m
 - c) Maximum number: 1 per lot
 - d) Distance from a lot line: 3 m

Commenté [IW2]: Ici on parle uniquement des enseignes de type sandwich. Qu'en est-il de la durée permise pour les autres types d'enseignes promotionnelles?

Si vous ajoutez une précision à cette fin, nous vous suggérons le format suivant pour la traduction : « [...] other temporary signs are permitted for up to X days »

- e) Distance from a street line: 2 m
- f) Maximum duration: installation 7 days before the start of the sale and removal no later than 2 days after the end of the sale

DIVISION C – SIGNS REQUIRING A CERTIFICATE OF AUTHORIZATION

148. Scope

The following permanent signs are permitted, but require a certificate of authorization under the *By-Law Regarding Permits and Certificates*.

These signs are permitted for all main uses, except for uses in the Residential group. They must be related to the main use.

The standards apply to establishment types unless otherwise indicated (for example, they may apply to a lot or building type instead).

149. Standards for signs attached to buildings

One (1) attached sign (either flat, in a window, perpendicular, or on a canopy) is permitted per establishment. These signs must be installed as follows.

Table 34: Standards for signs attached to buildings

Standard	Flat	In a window	Perpendicular	On a canopy
Maximum size	0.3 m ² per linear metre of occupied main wall, but no more than 4 m ²	2 m ² , but no more than 25% of the window area	0.3 m ² per linear metre of occupied main wall, but no more than 1 m ²	4 m ² , but no more than 25% of the canopy
Maximum height	1.5 m	1.5 m	1.5 m	1.5 m
Minimum distance from the ground (as measured from the bottom of the sign)	2.4 m (does not apply if projection is less than 0.07 m)	N/A	2.4 m	N/A
Maximum projection from the wall	0.45 m	N/A	1 m	N/A
Location	Within the boundaries of the main wall on which the sign is installed, below the ceiling level of the top floor			

Fuel prices may be displayed digitally at service stations.

150. Standards for freestanding signs

One (1) freestanding sign (mounted on either a post or a base) is permitted per lot. These signs must be installed as follows.

Table 35: Standards for freestanding signs

Standard	Post (1 or 2 posts)	Base or similar structure
Maximum size	3 m ² or 5 m ² if the sign is used to advertise more than one establishment (posts are excluded from the calculation)	3 m ² or 5 m ² if the sign is used to advertise more than one establishment (bases are included in the calculation)

Standard	Post (1 or 2 posts)	Base or similar structure
Maximum height	5 m, with a maximum of 1.5 m for the sign	1.5 m
Maximum width	2 m	2 m
Maximum depth	0.75 m	0.75 m
Minimum distance from the ground (as measured from the bottom of the sign)	2.4 m	N/A
Minimum distance from the building	3 m	3 m
Minimum distance from the curb cut or parking area	1 m	1 m

Fuel prices may be displayed digitally at service stations.

DIVISION D – SIGN MAINTENANCE AND REMOVAL

151. Sign maintenance

A sign, including its base and frame, must be maintained, repaired, and kept in good condition by its owner.

If a sign is broken or damaged, it must be repaired, replaced, or removed within 30 days.

If a sign poses a danger to public safety and the stability of the structure in which it is located, it must be repaired, replaced, or removed within 48 hours. In such a situation, the sign's owner must secure the premises until the sign has been made safe.

152. Removal of signs after a use ends

A sign, including its base and frame, must be removed once its associated use ends. A sign must be removed within 30 days of its associated business or establishment closing or moving from the location.

Unless otherwise specified in this by-law, a temporary sign must be removed within 7 days of the end of the activity or promotion with which it is associated.

CHAPTER XI: PROVISIONS FOR NATURAL AREAS AND DEVELOPMENT

DIVISION A – GENERAL REQUIREMENTS

153. Mandatory and ongoing requirements of this chapter

Where this chapter requires the maintenance, preservation, or planting of vegetation, such requirements are mandatory and continuous even if a different situation prevailed before this by-law came into force. There are no acquired rights that allow a lot owner to keep a lower percentage of their lot in a natural state or plant fewer trees than required under this by-law.

DIVISION B – NATURAL AREAS

154. Requirement to keep areas in a natural state

A certain percentage of each lot, which varies depending on the lot size, must be kept in a natural state.

Table 36: Percentage of a lot to be kept in a natural state

Lot size	Percentage (%) to be kept in a natural state
Less than 1,000 m ²	10%
Between 1,000 m ² and 1,499 m ²	15%
Between 1,500 m ² and 1,999 m ²	20%
Between 2,000 m ² and 2,499 m ²	30%
Between 2,500 m ² and 2,999 m ²	35%
Between 3,000 m ² and 3,499 m ²	40%
Between 3,500 m ² and 3,999 m ²	50%
Between 4,000 m ² and 4,999 m ²	60%
Between 5,000 m ² and 6,999 m ²	70%
Between 7,000 m ² and 14,999 m ²	80%
15,000 m ² or more	90%

For a lot whose use is part of the Commercial, Industrial, or Public groups, the percentage (%) indicated in the preceding table may be reduced by 10% if the lot is 4,000 m² in size or greater and the minimum number of parking spaces to be created under Chapter IX cannot otherwise be created on the lot.

The percentage of a lot to be kept in a natural state does not include:

1. The area used for a soil absorption system, leaching field, or absorption field required under the *Regulation respecting waste water disposal systems for isolated dwellings* (CQLR c. Q-2, r. 22) or the *Environment Quality Act* (CQLR c. Q-2), with the addition of a maximum 2-metre buffer around it. An additional area corresponding to the length of a pipe running from the treatment system to the discharge, no more than one (1) metre wide, may also be excluded from the calculation;
2. The 3-metre inner protection zone for a water withdrawal or geothermal system required under the *Water Withdrawal and Protection Regulation* (CQLR c. Q-2, r. 35.2). An

additional area corresponding to the length of the required piping, no more than one (1) metre wide, may also be excluded from the calculation;

3. A driveway leading to sparking spaces.

155. Planting in areas to be kept in a natural state

Trees, herbaceous plants, and shrubs may be planted in areas that are to be kept in a natural state. The chosen species must be compatible with the environment.

DIVISION C – OPEN SPACES

156. Requirement to landscape open spaces

An open space, meaning an area that is not occupied by a building, structure, or work, or required to be kept in a natural state, must be landscaped.

157. Permitted landscaping

An open space may be restored to its natural state (by planting trees, herbaceous plants, or shrubs) or landscaped with grass, plants, shrubs, stones, rock gardens, flower beds, or gardens, in addition to the trees to be planted pursuant to this chapter.

Landscaping located within a 7-metre sight triangle may not exceed 1 metre in height.

158. Timeframe for completion of landscaping

An open space must be landscaped within 12 months of the permit or certificate being issued for the lot. If landscaping is not possible due to winter weather, it must be completed by June 30 of the following year.

DIVISION D – TREE PLANTING AND PROTECTION

159. Mandatory tree planting

A minimum number of trees must be planted and maintained on the property.

As part of the permit requirements to construct a main building, extend a main building, or change its main use, the applicant must plant a certain number of trees. This number is determined by the surface area of the lot, as described in the following table. This requirement does not apply if the number of trees in the following table is already present on the lot.

Table 37: Minimum number of trees to be planted and maintained on each lot

Lot size	Minimum number	Front yard	Side yards	Back yard
Less than 1,000 m ²	2	1	–	1
Between 1,000 m ² and 1,499 m ²	2	1	–	1
Between 1,500 m ² and 1,999 m ²	5	2	1	2
Between 2,000 m ² and 2,499 m ²	5	2	1	2
Between 2,500 m ² and 2,999 m ²	5	2	1	2
Between 3,000 m ² and 3,499 m ²	8	3	2	3

Lot size	Minimum number	Front yard	Side yards	Back yard
Between 3,500 m ² and 3,999 m ²	8	3	2	3
Between 4,000 m ² and 4,999 m ²	11	4	3	4
Between 5,000 m ² and 6,999 m ²	14	5	4	5
Between 7,000 m ² and 14,999 m ²	17	6	5	6
15,000 m ² or more	20	7	6	7

Despite the minimums required under the previous table:

1. If a front yard is less than 10 metres wide or 4.5 metres deep, the required tree(s) may be replaced by at least 2 shrubs that are at least 1 metre tall each.
2. If a side yard is less than 4.5 metres deep, the required tree(s) may be replaced by at least 2 shrubs that are at least 1 metre tall each.
3. If a back yard is less than 4.5 metres deep, the required tree(s) may be replaced by at least 2 shrubs that are at least 1 metre tall each.
4. If the minimum spacing for trees, as required in this division, cannot be achieved, trees may be replaced by at least 2 shrubs that are at least 1 metre tall each.

For the purposes of this section, a tree is counted if its trunk is 5 centimetres in diameter as measured 0.6 metres from the ground. A tree must reach at least 5 metres in height at maturity. A conifer must be 1.2 metres tall at planting and reach at least 2 metres in height at maturity.

The required tree(s) must be planted within 12 months of the relevant permit or certificate being issued. If planting is not possible due to winter weather, it must be done by June 30 of the following year.

If necessary, an owner must replace a tree within 12 months. If planting is not possible due to winter weather, it must be done by June 30 of the following year.

160. Protection of trees during construction

During construction or development work on a property, a tree that is at risk of damage, including its root system, must be protected by the following measures:

1. A protective fence, at least 1.2 metres tall, must be erected and maintained throughout the work. The fence must form a protective boundary around the tree that is at least the same size as the drip line of the tree's canopy.
2. Construction materials, soil, and debris must be kept outside the protective boundary.
3. Machinery, equipment, and workers may not move through a protective boundary, nor may construction, cutting, backfill, or similar materials be stored there.
4. If work cannot be done without entering a protective boundary, temporary entry is permitted as long as it will not kill or shorten the life of the protected tree. In such a case, the tree must be protected from physical damage by covering it with wooden boards installed externally, using plastic or steel bands, and placing at least 2 rubber strips between the boards and the trunk.

161. Location of trees to be planted

A tree must be planted at least:

1. 1.5 metres from a street line
2. 2 metres from an underground pipe
3. 3 metres from a fire hydrant
4. 5 metres from a lamppost on public property

Tree location and height must take power lines into account. The lot owner is responsible for following Hydro-Québec's recommendations on this subject.

162. Species restrictions

The following trees must be planted at least 15 metres from a street line, underground pipe, septic system, and main building:

1. Silver maple (*Acer saccharinum*)
2. Manitoba maple (*Acer negundo*)
3. Poplar (*Populus* spp.)
4. Willow (*Salix* spp.)

DIVISION E – TREE REMOVAL**163. Permitted felling**

A tree may be felled in the following cases:

1. The tree needs to be felled to allow for the construction of a building, structure, or work that is permitted under this by-law.
2. The tree needs to be felled for a use that is permitted under this by-law and does not require a building, structure, or work (such as a trail).
3. The tree is within a 5-metre radius of an existing main building or a 2-metre radius of an existing accessory structure or work (as calculated horizontally from the walls or foundation of the structure).
4. The tree is dead or in an irreversible state of decay.
5. The tree must be removed due to the risk of spreading disease or an invasive alien species.
6. The tree must be removed due to an irreversible condition caused by disease, a structural defect affecting its strength, or serious damage to property. Normal inconveniences associated with the presence of a tree, such as falling twigs, leaves, flowers, or fruit; the presence of roots on the surface of the ground; the presence of insects or animals; shade; unpleasant smells; the exudation of sap or honeydew; or the release of pollen do not constitute serious damage.
7. The tree must be removed for public purposes.

164. Felling in stands of 4 hectares or more

Within a tree stand of 4 hectares or more located on the same property, sanitation cutting is permitted if a forest-wildlife management plan (*plan d'aménagement forêt-faune*), signed by a forestry engineer or biologist, has been filed with the relevant application for a certificate of authorization. This plan must justify the cut and propose measures for reforestation and restoration to a natural state after the cut.

Sanitation cutting must not reduce the minimum percentage of natural areas required in this chapter.

165. Felling for logging industry uses

Where a use under Code I2-03 – Establishments Associated with the Logging Industry is permitted in a specifications grid, the *Regulation respecting the sustainable development of forests in the domain of the State* (CQLR c. A-18.1, r. 0.01) applies.

Uses under Code I2-03 – Establishments Associated with the Logging Industry are prohibited on private land.

DIVISION F – OTHER PROVISIONS**166. Levelling**

Levelling is permitted under the following conditions:

1. The levelling must preserve the natural topography of the land (slope, difference in level with the street and the adjoining properties).
2. The levelling must not be more than 1 metre above the natural ground level.
3. At the property line, the levelling must not exceed 0.6 metres in height and must not require the construction of a low wall or retaining wall.
4. The levelling must not affect the natural flow of water on the land.
5. The levelling must not render the height of a building or structure non-conforming.

167. Cutting and backfilling

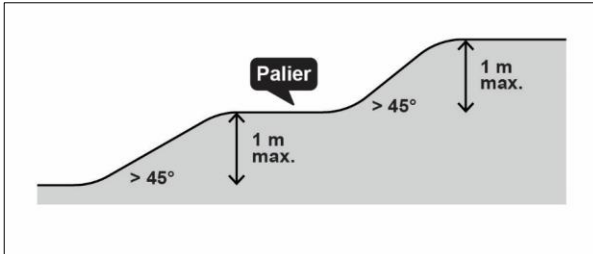
Cutting and backfilling, including excavation, are permitted for works and the construction of structures that are permitted under this by-law.

This work must be confined to the construction site.

Backfill must be no more than 1 metre high and a cut must be no more than 1 metre deep. If the ground conditions require a cut or backfill of more than 1 metre, the work must be done in successive 1-metre steps. The land between each step must be at a 45° angle or shallower (see illustration).

Excavation must be no deeper than the depth required by the structure or work.

Backfilling with construction materials or debris, tree stumps, tires, and any other contaminating or contaminated material is prohibited.

Illustration 1 – Tiered backfill**168. Runoff management**

Infrastructure for the capture and infiltration of stormwater runoff, such as a swale or dry well, may be built on a lot.

169. Erosion control

Where there is a risk of erosion due to land management, levelling, cutting, backfilling, or any other earthwork, or where the nature of the work requires it, erosion control measures must be undertaken to prevent the transport of soil particles of any size by runoff or currents.

If work takes place at the edge of a shoreline, a sediment barrier or other similar temporary measure must be installed and maintained at the edge of the shoreline for the duration of the work to prevent erosion into a body of water or a wetland.

CHAPTER XII: SPECIAL PROVISIONS FOR NATURAL CONSTRAINTS

DIVISION A – SHORELINES AND LITTORAL ZONES

170. General provisions for shorelines and littoral zones

No structure or work may be undertaken on a shoreline or in a littoral zone, unless it is permitted under this division. However, the structure or work must be compatible with other protective measures recommended for floodplains (Division C of this chapter).

171. Shoreline width

The shoreline of a lake or watercourse is considered to be 15 metres wide.

172. Control of shoreline vegetation

All vegetation control activities, including grass mowing, brush clearing, tree cutting, mulching, the use of geotextiles to smother grass, and fertilizer application are prohibited along the shoreline, except as follows:

1. Vegetation control necessary to complete work that is permitted under this division;
2. Within a 2-metre-wide buffer strip around a structure or building built on or before May 11, 2010.

173. Shoreline re-naturalization

A shoreline must be left in a natural state and be covered in tree, shrub, and herbaceous species. Grass is not considered an herbaceous species.

If the shoreline is no longer in a natural state, the first 5 metres (calculated perpendicularly from the boundary of the littoral zone) must be re-naturalized with the recommended native vegetation listed in Schedule D of this by-law. The requirement to re-naturalize does not apply:

1. To intermittent streams;
2. Within a 2-metre-wide buffer strip around a structure or building built on the shoreline on or before May 11, 2010;
3. To a site developed as a public beach or a beach for a commercial or recreational establishment;
4. To a site developed to allow the public to access a lake or watercourse;
5. To a site developed for public utility purposes, if the work requires vegetation to be cleared.

174. Permitted structures and works along shorelines

The following structures and works are permitted along a shoreline:

1. The following vegetation-related work:
 - a) The removal of a tree authorized in Division E of Chapter XI;
 - b) The pruning necessary to create an opening, no more than 5 metres in width, for the purposes of accessing a body of water. If a lot is less than 10 metres wide, as measured from the edge of the shoreline, the opening may be no more than 3 metres wide. The following conditions apply to the creation of the opening:
 - Soil sealing is prohibited.
 - The ground must be vegetated.

- The opening must be at an angle to the boundary of the littoral zone.
 - A pathway, no more than 1.5 metres wide and with no cuts or backfilling, may be created. This pathway must be vegetated and winding to prevent erosion.
 - A stairway, no more than 1.5 metres wide and built on piles or pilings to protect the existing vegetation, may be constructed. Only an uncovered platform or patio, built at the base of a staircase and mounted on pilings, is permitted. This platform or patio must be no more than 3 metres wide and have an area of no more than 4.5 square metres.
 - If the site conditions require, a footbridge no more than 1.2 metres wide may be built on pilings to grant access to a dock.
- c) Plants may be pruned over no more than 10% of the waterfront portion of the lot to create visual openings. However, these openings must be no more than 5 metres wide.
- d) The seeding and planting of native plant species (including herbaceous plants, shrubs, and trees) for the purposes of establishing or re-establishing a permanent, sustainable ground cover, as well as the work necessary for these purposes.
2. The following works:
- a) The installation of a fence for an existing pool or to enclose an area where required under this by-law;
 - b) The installation or creation of an outlet for an underground or surface drainage system or pumping station (however, this work must include mitigation measures to minimize the flow of sediments into lakes and watercourses);
 - c) The creation of a water crossing such as a ford, culvert, or bridge, as well as the road leading to such a crossing;
 - d) The creation of a septic system that complies with the *Regulation respecting waste water disposal systems for isolated dwellings* (CQLR c. Q-2, r. 22) or the *Environment Quality Act* (CQLR c. Q-2);
 - e) Mechanical or natural stabilization work such as a rip-rap, a gabion, or a retaining wall if the slope, soil type, and land condition do not allow for the vegetation cover and the natural character of the bank to be restored, favouring the technique most likely to allow natural vegetation to eventually be planted;
 - f) The creation of a groundwater withdrawal system for a purpose other than municipal, commercial, industrial, public, or public access purposes in accordance with the *Regulation respecting activities in wetlands, bodies of water and sensitive areas* (CQLR c. Q-2, r. 0.1), the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1), and the *Water Withdrawal and Protection Regulation* (CQLR c. Q-2, r. 35.2), if it includes mitigation measures to minimize the flow of sediments into lakes and watercourses;
 - g) The reconstruction or widening of an existing street that cannot be relocated outside the shoreline, if it complies with the *By-Law Regarding Subdivision*;
 - h) A forest development activity that is subject to the *Sustainable Forest Development Act* (CQLR c. A-18.1) and its implementing regulations;
 - i) Work necessary for the completion of a structure or work that is permitted in a littoral zone, provided that work includes mitigation measures to minimize the flow of sediments into lakes and watercourses.
3. A structure or work intended for municipal, commercial, industrial, public, or public access purposes, including its maintenance, repair, and demolition, if it is required to obtain an authorization under the *Environment Quality Act* (CQLR c. Q-2) or, where

applicable, is exempt from or eligible for a declaration of compliance under the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1).

175. Permitted structures and works in a littoral zone

The following structures and works are permitted in a littoral zone:

1. A dock on piles, pilings, or wheels, or consisting of floating platforms, in accordance with Division B of Chapter VII;
2. The creation of a water crossing such as a ford, culvert, or bridge;
3. The installation of a surface water withdrawal system in accordance with the *Regulation respecting activities in wetlands, bodies of water and sensitive areas* (CQLR c. Q-2, r. 0.1) and the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1) other than a system consisting of headraces or diversion canals for non-agricultural purposes;
4. The encroachment into a littoral zone necessary for the completion of work that is permitted in that littoral zone, provided the work includes mitigation measures to minimize the flow of sediments into lakes and watercourses;
5. Cleaning and maintenance work in a watercourse, without cutting, carried out by a municipal authority in accordance with the powers and duties vested in it by law;
6. A structure or work intended for municipal, commercial, industrial, public, or public access purposes, including its maintenance, repair, and demolition, if it is required to obtain an authorization under the *Environment Quality Act* (CQLR c. Q-2), the *Act respecting the conservation and development of wildlife* (CQLR c. C-61.1), the *Watercourses Act* (CQLR c. R-13), or any other law or, where applicable, is exempt from or eligible for a declaration of compliance under the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1).

A permitted structure or work must not surpass the extended lot lines (along the shoreline) of the lot on which it occurs.

DIVISION B – PROVISIONS FOR WETLANDS

176. Wetlands adjacent to lakes and watercourses

Where a wetland is adjacent to a lake or watercourse, the shoreline and littoral provisions apply (Division A of this chapter). The shoreline and littoral zone are measured from the boundary of the wetland.

Only the following structures and works are permitted in the littoral zone of a wetland, and only if their construction is not inconsistent with other recommended protection measures relating to floodplains (Division C of this chapter):

1. A bridge, footbridge, lookout, or private access point built on piles or pilings, provided that it is no more than 1.2 metres wide and built without backfill;
2. The encroachment into a littoral zone necessary for the completion of work that is permitted in that littoral zone under Division A of this chapter, provided the work includes mitigation measures to minimize the flow of sediments into wetlands;
3. A structure or work intended for municipal, commercial, industrial, public, or public access purposes, including its maintenance, repair, and demolition, if it is required to obtain an authorization under the *Environment Quality Act* (CQLR c. Q-2), the *Act respecting the conservation and development of wildlife* (CQLR c. C-61.1), the *Watercourses Act* (CQLR c. R-13), or any other law or, where applicable, is exempt from or eligible for a declaration of compliance under the *Regulation respecting the*

regulatory scheme applying to activities on the basis of their environmental impact (CQLR c. Q-2, r. 17.1).

177. Wetlands not adjacent to lakes or watercourses

Only the following structures and works are permitted within a wetland area that is not adjacent to a lake or watercourse with a surface area of 500 square metres or more, but is within a 15-metre buffer strip (measured horizontally from the boundary of the wetland toward the interior of the property):

1. A private development on pilings leading to a lookout, provided that it is no more than 1.2 metres wide;
2. The cutting of trees required for the development of a permitted structure or work;
3. A structure or work intended for municipal, commercial, industrial, public, or public access purposes, including its maintenance, repair, and demolition, if it is required to obtain an authorization under the *Environment Quality Act* (CQLR c. Q-2), the *Act respecting the conservation and development of wildlife* (CQLR c. C-61.1), the *Watercourses Act* (CQLR c. R-13), or any other law or, where applicable, is exempt from or eligible for a declaration of compliance under the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1).

Only the following structures and works are permitted within a wetland area that is not adjacent to a lake or watercourse with a surface area of less than 500 m²:

1. A structure or work that is not intended for municipal, commercial, industrial, public, or public access purposes, including its maintenance, repair, and demolition, if it is required to obtain an authorization under the *Environment Quality Act* (CQLR c. Q-2), the *Act respecting the conservation and development of wildlife* (CQLR c. C-61.1), the *Watercourses Act* (CQLR c. R-13), or any other law or, where applicable, is exempt from or eligible for a declaration of compliance under the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1).

DIVISION C – FLOODPLAINS

178. Scope

This division applies to the boundaries of the Rivière à Simon floodplain, which corresponds to the high-velocity (20-year) and low-velocity (100-year) zones identified in the table appended as Schedule E to this by-law. The chain measurements for each sector, as indicated in the table, refer to those marked in maps 3 to 8 included in Schedule F to this by-law.

These numbers indicate the elevations below which floodplain measures apply. These elevations must be confirmed by topographic surveys conducted by a land surveyor.

179. Measures for the high-velocity zones (0–20 years) of floodplains

All structures and works are prohibited in the high-velocity zone of a floodplain, with the exception of the structures and works that are eligible for exemptions within that zone.

Notwithstanding the first paragraph, the following work may be completed in these zones, as long as it is compatible with other applicable protection measures for shorelines and littoral zones (Division A of this chapter):

1. The maintenance of a lot or the maintenance, repair, modernization, or demolition of an existing structure or work, provided that such work does not increase the portion of the lot that is exposed to potential flooding. However, when upgrading or rebuilding infrastructure related to a public roadway, up to an additional 25% of the infrastructure

may be exposed to potential flooding for public safety reasons or to bring the infrastructure into compliance with applicable standards. In all cases, when major work is being done on a structure or work, the entire structure or work must be flood-proofed;

2. A structure or work that is intended for municipal, commercial, industrial, public, or public access purposes and is necessary for port activities, navigation, or shipbuilding (including wharves, breakwaters, canals, locks, and fixed navigational aids) and its equipment and appurtenances. Appropriate flood-proofing measures must be applied to any part of the structure or work that is located below the 100-year flood line;
3. The installation of an underground utility line (such as a pipeline or an electrical, telephone, water, or sewer line) with no service entrance, for a structure or work located in the high-velocity zone;
4. The construction of an underground water or sewer system in an area that has been developed but not serviced, in order to connect only the structures and works that already existed on the effective date of the first by-law prohibiting new construction;
5. The installation of a septic system for an existing structure or work. This system must comply with the *Regulation respecting waste water disposal systems for isolated dwellings* enacted under the *Environment Quality Act* (CQLR c. Q-2);
6. The modification or replacement of an existing water withdrawal system for an existing use, as well as the installation of a new underground surface water withdrawal system, in accordance with the *Regulation respecting activities in wetlands, bodies of water and sensitive areas* (CQLR c. Q-2, r. 0.1) and the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1);
7. The creation of an open-air recreational structure or area, other than a golf course, that can be created without cutting or backfilling;
8. The reconstruction of a structure or work that has been destroyed by a disaster other than a flood. The reconstructed structure or work must be flood-proofed in accordance with the provisions in the *By-Law Regarding Construction* relating to structures and works in floodplains;
9. The development of wildlife management infrastructure that either does not require backfilling, or is subject to authorization under the *Environment Quality Act* (CQLR c. Q-2);
10. Land drainage work;
11. A forest management activity that does not require cutting or backfilling, that is subject to the *Sustainable Forest Development Act* (CQLR c. A-18.1) and its implementing regulations, or, where applicable, that is exempt from or eligible for a declaration of compliance under the *Regulation respecting the regulatory scheme applying to activities on the basis of their environmental impact* (CQLR c. Q-2, r. 17.1);
12. An agricultural activity that does not require cutting or backfilling.

180. Exempted structures and works

The following structures and works have received exemptions from the RCM of Les Pays-d'en-Haut's land use and development plan, in accordance with the *Act respecting land use planning and development* (CQLR c. A-19.1), and are permitted in the high-velocity zone:

1. Exemption 2015-01: Trail and footbridge project in the high-velocity (20-year) zone of the Rivière à Simon floodplain on part of lot 3 957 138 of the Cadastre of Québec. The project consists of the development of a multipurpose trail, not for motorized vehicles, with a footbridge crossing the Rivière à Simon to reach the Parc linéaire du Corridor aérobique. The permitted work is:

- a) From the intersection of Chemin du Village and Route 364, a 3-metre-wide trail along 90 metres of Route 364. To do this, an estimated 65 m³ of backfill is required and the slope, which varies between 11% and 38%, will be consolidated by a stone wall with a 50-metre section located in the high-velocity (20-year) zone.
- b) This trail will lead to a 2.4-metre-wide, 50-metre-long footbridge over the Rivière à Simon.
- c) This wood and steel structure will be supported by screwed piles, concrete pilings, or a combination of both. Regardless, some of these piles or pilings will be located in the high-velocity (20-year) zone.

181. Measures for the low-velocity (20–100 year) zones of floodplains

The following structures and works are prohibited in the low-velocity zones of floodplains:

1. Any structure or work that has not been flood-proofed;
2. Backfilling other than that required for the flood-proofing of permitted structures and works.

DIVISION D – LANDSLIDES AND TOPOGRAPHY**182. Areas at risk of landslides**

A main or accessory building must not be built within 15 metres of the foot of a slope that is more than 5 metres tall and has a grade of 30% or more.

183. Slope of a lot

A building and driveway must be built on a part of a lot with a grade of less than 30%. This part of the lot shall be designated the “plateau.”

The plateau’s shape and size must be sufficient for any buildings, structures, and works necessary for the use to be built. The plateau must be at least:

1. Lots of less than 2,000 m²: 800 m²
2. Lots of 2,000 m² or more: 1,200 m²

The plateau described in the second paragraph must be naturally occurring, rather than created by cutting or backfilling.

Notwithstanding the foregoing, if the front yard of the lot has an average slope of 30% or greater across its entire width, the driveway may be located on the portion of the property with the shallowest slope.

CHAPTER XIII: SPECIAL PROVISIONS FOR ANTHROPOGENIC CONSTRAINTS

DIVISION A – NOISE

184. Sensitive uses

For the purposes of this division, the following uses are considered “sensitive”:

1. Uses in the Residential group;
2. Use C2-05 – Daycare Centres and Childcare Services;
3. Uses in Category C6 – Accommodation;
4. Uses in Category P1 – Institutions and Administrative Services;
5. Outdoor recreational uses requiring a reduced noise environment.

This also includes outdoor habitable areas related to these uses, such as yards and balconies, that require reduced noise.

185. Road noise zones

The road noise zones are 120-metre-wide strips on either side of the centre of Route 364, in the section where the posted speed is 80 km/h or more.

Sensitive uses are prohibited within road noise zones.

If a main building intended to hold a sensitive use is being built or a use is being changed to a sensitive use, an exemption may be granted if the applicant for the relevant permit submits an acoustic study signed by a qualified acoustics professional. This study must include:

1. The current and anticipated noise level in dB LAeq,24 for the next 10 years (modelling must be based on measurements taken on the lot in question), and a map with the parts of the lots that will be exposed to outdoor road noise beyond the thresholds identified in subparagraphs 2 and 3;
2. Mitigation measures to keep outdoor ambient noise at or below 55 dB LAeq,24, such as noise walls, berms, or vegetation;
3. Mitigation measures to keep indoor ambient noise at or below 40 dB LAeq,24, such as orientation of noise-sensitive buildings and rooms or the soundproofing of buildings and openings.

If the study concludes that the noise level is below the thresholds identified above, the prohibition indicated in paragraph 2 does not apply.

If a main building intended to hold a sensitive use is being rebuilt, an exemption may be granted under the following conditions. Note that if any of these conditions are not met, an acoustic study that complies with paragraph 3 must be submitted:

1. A new sensitive use (such as an additional dwelling unit or a second use) may not be added.
2. The new building must be located on the same footprint or further away from the road noise zone.

If a building that holds or is intended to hold a sensitive use is being expanded, an exemption may be granted under the following conditions. Note that if any of these conditions are not met, an acoustic study that complies with paragraph 3 must be submitted.

1. A new sensitive use (such as an additional dwelling unit or a second use) may not be added.

2. The expansion must not result in the sensitive use moving closer to the road noise zone.

DIVISION B – OTHER LAND USE CONSTRAINTS

186. Water withdrawal systems

Within the inner, intermediate, and outer protection zones of a water withdrawal system under the *Water Withdrawal and Protection Regulation* (CQLR c. Q-2, r. 35.2), the structures and works permitted under this by-law must be erected or carried out in compliance with the provincial regulations.

Within the bacteriological and virological protection zones of water withdrawal systems nos. X2095125-1 and X2095125-2 as identified in Schedule C to this by-law, the structures and works permitted under this by-law must be built or carried out in compliance with the *Water Withdrawal and Protection Regulation* (CQLR c. Q-2, r. 35.2).

187. Separation distances

The following minimum separation distances apply:

1. An industrial use must be located at least 100 metres from a sensitive use as defined in Division A of this chapter.
2. An activity related to the management of residual materials covered by use code C12-13 must be located at least:
 - a) 300 metres from a lake or watercourse
 - b) 300 metres from a Category 1 or 2 water withdrawal system
 - c) 200 metres from a lot whose use is in the Residential group
 - d) 200 metres from a lot whose use is in Category C6 – Accommodation

188. Power lines of 120 kilovolts or more

All buildings, structures, and works (except for work carried out by Hydro-Québec) are prohibited within the footprint of a power line of 120 kilovolts or more.

All buildings must be located at least 40 metres from the footprint of a power line of 120 kilovolts or more.

CHAPTER XIV: PROVISIONS SPECIFIC TO CERTAIN USES AND ZONES

DIVISION A – PARC LINÉAIRE DU CORRIDOR AÉROBIQUE

189. General provisions

This division applies to the lot that constitutes the Parc linéaire du Corridor aérobique as shown in Schedule G or, in some cases, to uses, structures, and works on lots adjacent to that lot.

190. Uses and activities within the Parc linéaire

Within the Parc linéaire, only active transportation activities such as biking, hiking, cross-country skiing, and snowshoeing are permitted.

No works, buildings, or structures are permitted within the Parc linéaire except those related to public utilities. However, such utility works, buildings, or structures must receive the necessary authorizations from the RCM of Les Pays-d'en-Haut and the Ministère des Transports du Québec.

191. Underground pipes

An underground pipe may be run through the Parc linéaire under the following conditions:

1. The applicant (which may include a municipality, an intermunicipal board, a ministry, a governmental or paragonmental agency, or any developer or private owner) must study all other technically and economically feasible alternatives to running the pipe through the park and demonstrate that the work will not disrupt the management, maintenance, or development of the park in the short, medium, and long term.
2. Only the push-pipe method may be used to run the underground portion of the pipe under the bike lane for a distance of 3 metres on either side of the edge of the bike lane.
3. The applicant must obtain an authorization from the RCM of Les Pays-d'en-Haut and the Ministère des Transports du Québec.

192. Crossings at the edge of the Parc linéaire

Except for private curb cuts serving only one dwelling, no at-grade crossings are permitted within the park, with the exception of the following crossings as shown in Schedule G of this by-law:

1. Chemin du Lac-Écho
2. Chemin du Village (Route 329)
3. Rue Bennett
4. Right-of-way of the old Chemin Charbonneau

Notwithstanding the provision of the previous paragraph, an elevated crossing (bridge) or an underground crossing (tunnel) may be authorized subject to obtaining the required authorizations from the RCM of Les Pays-d'en-Haut and the Ministère des Transports du Québec.

193. Lots adjacent to the Parc linéaire

The following conditions apply to lots adjacent to the Parc linéaire:

1. A wooded strip at least 5 metres deep must be created and maintained along the lot lines adjacent to the park.
2. No sign may be placed on the edge of any property adjacent to the park.

3. No outdoor storage or display is permitted in any yard adjacent to the park.

DIVISION B – INTEGRATED PROJECTS

194. General provisions

This division applies to integrated projects, where such projects are permitted in the specifications grid.

An integrated project may be built on a single lot or across multiple contiguous lots. If a project is built across multiple contiguous lots, the following conditions apply:

1. One lot must be designated a “common” area, where shared facilities are to be developed.
2. The lots that are designated “private” areas must be adjacent to a lot designated a common area.
3. The street adjacency requirement of the *By-Law Regarding Permits and Certificates* applies to the “common area” lot.

Integrated projects that include uses from the Residential, Industrial, Public, and Agricultural groups are prohibited.

195. Commercial integrated projects

The following conditions apply to commercial integrated projects:

1. A commercial integrated project may include uses in categories C1 – Retail, C2 – Personal Services, C3 – Personal and Professional Services, and C5 – Restaurant and Food Services.
2. The set-backs indicated in the specifications grid apply to the lot. Each building or group of buildings in a commercial integrated project must be at least 6 metres apart.
3. All buildings are counted in the calculation of the land-to-building ratio.
4. Each building occupied by a retail sales establishment may have a footprint of no more than 2,000 m² of floor space, except for one building, which may have a footprint of up to 4,000 m².
5. The minimum lot size for an integrated project is equal to the number of buildings multiplied by 2,000 m² if the buildings are partially serviced (water or sewer) or 4,000 m² if the buildings are unserviced. However, the minimum size cannot be less than that required in the specifications grid.
6. Parking areas, natural areas, and open areas must be communal. This requirement does not apply if the project is developed on a single lot.

196. Tourist accommodation integrated projects

The following conditions apply to tourist accommodation integrated projects:

1. A tourist accommodation integrated project may include uses in categories C6-01 – Hotel Establishments; C6-02 – Experiential Accommodations; C6-03 – Resorts; and C6-04 – Campgrounds.
2. Up to 30 accommodation units may be created in a tourist accommodation integrated project. If the project includes a hotel establishment (C6-01), 20 additional rooms or suites are permitted in the building where this use takes place.
3. The conditions in Division C of this chapter apply to use codes C6-02, C6-03, and C6-04.
4. The set-backs indicated in the specifications grid apply to the lot.

5. All buildings and accommodation structures are counted in the calculation of the land-to-building ratio.
6. A lot where this use takes place must be at least 30,000 m² in size. If a hotel establishment (C6-01) is present, the minimum size increases to 40,000 m². However, the minimum size cannot be less than that indicated in the specifications grid.
7. At least 20% of a project must consist of outdoor recreational space, such as trails and recreational areas.
8. Parking areas, natural areas, open areas, and outdoor recreational areas must be communal. This requirement does not apply if the project is developed on a single lot.

DIVISION C – TOURIST ACCOMMODATION ESTABLISHMENTS

197. Experiential accommodation

Where a use under Code C6-02 – Experiential Accommodations is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 30,000 m² in size.
2. The land-to-building ratio required in the specifications grid applies to all buildings and accommodation structures on the property.
3. No more than 30 sites may be set up to accommodate cabins, shelters, domes, or similar, with one structure per site.
4. The following conditions apply to cabins, shelters, domes, and other similar structures:
 - a) Maximum size of each structure: 50 m²
 - b) Maximum height of each structure: 7.5 metres and 1 storey
 - c) Minimum distance between structures: 10 metres
5. A wooded strip equivalent in depth to the minimum set-back indicated in the grid, but not less than 10 metres in depth, must be created and maintained along lot lines.
6. A service site or building must be at least 30 metres away from a street.
7. A service site or building must be at least 30 metres away from a property whose use is in the Residential group.
8. A driveway, including a driveway for all-terrain vehicles or similar, must be developed to the following standards:
 - a) It must be at least 25 metres from the boundary of a littoral zone and of a wetland that is next to a lake or watercourse. A trail leading to a lake or watercourse must not be designed for motor vehicles.
 - b) The driveable surface of a trail must be no more than 5.5 metres wide.
 - c) The clearing for a trail must be no more than 8 metres wide.
 - d) A driveway leading to a site or building must terminate with an area that is wide enough to permit emergency and public safety vehicles to turn around.

198. Resorts

Where a use under Code C6-03 – Resorts is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 30,000 m² in size.
2. The land-to-building ratio required in the specifications grid applies to all buildings and accommodation structures on the property.

3. A wooded strip equivalent in depth to the minimum set-back indicated in the grid, but not less than 10 metres in depth, must be created and maintained along lot lines.
4. A building where activities are held or accommodation is provided must be at least 30 metres away from a street. This does not apply to a reception building where only administrative activities take place.
5. A building where activities or accommodation take place must be located at least 30 metres away from a lot whose use is in the Residential group.
6. A driveway, including a driveway for all-terrain vehicles or similar, must be developed to the following standards:
 - a) It must be at least 25 metres from the boundary of a littoral zone and of a wetland that is next to a lake or watercourse. A trail leading to a lake or watercourse must not be designed for motor vehicles.
 - b) The driveable surface of a trail must be no more than 5.5 metres wide.
 - c) The clearing for a trail must be no more than 8 metres wide.
 - d) A driveway leading to a building where activities are held or accommodations are provided must terminate with an area that is wide enough to permit emergency and public safety vehicles to turn around.

199. Campgrounds

Where a use under Code C6-04 – Campgrounds is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 30,000 m² in size.
2. The land-to-building ratio required in the specifications grid applies to all buildings and accommodation structures on the property.
3. No more than 30 sites may be created for recreational vehicles, trailers, or tents.
4. No more than 10 “ready-to-camp” structures, mostly made of canvas, may be set up. Only one structure is permitted per site, and all structures are included in the maximum number of permitted sites.
5. A wooded strip equivalent in depth to the minimum set-back indicated in the grid, but not less than 10 metres in depth, must be created and maintained along lot lines.
6. A building where activities related to the use are held must be at least 30 metres away from a street. This does not apply to a reception building where only administrative activities take place.
7. A service site or building must be at least 30 metres away from a property whose use is in the Residential group.
8. A recreational vehicle, trailer, or tent may not remain on the property year-round.
9. A permanent structure or foundation may not be built under or over any recreational vehicle, trailer, or tent. This does not include platforms on sites intended for tents.
10. A driveway, including a driveway for all-terrain vehicles or similar, must be developed to the following standards:
 - a) It must be at least 25 metres from the boundary of a littoral zone and of a wetland that is next to a lake or watercourse. A trail leading to a lake or watercourse must not be designed for motor vehicles.
 - b) The driveable surface of a trail must be no more than 5.5 metres wide.
 - c) The clearing for a trail must be no more than 8 metres wide.

- d) A driveway leading to a site or building must terminate with an area that is wide enough to permit emergency and public safety vehicles to turn around.

200. Tourism residences

Where a use under Code C6-06 – Tourism Residences is permitted in the specifications grids, the following conditions apply:

1. The use must take place in a main building.
2. The main building must be detached.

201. Boarding Houses

Where a use under Code C6-07 – Boarding Houses is permitted in the specifications grids, the following conditions apply:

1. The use must take place in a main building.
2. The main building must be detached.
3. At least 4 rooms must be available for rent.
4. No more than 6 rooms must be available for rent.
5. The minimum duration of a room rental is more than 31 days.
6. A boarding house room must be designed for its primary function. As such, it is prohibited to install all or part of a bathroom or kitchen (such as a sink or cooking appliance) in the room. Only a closet-type storage space is permitted.
7. All rooms must be accessed from a common area inside the main building.
8. One (1) service must be provided to residents, such as meal service, maintenance, personal assistance, or supervision.

DIVISION D – ANIMAL HUSBANDRY (USE CATEGORY A2) AND DOG SLEDDING

202. General provisions

The following conditions apply to all uses under this division:

1. Despite their authorization in a zone in the specifications grid, these uses are prohibited within the protection zones of the water withdrawal systems identified in Schedule C to this by-law.
2. An operator of a use must manage and dispose of animal waste in compliance with the applicable provincial regulations.
3. An operator must secure the necessary authorizations under the relevant legislation.
4. If a fence for an enclosure is made of wire mesh, PVC, or chain link, it must include line posts, tension bands or bars, and top rails to secure the insides of the fence panels.

203. Establishments Practicing Farm Animal Husbandry

Where a use under Code A2-01 – Establishments Practicing Farm Animal Husbandry is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 20,000 m² in size.
2. The maximum number of animals is determined by the size of the lot, as indicated in the table to this section. For example, for a 25,000 m² lot, the operator can have up to 10 small animals, 5 medium animals, and 5 large animals for a total of 20 animals.
3. One or more buildings must be built to keep the animals.

4. Outside, the animals must be kept in enclosures surrounded by fences that are no more than 2 metres tall.
5. A building, animal waste facility, or enclosure where animals are kept must be located at least:
 - a) 50 metres from a residence on an adjoining lot
 - b) 10 metres from a residence on the same lot
 - c) 25 metres from a lot line
 - d) 25 metres from the boundary of a littoral zone and of a wetland adjacent to a lake or watercourse
6. Wooded strips, 10 metres in depth, must be created and maintained along lot lines.
7. A 2-metre-wide strip of trees may be cleared to create a horseback riding trail.
8. In addition to the number of animals indicated in the table to this section, an operator may keep beehives if their lot is 50,000 m² or more in size. Hives must be placed in accordance with clauses 5(a), 5(b), and 5(c). At least 20 m² of landscaping (flower gardens, flower beds, vegetable gardens) must be present on the property for every 5 hives; otherwise, the operator must demonstrate that there is sufficient landscaping for beekeeping.

Table 38: Maximum animals

Lot size	Maximum animals		
	Small	Medium	Large
20,000 m ² to 40,000 m ²	10	5	5
40,001 m ² to 60,000 m ²	20	10	10
60,001 m ² to 70,000 m ²	30	20	15
70,001 m ² to 80,000 m ²	40	30	20
80,001 m ² to 90,000 m ²	50	40	25
90,001 m ² to 100,000 m ²	60	50	30
100,001 m ² or more	70	60	35

For the purposes of this section, small, medium, and large animals are defined as follows:

1. Small animals: roosters, hens, quails, turkeys, guinea fowl, peacocks, doves, hares, rabbits, small rodents, ducks, and geese;
2. Medium animals: sheep, goats, ostriches, emus, and rheas;
3. Large animals: deer, cows, calves, bulls, bison, horses, donkeys, llamas, and alpacas.

Any animals not listed in the previous paragraph are prohibited.

204. Stables and equestrian centres

Where a use under Code A2-02 – Stables and Equestrian Centres is permitted in the specifications grids, the following conditions apply:

1. The provisions in this division that relate to farm animal husbandry also apply to a stable or equestrian centre.
2. A 2-metre-wide strip of trees may be cleared to create a horseback riding trail.

205. Pet Sitting and Boarding Establishments

Where a use under Code A2-03 – Pet Sitting and Boarding Establishments is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 20,000 m² in size.
2. Up to 20 pets, such as dogs and cats, may be kept in such an establishment.
3. Animals must be kept indoors between 10:00 p.m. and 7:00 a.m. the next day and each animal must have at least 1.5 m² of individual space.
4. Outside, the animals must be kept in enclosures surrounded by fences that are no more than 2 metres tall.
5. A building or enclosure where animals are kept must be located at least:
 - a) 30 metres from a residence on an adjoining lot
 - b) 10 metres from a residence on the same lot
 - c) 20 metres from a lot line
7. Wooded strips, 5 metres in depth, must be created and maintained along lot lines.
8. The breeding and sale of animals is prohibited.

206. Animal Activities (dressage, horse jumping, canine sports)

Where a use under Code A2-04 – Animal Activities is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 20,000 m² in size.
2. Outside, animals must be trained in enclosures surrounded by fences that are no more than 2 metres tall.
3. Buildings or enclosures where activities that involve animals and are related to the use take place must be located at least:
 - a) 30 metres from a residence on an adjoining lot
 - b) 10 metres from a residence on the same lot
 - c) 20 metres from a lot line
4. Wooded strips, 5 metres in depth, must be created and maintained along lot lines.
5. The sitting, boarding, breeding, and selling of animals is prohibited.

207. Kennels

Where a use under Code A2-05 – Kennels is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 30,000 m² in size.
2. No more than 20 dogs, including puppies, may be kept.
3. Dogs must be kept indoors between 10:00 p.m. and 7:00 a.m. the next day and each dog must have at least 1.5 m² of individual space.
4. Outside, dogs must be kept in enclosures surrounded by fences that are no more than 2 metres tall.
5. A building or enclosure where dogs are kept must be located at least:
 - a) 50 metres from a residence on an adjoining lot
 - b) 15 metres from a residence on the same lot

- c) 30 metres from a lot line
- 6. Wooded strips, 10 metres in depth, must be created and maintained along lot lines.

208. Dog Sledding Businesses

Where a use under Code C8-06 – Dog Sledding Businesses is permitted in the specifications grids, the following conditions apply:

1. A lot for this use must be at least 30,000 m² in size.
2. No more than 20 sled dogs may be kept.
3. Dogs must be kept indoors between 10:00 p.m. and 7:00 a.m. the next day and each dog must have at least 1.5 m² of individual space.
4. Outside, dogs must be kept in enclosures surrounded by fences that are no more than 2 metres tall.
5. A building or enclosure where dogs are kept must be located at least:
 - a) 50 metres from a residence on an adjoining lot
 - b) 15 metres from a residence on the same lot
 - c) 30 metres from a lot line
6. Wooded strips, 10 metres in depth, must be created and maintained along lot lines.
7. The breeding and sale of animals is prohibited.

DIVISION C – OTHER PROVISIONS RELATING TO USES OR ZONES

209. Commercial sales uses

Where permitted in the specifications grids, the maximum footprint of a building occupied by one or more commercial sales establishments is 4,000 m².

210. Recreational vehicles and tents

The temporary or permanent occupation of land by a recreational vehicle, tent, or similar is prohibited, except on a lot where use under Code C6-04 – Campgrounds takes place.

211. Telecommunication towers and antennae

Where a use under Code P4-07 – Telecommunication Towers and Antennae is permitted in the specifications grids, the following conditions apply:

1. A lot where this use takes place must be at least 4,000 m² in size.
2. A tower or antenna must be no more than 30 metres tall.
3. A tower or antenna must be at least 30 metres away from a lot line.
4. A tower or antenna must be at least 50 metres away from a main building.
5. A 2.5-metre-tall fence must surround the base of a tower or antenna.
6. A tower or antenna must be a uniform light grey (“aluminum” or “matte galvanized steel” colour) along its entire height and on each of its sides.

212. Mobile home parks

A single-family residence use may take place inside a mobile home building under the following conditions, provided that building is part of a park that is owned and operated by one person:

1. A mobile home park is only permitted in Zone RV-16.

2. A mobile home site must remain under sole management and ownership: it must not be subject to a cadastral operation, including a cadastral operation to identify a private portion. This prohibition does not apply to a site whose area and dimensions comply with the *By-Law Regarding Subdivision*, that is adjacent to a street, and that is intended to hold a main building that is not a mobile home.
3. A mobile home must have a footprint of at least 40 m².
4. A mobile home must have a footprint of no more than 80 m².
5. A mobile home must be at least 3.5 metres wide.
6. A mobile home must comply with the set-backs indicated in the specifications grid.
7. A mobile home must be no more than 1 storey tall.
8. A mobile home must be anchored to the ground with anchors weighing at least 55 kilograms per linear metre of length.
9. The space under a mobile home must be enclosed by screens or continuous, planted vegetation.
10. A mobile home must not rest on a foundation or concrete slab.
11. If a mobile home is adjacent to a street, the narrowest part of it must face the street.
12. The maximum area of all accessory buildings indicated in this by-law does not apply.
13. Wooded strips, 3 metres in depth, must be created and maintained along lot lines.

CHAPTER XV: SPECIAL PROVISIONS REGARDING ACQUIRED RIGHTS

DIVISION A – GENERAL PROVISIONS

213. General provisions

This chapter applies to non-conforming uses and structures, as well as those protected by acquired rights.

A “non-conforming use” is any use that takes place in a structure or on a lot (or part thereof) and a “non-conforming structure” is any structure (or part thereof) that does not comply with one or more provisions of the *By-Law Regarding Zoning* or the *By-Law Regarding Construction*.

If a use or structure conformed with the by-laws in force at the time it began to take place or was built, it is protected by acquired rights (subject to the specific rules on acquired rights).

A non-conforming use does not render the structure in which it takes place non-conforming, nor does a non-conforming structure render the use taking place within it non-conforming.

214. Conforming uses and structures on non-conforming lots protected by acquired rights

A use may take place or a structure may be built on a non-conforming lot that is protected by acquired rights, as long as that use or structure complies with the town planning by-laws.

DIVISION B – NON-CONFORMING USES PROTECTED BY ACQUIRED RIGHTS

215. Changes of use

A non-conforming use that is protected by acquired rights may not be changed.

216. Expansion of uses within structures

A non-conforming use that is protected by acquired rights and takes place within a structure may be expanded under the following conditions:

1. The use must remain the same.
2. The use must take place within the structure.
3. If a non-conforming use is protected by acquired rights, it may be expanded by up to 50% of the footprint of the structure that existed on the date the by-law that rendered the use non-conforming came into force. If the use takes place in more than one structure, the limit is calculated from the footprints of all structures involved.
4. The use must be expanded on the same lot that it occupied at the time it became non-conforming.
5. The extension of the use must comply with the rest of this by-law.

217. Extension of uses outside of structures

A non-conforming use that is protected by acquired rights and takes place outside of a structure cannot be extended.

218. Replacement of uses

A non-conforming use that is protected by acquired rights cannot be replaced by another non-conforming use, even if that use is part of the same use group (Chapter II).

219. Additional uses to non-conforming main uses that are protected by acquired rights

A non-conforming main use that is protected by acquired rights cannot have an additional use.

The loss of acquired rights for a non-conforming main use also means the loss of rights for its associated additional use.

220. Accessory uses to non-conforming main uses that are protected by acquired rights

A non-conforming main use that is protected by acquired rights may have an accessory use.

The loss of acquired rights for a non-conforming main use also means the loss of rights for its associated accessory use.

221. Loss of acquired rights for a use

The acquired rights granted to a non-conforming use are lost if any of the following occur:

1. The use has ceased, been discontinued, or abandoned for 12 consecutive months.
2. The structure in which the use takes place is destroyed or burned, with damages equivalent to more than 50% of its value as shown on the assessment roll on the day preceding the loss, and the structure is not rebuilt within 12 months of the loss.

DIVISION C – NON-CONFORMING STRUCTURES PROTECTED BY ACQUIRED RIGHTS**222. Repair and maintenance of buildings and structures**

A non-conforming building or structure that is protected by acquired rights may be repaired and maintained.

223. Renovation of buildings and structures

For the purposes of this section, “renovation” means modifications to a building or structure such as adding or removing windows, changing the pitch of the roof, replacing the exterior cladding material, adding or replacing a foundation, or adding a portico.

A non-conforming building or structure that is protected by acquired rights may be renovated under the following conditions:

1. The renovation must comply with the rest of this by-law.
2. The renovation must not involve the expansion of the building or structure. Otherwise, the provisions regarding expansion apply.
3. The renovation must not worsen the non-conformity.
4. Notwithstanding subparagraph 1, a maximum encroachment of 0.15 metres is permitted on a non-conforming building or structure that is protected by acquired siting rights if that encroachment is due to the replacement of its exterior cladding.
5. If a main building is non-conforming with siting or foundation replacement standards but protected by acquired rights, a foundation may only be added if it has been shown that the building cannot reasonably be moved to a conforming location.

224. Expansion of main buildings

A non-conforming main building that is protected by acquired rights may be expanded under the following conditions:

1. The expansion must comply with the rest of this by-law.
2. The expansion must not worsen the non-conformity of the building.
3. The expansion must not exceed 50% of the footprint that existed at the time the by-law that rendered the structure non-conforming came into force.
4. Where an exemption relates to a building's siting (set-backs or any other mandatory distances), expansions must:
 - a) Be carried out on the side that will permit them to comply with siting standards;
 - b) Extend from existing walls, without allowing the building or structure to encroach further into the set-back or other required distance.

225. Expansion of main buildings on shorelines

A non-conforming main building that is protected by acquired rights and located on a shoreline may be expanded under the following conditions:

1. The expansion must comply with the rest of this by-law.
2. The expansion must not worsen the non-conformity of the building.
3. The expansion must not exceed 50% of the footprint that existed at the time the by-law that rendered the structure non-conforming came into force.
4. The expansion must be above ground level and without additional encroachment on the ground.
5. The subdivision must have occurred before May 18, 2005.
6. A vegetated strip at least 5 metres wide, as measured from the boundary of the littoral zone, must be kept in a natural state or restored to a combination of at least two herbaceous, shrub, or tree layers. The recommended native plants are identified in the list attached as Schedule D to this by-law.

226. Expansion of accessory buildings and structures

A non-conforming accessory building or structure that is protected by acquired rights cannot be expanded.

227. Expansion of accessory buildings and structures on shorelines

A non-conforming accessory building or structure that is protected by acquired rights and located on a shoreline cannot be expanded.

228. Rebuilding of main buildings

A non-conforming main building that is protected by acquired rights and has been destroyed, become dangerous, or lost more than half (50%) of its value due to a fire or any other cause must be rebuilt in compliance with the town planning by-laws in effect at the time of the rebuilding.

Notwithstanding the previous paragraph, if a main building cannot be rebuilt to current standards or if it is not reasonably possible to improve the non-conformity (for example, by relocating the building to conform to siting standards), it may be rebuilt in the same location within 12 months as long as doing so does not worsen the previous non-conformity. Reuse of existing foundations is not a reason to rebuild in the same place.

Chapter XIII lists additional conditions for the rebuilding of buildings in road noise zones.

229. Rebuilding of main buildings on shorelines

A non-conforming main building that is located on a shoreline, is protected by acquired rights, and has suffered damage due to a disaster (other than those mentioned in the second paragraph) may be rebuilt if the value of the damage represents more than 50% of the new cost of the building (excluding its accessory buildings and structures), calculated in accordance with Part 3E of the *Manuel d'évaluation foncière du Québec* and adjusted as of July 1 of the year preceding the disaster. In this case, the following conditions apply:

1. The expansion must comply with the rest of this by-law.
2. The expansion must not worsen the non-conformity of the building.
3. The shoreline encroachment of the rebuilt main building must be equal to or less than the area of the original building's shoreline encroachment.
4. Work must not be possible elsewhere on the lot without encroaching on the shoreline.
5. The subdivision must have occurred before May 18, 2005.
6. A vegetated strip at least 5 metres wide, as measured from the boundary of the littoral zone, must be kept in a natural state or restored to a combination of at least two herbaceous, shrub, or tree layers. The recommended native plants are identified in the list attached as Schedule D to this by-law.

Flooding, submersion, landslides, and coastal erosion are not considered "disasters."

Chapter XIII lists additional conditions for the rebuilding of buildings in road noise zones.

230. Rebuilding of accessory buildings and structures

A non-conforming accessory building that is protected by acquired rights and has been destroyed, become dangerous, or lost more than half (50%) of its value due to a fire or any other cause must be rebuilt in compliance with the town planning by-laws in effect at the time of the rebuilding.

However, if a building cannot be rebuilt to current standards or if it is not reasonably possible to improve the non-conformity (for example, by relocating the building to conform to siting standards), it may be rebuilt in the same location within 12 months as long as doing so does not worsen the previous non-conformity. Reuse of existing foundations is not a reason to rebuild in the same place.

A non-conforming accessory structure that is protected by acquired rights cannot be rebuilt.

231. Rebuilding of accessory buildings and structures on shorelines

An accessory building or structure on a shoreline cannot be rebuilt.

232. Relocation of buildings and structures

A building or structure that does not conform with siting standards, but is protected by acquired rights, may be relocated if doing so does not worsen the non-conformity.

233. Relocation of buildings and structures on shorelines

A non-conforming building or structure that is protected by acquired rights and located on the shoreline may be relocated away from the shoreline only. The relocation must comply with this by-law.

234. Access roads within integrated projects approved before December 11, 2020

Other than a turning radius, no access road may be expanded within any integrated project approved by resolution of the Municipal Council prior to December 11, 2020, under *By-Law 420 Regarding Site Planning and Architectural Integration Programs*.

Commenté [IW3]: Ce passage pourrait être laissé tel quel, mais il pourrait être plus clair de le présenter de la manière suivante :

« A non-conforming main building that is located on a shoreline, is protected by acquired rights, and has suffered damage due to a disaster (other than those mentioned in the second paragraph) may be rebuilt. However, the following conditions apply:

1. The value of the damage must represent more than 50% of the new cost of the building (excluding its accessory buildings and structures), calculated in accordance with Part 3E of the *Manuel d'évaluation foncière du Québec* and adjusted as of July 1 of the year preceding the disaster.
2. [...]

Commenté [IW4]: Ces deux points semblent avoir été copiés de la section sur l'agrandissement des bâtiments. Ce serait à valider, mais il nous semble justifié de les retirer ici puisque l'on parle plutôt de reconstruction.

On pourrait également dire « 1. The rebuilt main building must comply with the rest of this by-law. » et « 2. The rebuilding work must not worsen the non-conformity of the original building. »

The approved integrated projects are: rue Altitude, chemin des Cours-du-Balmoral, rue des Elfes, rue du Havre, rue Moutain View, rue de l'Oasis, rue de l'Escale, rue du Portail, rue des Trois-Pierre, and rue du Patrimoine.

235. Siting standards applicable in the absence of standards indicated in a specifications grid

When an activity is permitted under this division, the standards that apply under the specifications grid are those prescribed for a building whose use belongs to the same class or group as the activity. Otherwise, the siting standards for main buildings are as follows:

1. Attachment: detached
2. Minimum front set-back: 7.5 m
3. Minimum/total side set-backs: 4.5 m/9 m
4. Minimum rear set-back: 9 m
5. Maximum land-to-building ratio: 25%
6. Minimum footprint: 60 m²
7. Minimum/maximum height in storeys: 1 storey/2 storeys
8. Minimum/maximum height in metres: 5 m/11 m
9. Minimum width/depth: 8 m/6 m

DIVISION D – NON-CONFORMING SIGNS PROTECTED BY ACQUIRED RIGHTS

236. Sign maintenance and repair

A non-conforming sign that is protected by acquired rights may be maintained and repaired.

For the purposes of this section, “maintenance and repair” includes changing the message on a sign without altering or enlarging its structure.

237. Sign expansions

The expansion of a non-conforming sign that is protected by acquired rights must comply with this by-law.

238. Sign replacements

The replacement of a non-conforming sign that is protected by acquired rights must comply with this by-law.

**SCHEDULE A:
ZONING MAP**

**SCHEDULE B:
SPECIFICATIONS GRIDS**

**SCHEDULE C:
WATER WITHDRAWAL SYSTEM
PROTECTION ZONES**

**SCHEDULE D:
LIST OF NATIVE PLANTS**

Latin name	Common name	French name	Sunlight	Height (m)	Humidity	Soil	Stabilization
Trees							
<i>Abies balsamea</i>	Balsam Fir	Sapin baumier	Su-PS	25	M-H	A	
<i>Acer pensylvanicum</i>	Striped Maple	Érable de Pennsylvanie	PS-Sh	15	M-H	L-S-G	
<i>Acer rubrum</i>	Red Maple	Érable rouge	Su-PS	20	M-H	A	
<i>Acer saccharinum</i>	Silver Maple	Érable argenté	Su-PS	30	M-H	L-C	
<i>Acer saccharum</i>	Sugar Maple	Érable à sucre	Su-PS	30	M	SL-CL	•
<i>Betula alleghaniensis</i>	Yellow Birch	Bouleau jaune	Su-PS	22	M-H	A	
<i>Betula papyrifera</i>	Paper Birch	Bouleau à papier	Su	20	M-H	S-L	
<i>Fraxinus americana</i>	White Ash	Frêne d'Amérique	Su	30	M	L-S	
<i>Fraxinus nigra</i>	Black Ash	Frêne noir	Su	22	H-M	L-C	
<i>Fraxinus pennsylvanica</i>	Red Ash	Frêne de Pennsylvanie	Su	22	M-H	A	•
<i>Larix laricina</i>	Eastern Larch	Mélèze laricin	Su	15	L-H	A	•
<i>Picea glauca</i>	White Spruce	Épinette blanche	Su-PS	22	H-M	L-C	•
<i>Picea mariana</i>	Black Spruce	Épinette noire	Su-PS-Sh	22	H	A	
<i>Pinus resinosa</i>	Red Pine	Pin rouge	Su-PS-Sh	30	M-L	S-G-L	•
<i>Pinus strobus</i>	Eastern White Pine	Pin blanc	Su-PS	30	M-L	SL	
<i>Populus balsamifera</i>	Balsam Poplar	Peuplier baumier	Su	22	H-M	A	
<i>Populus deltoides</i>	Eastern Cottonwood	Peuplier deltoïde	Su	30	H-M	A	•
<i>Populus grandidentata</i>	Large-Toothed Aspen	Peuplier à grandes dents	Su	22	H-M	A	
<i>Populus tremuloides</i>	Trembling Aspen	Peuplier faux-tremble	Su	15	H-M	A	
<i>Prunus serotina</i>	Rum Cherry	Cerisier tardif	Su	22	M-L	S-L	
<i>Quercus macrocarpa</i>	Bur Oak	Chêne à gros fruits	Su	30	M	A	•
<i>Quercus rubra</i>	Red Oak	Chêne rouge	Su	30	M	L-C	•
<i>Salix amygdaloides</i>	Peachleaf Willow	Saule à feuilles de pêcher	Su	15	H-M	A	
<i>Sorbus americana</i>	American Mountain-Ash	Sorbier d'Amérique	Su	20	M	SL	
<i>Sorbus decora</i>	Showy Mountain-Ash	Sorbier des montagnes	Su	10	M	A	
<i>Thuja occidentalis</i>	Eastern Arborvitae	Thuya occidentale	Su-PS	20	H-L	A	•
<i>Tilia americana</i>	American Linden	Tilleul d'Amérique	Su-PS	30	M	L	•
Shrubs							
<i>Aronia melanocarpa</i>	Black Chokeberry	Aronie noire	Su-PS	2	M-H	A	
<i>Acer spicatum</i>	Mountain Maple	Érable à épis	PS-Sh	6	M-H	L-S	•

Latin name	Common name	French name	Sunlight	Height (m)	Humidity	Soil	Stabilization
<i>Alnus viridis</i> subsp. <i>crispa</i>	Mountain Alder	Aulne crispé	Su	3	M-H	A	•
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	Amelanchier du Canada	Su-PS	7	M	L-S	
<i>Amelanchier laevis</i>	Allegheny Serviceberry	Amelanchier glabre	Su-PS	7	M	L-S	•
<i>Andromeda polifolia</i>	Northern Bog Rosemary	Andromède à feuilles de Polium	Su-PS	0.6	M-H	L-S	
<i>Arctostaphylos uvaursi</i>	Bearberry	Raisin d'ours	Su-PS-Sh	0.3	L-H	C-L-S	
<i>Alnus incana</i> subsp. <i>rugosa</i>	Speckled Alder	Aulne rugueux	Su-PS	10	H	G-L	•
<i>Chamaedaphne calyculata</i>	Leatherleaf	Cassandre caliculé	Su-PS	1	H	A	
<i>Comptonia peregrina</i>	Sweetfern	Comptonie voyageuse	Su-PS	0.9	L-H	S-G	•
<i>Cornus alternifolia</i>	Pagoda Dogwood	Cornouiller à feuilles alternes	Su-PS	5	H	L	
<i>Cornus stolonifera</i>	Red-Osier Dogwood	Cornouiller stolonifère	Su-PS-Sh	2	L-H	A	•
<i>Corylus cornuta</i>	Beaked Hazelnut	Noisetier à long bec	Su-PS	2.4	L-M	A	
<i>Diervilla lonicera</i>	Bush Honeysuckle	Dièreville chèvrefeuille	Su-PS	1.2	L-M	S-G	•
<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	Millepertuis de Kalm		0.9	ND	ND	
<i>Ilex verticillata</i>	Common Winterberry	Houx verticillé	Su-PS	3	H	L	
<i>Kalmia angustifolia</i>	Sheep Laurel	Kalmia à feuilles étroites	Su-PS	1	L-H	L	
<i>Ledum groenlandicum</i>	Labrador Tea	Thé du Labrador	Su-PS	1.2	H	S	
<i>Lonicera canadensis</i>	American Fly Honeysuckle	Chèvrefeuille du Canada	PS-Sh	1.8	M-H	A	
<i>Myrica gale</i>	Sweetgale	Myrique baumier	Su-PS	1.2	H	L	•
<i>Physocarpus opulifolius</i>	Common Ninebark	Physocarpe à feuilles d'obier	Su-PS	3	L-H	A	•
<i>Potentilla fruticosa</i>	Bush Cinquefoil	Potentille frutescente	Su-PS	1.3	M	A	•
<i>Prunus pennsylvanica</i>	Pin Cherry	Cerisier de Pennsylvanie	Su	5	M-L	A	
<i>Prunus virginiana</i>	Chokecherry	Cerisier de Virginie	Su	10	M-L	L	
<i>Rhododendron canadense</i>	Rhodora	Rhododendron du Canada	PS-Sh	1.2	M-H	L-SL	
<i>Rhus aromatica</i>	Fragrant Sumac	Sumac aromatique	Su-PS	1.8	L-M	A	•
<i>Rhus typhina</i>	Staghorn Sumac	Sumac vinaigrier	Su	7.6	L	A	•
<i>Rosa blanda</i>	Smooth Wild Rose	Rosier inerme	Su	2	L-M	A	•
<i>Rosa nitida</i>	Shining Rose	Rosier brillant	Su	1	M	S-L- G	•
<i>Rubus idaeus</i>	Raspberry	Framboisier	Su-PS-Sh	1.2	M	A	
<i>Rubus occidentalis</i>	Black Raspberry	Ronce occidentale	PS-Sh	1.8	M	L	•

Latin name	Common name	French name	Sunlight	Height (m)	Humidity	Soil	Stabilization
<i>Rubus odoratus</i>	Flowering Raspberry	Ronce odorante	Su-PS-Sh	2	M-H	S	•
<i>Salix discolor</i>	Pussy Willow	Saule discolor	Su	5	M-H	A	•
<i>Salix eriocephala</i>	Cottony Willow	Saule rigide	Su	4	M-H	A	•
<i>Salix exigua</i> subsp. <i>interior</i>	Sandbar Willow	Saule de l'intérieur	Su-PS	6	M-H	A	•
<i>Salix lucida</i>	Shining Willow	Saule brillant	Su-PS	8	M-H	A	•
<i>Salix pellita</i>	Satiny Willow	Saule satiné	PS-Sh	3	M-H	A	•
<i>Salix petiolaris</i>	Slender Willow	Saule à long pétiole	Su	3	M-H	A	•
<i>Salix sericea</i>	Silky Willow	Saule soyeux	Su-PS	3.6	M-H	A	
<i>Sambucus canadensis</i>	American Elder	Sureau du Canada	Su-PS-Sh	3.6	L-H	A	•
<i>Sambucus pubens</i>	Scarlet Elderberry	Sureau pubescent	Su-PS	4	H	A	•
<i>Shepherdia canadensis</i>	Russet Buffaloberry	Shepherdie du Canada	Su	2.5	L	S	•
<i>Spiraea latifolia</i>	Broad-leaved Meadowsweet	Spirée à larges feuilles	Su	1.5	M	A	•
<i>Spiraea tomentosa</i>	Hardhack	Spirée tomenteuse	Su-PS	1.5	L-M	A (≠ C)	•
<i>Symphoricarpos albus</i>	Common Snowberry	Symphorine blanche	Su-PS-Sh	1.5	H	A	•
<i>Vaccinium angustifolium</i>	Lowbush Blueberry	Bleuet à feuilles étroites	PS-Sh	0.6	L-M	S	
<i>Vaccinium macrocarpon</i>	American Cranberry	Canneberge à gros fruits	Su-PS	0.3	M-H	L-S	
<i>Vaccinium myrtilloides</i>	Velvetleaf Blueberry	Bleuet fausse-myrtille	Su-PS	0.6	H	L	
<i>Viburnum cassinoides</i>	Northern Wild Raisin	Vierne cassinoïde	Su-PS-Sh	2	L-H	L	•
<i>Viburnum lantanoides</i>	Hobblebush	Vierne à feuilles d'aune	PS-Sh	2	M	S	•
<i>Viburnum lentago</i>	Nannyberry	Vierne flexible	Su-PS-Sh	5.4	L-H	A	•
<i>Viburnum trilobum</i>	American Cranberrybush	Vierne trilobée	Su-PS	3.6	M	L	•
Creeping plants							
<i>Clematis ligusticifolia</i>	Virgin's Bower	Clématite de Virginie	Su-PS	4	M-H	CL-SL	•
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	Vigne vierge	Su-PS-Sh	15	M	A	•
<i>Vitis riparia</i>	Riverbank Grape	Vigne des rivages	Su-PS	3	M-H	A	
Herbaceous plants (perennials)							
<i>Anaphalis margaritacea</i>	Pearly Everlasting	Immortelle vivace	Su	50	L	A	
<i>Anemone canadensis</i>	Canada Anemone	Anémone du Canada	Su-PS	40	M-H	L-CL	•
<i>Angelica atropurpurea</i>	Angelica	Angélique noire-pourpée	Su-PS	250	M	A	
<i>Apocynum cannabinum</i>	Indian Hemp	Apocyn chanvrin	Su-PS	80	M-H	A	•
<i>Aquilegia canadensis</i>	Canada Columbine	Ancolie du Canada	Su-PS	60	L	S	

Latin name	Common name	French name	Sunlight	Height (m)	Humidity	Soil	Stabilization
<i>Asclepias incarnata</i>	Swamp Milkweed	Asclépiade incarnate	Su	120	M-H	A	
<i>Aster cordifolius</i>	Heart-Shaped Aster	Aster cordifolié	PS-Sh	60	H	A	
<i>Aster puniceus</i>	Red-Stalk Aster	Aster ponceau	Su-PS	150	H	A	
<i>Aster umbellatus</i>	Umbellate Aster	Aster à ombelles	Su-PS	150	H	A	
<i>Calamagrostis canadensis</i>	Canadian Reedgrass	Foin bleu	Su-PS	120	H	A	
<i>Caltha palustris</i>	Marsh Marigold	Populage des marais	Su-PS-Sh	30	VH	L-CL	
<i>Campanula rotundifolia</i>	Bluebell	Campanule à feuilles rondes	Su	30	L	G	
<i>Chelone glabra</i>	Turtlehead	Galane glabre	PS-Sh	90	M-H	S-L	•
<i>Comarum palustre</i>	Marsh Cinquefoil	Comaret des marais	Su-PS	35	H-VH	SL	
<i>Cornus canadensis</i>	Bunchberry	Quatre-temps	PS	10	H	A	
<i>Epilobium angustifolium</i>	Fireweed	Épilobe à feuilles étroites	Su	200	L	A	
<i>Eupatorium maculatum</i>	Purple Joe-Pye Weed	Eupatoire maculé	Su-PS	200	M-H	L-CL	•
<i>Eupatorium perfoliatum</i>	Perfoliate Thoroughwort	Eupatoire perfoliée	Su-PS	75	M-H	A	•
<i>Heliopsis helianthoides</i>	False Sunflower	Héliopsis faux-hélianthe	Su	120	L-M	S-L	•
<i>Impatiens capensis</i>	Cape Touch-me-not	Impatiens du cap	PS-Sh	100	M-H	A	
<i>Iris versicolor</i>	Blue Flag Iris	Iris versicolore	Su-PS	55 -VH H A	•		
<i>Lobelia cardinalis</i>	Cardinal Flower	Lobelia cardinale	Su-PS	90	H-M	CL-L	•
<i>Mentha arvensis</i>	Wild Mint	Menthe du Canada	Su	50	H-M	A	•
<i>Monarda fistulosa</i>	Wild Bergamot	Monarde fistuleuse	Su	100	L	A	
<i>Myosotis laxa</i>	Smaller Forget-me-Not	Myosotis laxiflore	Su	30	H	A	•
<i>Physostegia virginiana</i>	Obedient Plant	Physostégie de Virginie	Su-PS	70	M-H	A	•
<i>Pontederia cordata</i>	Pickereelweed	Pontédérie cordée	Su	80	H	L-CL	
<i>Rudbeckia laciniata</i>	Cut-leaved Coneflower	Rudbeckie laciniée	Su	150	M-H	A	•
<i>Sagittaria latifolia</i>	Broadleaf Arrowhead	Sagittaire latifoliée	Su-PS	100	VH	C	
<i>Sanguisorba canadensis</i>	Canadian Burnet	Sanguisorbe du Canada	Su-PS	150	H	ND	
<i>Scutellaria lateriflora</i>	Side-Flowering Skullcap	Scutellaire latéiflore	Su	70	H-M	L	•
<i>Solidago canadensis</i>	Canada Goldenrod	Verge d'or du Canada	Su	110	L-M	A	•
<i>Symphotrichum lateriflorum</i>	Calico Aster	Aster latéiflore	Su-PS	70	M-H	A	

Latin name	Common name	French name	Sunlight	Height (m)	Humidity	Soil	Stabilization
<i>Symphotrichum novae-angliae</i>	New England Aster	Aster de Nouvelle-Angleterre	Su-PS	50	L-M	A	•
<i>Thalictrum pubescens</i>	Tall Meadow-Rue	Pigamon pubescent	Su-PS-Sh	180	M-H	S-L	•
<i>Thalictrum venulosum</i>	Veiny Meadow-Rue	Pigamon veiné	Su	60	M-H	S-L	•
<i>Tiarella cordifolia</i>	Foamflower	Tiarelle cordifolée	PS-Sh	20	M-H	A	
<i>Verbena hastata</i>	Blue Vervain	Verveine hastée	Su	110	H	A	•
Grasses							
<i>Bolboschoenus fluviatilis</i>	River Bulrush	Scirpe fluviatile	Su	1	H	L-CL	•
<i>Calamagrostis canadensis</i>	Canadian Reedgrass	Calamagrostide du Canada	Su	1.3	H-M	A	•
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	Deschampsie cespitueuse	Su-PS-Sh	1	M	A	•
<i>Elymus canadensis</i>	Canada Limegrass	Élyme du Canada	Su	1.5	M-H	A	•
<i>Glyceria canadensis</i>	Canada Mannagrass	Glycérie du Canada	Su-PS-Sh	1	M-H	A	
<i>Glyceria grandis</i>	Tall Mannagrass	Glycérie géante	Su	1.6	M-H	A	•
<i>Glyceria striata</i>	Nerved Mannagrass	Glycérie striée	Su-PS-Sh	0.9	M-H	A	•
<i>Hierochloa odorata</i>	Sweetgrass	Foin d'odeur	Su-PS	0.6	H	A	
<i>Juncus effusus</i>	Common Rush	Jonc épars	Su	0.6	H	A	•
<i>Leersia oryzoides</i>	Rice Cutgrass	Léersie faux riz	Su	1.3	M-H	A	•
<i>Panicum virgatum</i>	Switchgrass	Panic raide	Su-PS	1.5	ND	ND	
<i>Schoenoplectus acutus</i> var. <i>acutus</i>	Hardstem Bulrush	Scirpe aigu	Su	2	H	L-CL	•
<i>Schoenoplectus pungens</i>	American Bulrush	Scirpe d'Amérique	Su	1	H	L-CL	•
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	Scirpe des étangs	Su	1.5	H	L-CL	•
<i>Scirpus cyperinus</i>	Common Woolgrass	Scirpe souchet	Su	1.5	H	L-CL	•
<i>Spartina pectinata</i>	Pectinate Spartina	Herbe à liens	Su-PS	1	M	L-CL	•
<i>Bolboschoenus fluviatilis</i>	River Bulrush	Scirpe fluviatile	Su	1	H	L-CL	•
Ferns							
<i>Athyrium filix-femina</i>	Lady Fern	Athyrium fougère-femelle	Su-PS-Sh	0.6	L-H	S-L	•
<i>Athyrium filix-femina</i> var. <i>aungustum</i>	Northern Lady Fern	Fougère-femelle du Nord	Su-PS-Sh	0.6	L-H	S-L	•
<i>Dennstaedtia punctilobula</i>	Hayscented Fern	Dennstaedtia à lobules ponctués	Su-PS-Sh	0.9	L-H	A	•
<i>Dryopteris cristata</i>	Crested Wood Fern	Dryoptère à crêtes	PS-Sh	0.55	M	L	•
<i>Dryopteris marginalis</i>	Marginal Wood Fern	Dryoptère à sores marginaux	PS-Sh	0.6	M-L	A	•
<i>Dryopteris spinulosa</i>	Spinulose Shield Fern	Dryoptéride spinuleuse	Su-PS-Sh	0.5	L-M	A	•

Latin name	Common name	French name	Sunlight	Height (m)	Humidity	Soil	Stabilization
<i>Dryopteris thelypteris</i>	Marsh Shield Fern	Dryoptéride thélyptéride	PS–Sh	0.6	VH	A	•
<i>Matheuccia struthiopteris</i>	Ostrich Fern	Fougère à l'autruche	PS–Sh	2.3	M–H	A	•
<i>Onoclea sensibilis</i>	Sensitive Fern	Onociée sensible	Su–PS–Sh	0.8	H	A	•
<i>Osmunda cinnamomea</i>	Cinnamon Fern	Osmonde cannelle	PS–Sh	1.25	H–M	CL–SL	•
<i>Osmunda regalis</i>	Royal Fern	Osmonde royale	Su–PS–Sh	1.25	H	S–CL	•
<i>Thelypteris palustris</i>	Marsh Shield Fern	Thélyptère des marais	PS–Sh	0.6	H	A	•

**SCHEDULE E:
TABLE OF FLOOD LEVELS FOR THE RIVIÈRE À SIMON**

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
MH01	12485	242.29	242.46	242.53
	12461.3*	242.24	242.41	242.47
	12437.6*	242.18	242.35	242.41
	12414*	242.11	242.28	242.34
	12390.3*	242.04	242.19	242.25
	12366.6*	241.94	242.09	242.15
MH02	12343	241.59	241.71	241.76
	12340 Structure			
	12333	241.12	241.28	241.34
	12315.6*	241.12	241.28	241.34
MH03	12298.3*	241.12	241.28	241.34
	12281	241.09	241.26	241.32
	12246.95 Culvert			
	12221.78	241.06	241.19	241.23
	12197.1*	241.06	241.19	241.23
	12172.5*	241.06	241.19	241.23
	12147.9*	241.06	241.19	241.23
	12123.3*	241.06	241.18	241.23
	12098.7*	241.05	241.18	241.23
	12074.1*	241.05	241.18	241.22
	12049.5*	241.05	241.18	241.22
	12024.9*	241.05	241.18	241.22
	12000.3*	241.05	241.17	241.22
	11975.8*	241.05	241.17	241.21
	11951.2*	241.04	241.17	241.21
MH04	11926.6*	241.04	241.17	241.21
	11902	241.04	241.16	241.20
	11877.4*	241.04	241.16	241.21
	11852.8*	241.04	241.16	241.21
	11828.2*	241.04	241.16	241.21
	11803.6*	241.04	241.16	241.21
	11779.0*	241.04	241.16	241.21
	11754.5*	241.04	241.16	241.21
	11729.9*	241.04	241.16	241.21
	11705.3*	241.04	241.16	241.21
	11680.7*	241.04	241.16	241.21
11656.1*	241.04	241.16	241.21	
11631.5*	241.04	241.16	241.21	
11607	241.04	241.16	241.21	
11597.18 Structure				
11587.18	233.24	233.36	233.41	

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	11563.8*	232.84	232.99	233.04
	11540.5*	232.17	232.36	232.42
	11517.1*	231.80	231.93	231.99
	11493.8*	231.79	231.92	231.97
	11470.5	231.78	231.92	231.97
	11453 Structure			
MH05	11441.4	230.02	230.15	230.21
	11418.7*	229.94	230.05	230.10
	11396.0*	229.91	230.01	230.05
	11373.3*	229.90	229.99	230.03
	11350.6*	229.89	229.98	230.02
	11327.9*	229.89	229.98	230.01
	11305.25	229.89	229.98	230.01
	11284.52 Bridge			
	11280.25	229.88	229.96	229.99
	11275.42 Bridge			
	11217.23	229.89	229.98	230.02
	11193.0*	229.89	229.98	230.02
MH06	11168.8*	229.89	229.98	230.02
	11144.7*	229.89	229.98	230.01
	11120.5*	229.89	229.98	230.01
	11096.35	229.89	229.98	230.01
	11071.7*	229.89	229.98	230.01
	11047.2*	229.89	229.98	230.01
	11022.6*	229.89	229.98	230.01
MH07	10998.0*	229.89	229.98	230.01
	10973.4*	229.89	229.98	230.01
	10948.9	229.89	229.98	230.01
	10927.07 Structure			
MH08	10926	227.38	227.78	227.94
	10907.9*	227.30	227.72	227.89
	10889.95	227.24	227.67	227.85
	10881	227.25	227.68	227.86
	10867.7 Bridge			
	10864.29	226.77	227.06	227.17
	10840.0*	226.58	226.87	226.99
	10815.8*	226.43	226.72	226.84
	10791.5*	226.30	226.60	226.73
	10767.3*	226.20	226.51	226.64
	10743.1*	226.12	226.43	226.57
	10718.8*	226.05	226.37	226.52
	10694.6*	225.99	226.33	226.48
10670.4*	225.95	226.29	226.44	
10646.1*	225.91	226.26	226.42	
10621.9*	225.88	226.24	226.40	

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	10597.6*	225.86	226.22	226.38
	10573.4*	225.84	226.21	226.37
	10549.2*	225.83	226.20	226.36
MH09	10524.9*	225.82	226.19	226.36
	10500.75	225.81	226.18	226.35
	10477.0*	225.80	226.17	226.34
	10453.4*	225.80	226.17	226.34
	10429.7*	225.79	226.16	226.33
	10406.1*	225.78	226.15	226.32
	10382.4*	225.77	226.14	226.31
	10358.7*	225.76	226.13	226.30
	10335.1*	225.75	226.12	226.29
	10311.45	225.73	226.10	226.28
	10308.76 Bridge			
	10308.45	225.62	226.04	226.23
	10284.3*	225.61	226.04	226.23
	10260.1*	225.61	226.04	226.23
	10236*	225.61	226.04	226.23
	10211.8*	225.60	226.04	226.23
	10187.7*	225.60	226.03	226.23
	10163.5*	225.60	226.03	226.23
	10139.4*	225.60	226.03	226.23
	10115.2*	225.60	226.03	226.23
10091.1*	225.59	226.03	226.22	
10066.9*	225.59	226.03	226.22	
MH10	10042.8*	225.59	226.03	226.22
	10018.6*	225.59	226.03	226.22
	9994.5*	225.59	226.02	226.22
	9970.35*	225.59	226.02	226.22
	9946.2*	225.58	226.02	226.22
	9922.05*	225.58	226.02	226.22
	9897.89*	225.58	226.02	226.22
	9873.75*	225.58	226.02	226.22
	9849.6*	225.58	226.02	226.22
	9825.45*	225.58	226.02	226.21
	9801.3*	225.57	226.02	226.21
	9777.14*	225.57	226.02	226.21
	9753*	225.57	226.01	226.21
	9728.85	225.57	226.01	226.21
	9704.06*	225.57	226.01	226.21
	9679.27*	225.56	226.01	226.21
	9654.48*	225.56	226.01	226.21
	9629.69*	225.56	226.01	226.21
	9604.90*	225.56	226.01	226.21
	9580.11*	225.56	226.01	226.21

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	9555.32*	225.56	226.01	226.21
	9530.54*	225.56	226.01	226.21
	9505.75*	225.56	226.01	226.21
	9480.96*	225.56	226.01	226.21
	9456.17*	225.56	226.01	226.21
MH11	9431.38*	225.56	226.01	226.21
	9406.59*	225.56	226.01	226.20
	9381.80*	225.56	226.01	226.20
	9357.01*	225.56	226.01	226.20
	9332.22*	225.56	226.01	226.20
	9307.44*	225.55	226.00	226.20
	9282.65*	225.55	226.00	226.20
	9257.86*	225.55	226.00	226.20
	9233.07*	225.55	226.00	226.20
	9208.28*	225.55	226.00	226.20
	9183.49*	225.55	226.00	226.20
	9158.70*	225.55	226.00	226.20
	9133.92	225.55	226.00	226.20
	9112.07 Bridge			
9088.98	225.33	225.60	225.70	
MH12	9029.24 Bridge			
	9023	225.32	225.58	225.69
	8998*	225.32	225.58	225.69
	8973*	225.32	225.58	225.69
	8948*	225.32	225.58	225.69
	8923*	225.32	225.58	225.69
	8898*	225.32	225.58	225.69
	8873*	225.32	225.58	225.69
	8848	225.32	225.58	225.69
	8823*	225.31	225.58	225.68
	8798*	225.31	225.58	225.68
	8773*	225.31	225.58	225.68
	8748*	225.31	225.58	225.68
8723*	225.31	225.58	225.68	
MH13	8698*	225.31	225.58	225.68
	8673*	225.31	225.58	225.68
	8648*	225.31	225.58	225.68
	8623*	225.31	225.58	225.68
	8598*	225.31	225.57	225.68
	8573*	225.31	225.57	225.68
	8548*	225.31	225.57	225.68
	8523*	225.31	225.57	225.68
	8498*	225.31	225.57	225.68
	8473*	225.31	225.57	225.68
8448*	225.31	225.57	225.67	

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	8423*	225.30	225.57	225.67
	8398*	225.30	225.57	225.67
	8373*	225.30	225.57	225.67
	8348*	225.30	225.57	225.67
	8323*	225.30	225.56	225.67
	8298*	225.30	225.56	225.67
	8273*	225.30	225.56	225.67
	8248*	225.30	225.56	225.67
	8223*	225.30	225.56	225.66
	8198*	225.29	225.56	225.66
	8173*	225.29	225.56	225.66
	8148*	225.29	225.56	225.66
	8123*	225.29	225.55	225.66
	8098*	225.29	225.55	225.66
	8073	225.29	225.55	225.66
	8050.09*	225.29	225.55	225.65
	8027.18*	225.29	225.55	225.65
	8004.27*	225.28	225.55	225.65
	7981.36*	225.28	225.55	225.65
	7958.45*	225.28	225.54	225.65
7935.54*	225.28	225.54	225.64	
MH14	7912.63*	225.28	225.54	225.64
	7889.72*	225.28	225.54	225.64
	7866.81	225.27	225.53	225.64
	7842.82*	225.27	225.53	225.63
	7818.84*	225.27	225.53	225.63
	7794.86*	225.27	225.52	225.63
	7770.88	225.26	225.52	225.62
	7746.23*	225.26	225.52	225.62
	7721.58*	225.26	225.51	225.61
	7696.93	225.18	225.42	225.51
	7673.94*	225.13	225.36	225.45
	7650.96*	225.05	225.28	225.37
	7627.98*	224.94	225.16	225.25
	7605	224.65	224.86	224.94
	7604 Structure			
	7580	224.65	224.86	224.94
	7572 Structure			
	7530	224.65	224.86	224.94
	7506.15	224.25	224.41	224.48
	7500 Structure			
7498.2	223.60	223.83	223.91	
7477*	223.55	223.78	223.86	
7455.8*	223.50	223.72	223.81	
7434.6*	223.44	223.66	223.74	

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	7413.4*	223.37	223.58	223.66
	7392.2*	223.27	223.47	223.55
	7371	223.05	223.20	223.27
	7347.54*	222.87	223.03	223.09
MH15	7324.09*	222.70	222.85	222.91
	7300.63*	222.53	222.68	222.73
	7277.18*	222.36	222.51	222.56
	7253.72*	222.20	222.34	222.39
	7230.27*	222.02	222.17	222.23
	7206.81*	221.84	222.01	222.07
	7183.36*	221.66	221.85	221.92
	7159.90*	221.51	221.72	221.79
	7136.45*	221.41	221.63	221.69
	7113	221.35	221.56	221.63
MH16	7089*	221.28	221.49	221.56
	7065*	221.21	221.42	221.48
	7041*	221.14	221.34	221.41
	7017*	221.07	221.26	221.33
	6993*	221.00	221.19	221.26
	6969*	220.93	221.12	221.19
	6945*	220.86	221.05	221.12
	6921*	220.79	220.98	221.05
	6897*	220.72	220.91	220.98
	6873*	220.65	220.84	220.92
	6849*	220.58	220.77	220.85
	6825*	220.51	220.71	220.79
	6801*	220.44	220.64	220.73
MH17	6777*	220.37	220.58	220.67
	6753*	220.31	220.53	220.61
	6729*	220.25	220.47	220.56
	6705	220.19	220.42	220.51
	6681.43*	220.13	220.37	220.46
	6657.87*	220.08	220.32	220.41
	6634.31*	220.02	220.27	220.36
	6610.75*	219.96	220.22	220.31
MH18	6587.18*	219.91	220.16	220.26
	6563.62*	219.86	220.11	220.21
	6540.06*	219.81	220.06	220.16
	6516.5	219.64	219.88	219.97
	6494.6*	219.50	219.74	219.84
	6472.7*	219.36	219.61	219.70
	6450.8*	219.22	219.47	219.57
	6428.9*	219.06	219.32	219.43
	6407	218.86	219.16	219.28
	6406.13 Bridge			

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	6400	217.70	217.79	217.82
	6379.75*	217.70	217.77	217.87
	6359.5	217.57	217.77	217.84
	6334.81*	217.26	217.48	217.58
	6310.12*	216.97	217.16	217.24
	6285.44*	216.67	216.87	216.94
	6260.75*	216.37	216.56	216.64
MH19	6236.07*	216.07	216.26	216.33
	6211.38*	215.77	215.96	216.03
	6186.69*	215.46	215.65	215.72
	6162.01*	215.15	215.34	215.41
	6137.32*	214.84	215.03	215.10
	6112.64*	214.51	214.71	214.78
	6087.95*	214.19	214.38	214.46
	6063.26*	213.87	214.06	214.13
	6038.58*	213.55	213.73	213.81
	6013.89*	213.22	213.41	213.48
	5989.21*	212.90	213.09	213.16
	5964.52*	212.57	212.76	212.83
	5939.83*	212.26	212.46	212.54
	5915.153	212.07	212.27	212.35
	5890.90*	211.86	212.07	212.15
	5866.66*	211.66	211.86	211.94
	5842.42*	211.45	211.66	211.74
	5818.17*	211.25	211.45	211.53
	5793.93*	211.04	211.24	211.32
	5769.69*	210.83	211.03	211.11
5745.44*	210.62	210.82	210.90	
5721.20*	210.41	210.61	210.69	
MH20	5696.95*	210.20	210.40	210.48
	5672.71*	209.98	210.18	210.26
	5648.47*	209.76	209.97	210.04
	5624.22*	209.55	209.75	209.83
	5599.98*	209.33	209.53	209.61
	5575.73*	209.11	209.31	209.39
	5551.49*	208.88	209.08	209.16
	5527.25*	208.65	208.84	208.93
	5503.00*	208.38	208.57	208.65
	5478.76*	208.14	208.37	208.46
	5454.52	208.00	208.25	208.35
	5430	208.00	208.25	208.36
	5426.61 Bridge			
	5420.66	207.94	208.19	208.28
	5396.68*	207.93	208.18	208.27
5372.70*	207.92	208.17	208.27	

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	5348.73*	207.90	208.16	208.26
	5324.75*	207.90	208.15	208.25
MH21	5300.78*	207.89	208.14	208.24
	5276.80*	207.88	208.13	208.24
	5252.82*	207.87	208.13	208.23
	5228.85*	207.86	208.12	208.22
	5204.87*	207.86	208.11	208.22
	5180.9	207.85	208.11	208.21
	5156.20*	207.84	208.10	208.21
	5131.50*	207.83	208.09	208.20
	5106.80*	207.82	208.08	208.19
	5082.11*	207.82	208.08	208.18
	5057.41*	207.81	208.07	208.18
	5032.71*	207.80	208.06	208.17
	5008.01*	207.79	208.05	208.16
	4983.32*	207.78	208.05	208.15
	4958.62*	207.77	208.04	208.15
	4933.92*	207.77	208.03	208.14
	4909.22*	207.76	208.02	208.13
	4884.53*	207.75	208.01	208.12
	4859.83*	207.74	208.01	208.12
	4835.13*	207.73	208.00	208.11
	4810.43*	207.72	207.99	208.10
	4785.74*	207.71	207.98	208.09
	4761.04*	207.70	207.97	208.08
4736.34*	207.69	207.96	208.07	
4711.64*	207.68	207.95	208.06	
4686.95*	207.67	207.94	208.05	
4662.25*	207.66	207.93	208.04	
4637.55*	207.65	207.92	208.03	
4612.85*	207.64	207.91	208.02	
MH22	4588.16*	207.63	207.90	208.01
	4563.46*	207.62	207.89	208.00
	4538.76*	207.61	207.87	207.98
	4514.06*	207.59	207.86	207.97
	4489.37*	207.58	207.84	207.96
	4464.67*	207.56	207.83	207.94
	4439.97*	207.55	207.81	207.92
	4415.27*	207.53	207.79	207.91
	4390.58*	207.51	207.77	207.89
	4365.88*	207.49	207.75	207.86
	4341.18*	207.46	207.73	207.84
	4316.48*	207.43	207.70	207.81
	4291.79	207.40	207.66	207.77
4266.81*	207.37	207.63	207.75	

Sector	Chain (m)	Velocity (m)		
		2-year	20-year	100-year
	4241.84*	207.35	207.61	207.72
	4216.86*	207.32	207.58	207.70
	4191.89*	207.29	207.56	207.67
	4166.91*	207.27	207.53	207.65
	4141.94*	207.24	207.51	207.63
	4116.96*	207.22	207.48	207.60
	4091.99*	207.19	207.46	207.58
	4067.01*	207.17	207.44	207.56
	4042.04*	207.14	207.41	207.54
	4017.06*	207.12	207.39	207.51
	3992.09*	207.10	207.37	207.49
	3967.11*	207.07	207.35	207.47
	3942.14*	207.05	207.32	207.45
	3917.16*	207.03	207.30	207.43
	3892.19*	207.00	207.28	207.41
	3867.22*	206.98	207.26	207.39
	3842.24*	206.96	207.24	207.37
	3817.27*	206.94	207.22	207.35
	3792.29*	206.92	207.20	207.33

**SCHEDULE F:
FLOOD ZONE MAPS OF THE RIVIÈRE À SIMON**

**SCHEDULE G:
PARC LINÉAIRE DU CORRIDOR AÉROBIQUE**