



**BY-LAW NO 526**

**ZONING**

**APPENDIX « D »  
DEFINITIONS**

<b>Activities, high Risk Industrial</b>	Industrial activities involving a sufficient quantity of dangerous, very combustible, flammable or explosive materials to constitute a particular danger.
<b>Agriculture</b>	Cultivation of the soil and plants, leaving land uncropped or using it for forestry purposes, animal and insect breeding, and to this end, the necessary construction works and uses or buildings with the exception of residential dwellings.
<b>Animal Breeding Facility</b>	A structure or exercise yard intended for the breeding of bovine, equine, gallinaceous, anatidae, suidae, leporidae and animals bred for their fur.
<b>Annex</b>	An extension connected to the main building.
<b>Arcade</b>	Location where games such as billiards, snooker, bowling, American pool and all other games, machines and similar devices are available to the public for a fee and are manually, mechanically, electrically or electronically operated.
<b>Artisan's Workshop</b>	Establishment occupying a building, or part of a building, intended for the making of handcrafted items. This production includes but is not limited to the following: <ul style="list-style-type: none"><li>▪ Wood: wood-working, carpentry, sculpture;</li><li>▪ Metal: wrought iron, iron works, jewellery, gold and silver plating, pewter pottery, enamel, copper, foundry;</li><li>▪ Silicates: ceramic, pottery, and glass;</li><li>▪ Textile and Leather: weaving, tapestry, macramé, Assumption sashes, knitting, crochet, embroidery, sewing, quilting, leather (clothing), shoe-repair shop, leather goods;</li><li>▪ Graphic Arts: engraving, serigraphy, batik, cloth printing;</li><li>▪ Sculpture: stone, wood, metal, bone, etc.;</li><li>▪ Various: candles, dried flowers, photos, dolls, puppets, new materials (plastic, vinyl, acrylic, etc.).</li></ul>
<b>Attic</b>	Uninhabitable space of a building located between the ceiling of the top floor and the roof . The attic is not considered a storey.
<b>Authority having Jurisdiction</b>	A person or persons designated by Council resolution to manage the Town's Planning By-Laws.
<b>Autonomous Seniors</b>	Persons 60 years or older that require less than 2½ hours of care per day.
<b>Autonomous Seniors' Residence</b>	An establishment housing nine (9) or less autonomous seniors who lease a room. The owner of the residence must be the registered owner of the property and must reside in Hudson.
<b>Awning</b>	Small roof projecting from a wall above openings to protect from the rain or the sun.
<b>Balcony</b>	An exterior platform protruding, in part or totally, from the walls of a building and surrounded by a banister or guardrail.
<b>Basement</b>	Part of a building where half or more of the height measured from the floor to the ceiling is below ground level. The basement is not considered a storey.
<b>Basement, unfinished</b>	Part of a building located below the ground floor with more than half of its height measured from the floor to the ceiling is above the adjacent average ground level after landscaping. The basement is not considered a storey.



<b>Bed and Breakfast</b>	Private residences and their adjacent buildings used as a whole by the owners or occupants as an accommodation establishment offering rental of four (4) bedrooms at the most; the rental price of which includes a breakfast served on the premises.
<b>Bi-generational Dwelling</b>	An bi-generational dwelling must be occupied by or destined exclusively for persons having a family relationship or a relationship through marriage or a common law partner up to the second degree, with the owner-occupant of the main housing unit, namely, the ascendants (parents and grand-parents), the descendants (children and grand-children), privileged family collaterals (brothers, sisters, nephews and nieces) and certain other collaterals (uncles and aunts). The owner-occupant must formally agree to supply the Town, on an annual basis, with the identity of any occupant of the bi-generational dwelling in order to confirm the family relationship between the occupants and the owner.
<b>Bituminous Concrete Production Plant</b>	An establishment where a homogenous product referred to as “asphalt” is produced from bitumen and other mineral aggregate materials intended primarily for the resurfacing of roadways.
<b>Boarding House</b>	Dwelling intended to provide lodging accommodations by paying rent on a daily or monthly basis.
<b>Breeding, animal unit</b>	An animal breeding unit, or when there is more than one, the grouping of all the breeding unit with a perimeter which is less than 150 m from the next one and, if the need be, any storage works related to animal waste storage on the premises.
<b>Breeding Facility</b>	A building where animals are bred or a paddock or part of a paddock where animals are kept for reasons other than pasture, including, if need be, all works related to the storage of animal waste.
<b>Building</b>	<p>Any structure, completed or not, with a roof resting on walls or columns and intended to house people, animals or things. There are three (3) types of structures:</p> <ul style="list-style-type: none"><li>▪ <b>main building</b> Building (s) affected to the main use of the land on which it (they) is (are) located.</li><li>▪ <b>accessory building</b> A building detached from the main building, located on the same lot as the later and the use of which is complementary to the main building.</li><li>▪ <b>Temporary building</b> A fixed or mobile building erected or installed for a special use, and for a limited period of time.</li></ul>
<b>Building, dilapidated</b>	A building deteriorated by time, that is no longer in good condition and can endanger the life of persons or when it has lost half of its value due to deterioration, fire or explosion.
<b>Building, Height of a</b>	<p><b>In Storeys:</b> The number of storeys of a building;</p> <p><b>In Metres:</b> The vertical distance measured in metres between the average ground level where the building is located, after landscaping, and the highest point of the roof not including chimneys, towers, antennas, etc.</p>
<b>Cadastral Operation</b>	A division, a subdivision, a new subdivision, a re-division, a cancellation, a correction, an addition or a grouping of lot numbers numbered lots created in accordance with the Cadastre Act (L.R.Q.C. c-1) or Articles 3021, 3029, 3030, 3043 and 3045 of the Civil Code, the except in the case of a cadastral operation required by a declaration of co-ownership done according to Article 1010 of the Civil Code.
<b>Café-terrasse</b>	Part of a restaurant or lodging establishment where food and beverages are served outdoors or under a canopy or an awning
<b>Camping</b>	An establishment that offers the general public, for a fee, sites equipped to accommodate



	camping trailers or tents, with the exception of farm-camping sites belonging to the owner or operator of the breeding facility.
<b>Cantilever</b>	Part of a construction that is not directly supported.
<b>Car Cemetery or Scrap Yard</b>	Outdoor area where vehicles, scrap metal or other objects that are out-of-order for their intended use, are accumulated.
<b>Chemical Production Plant</b>	An industrial plant in which flammable or combustible liquids are produced by or used for chemical reactions.
<b>Commercial Centre</b>	Group of commercial establishments located in a same building, giving onto an interior or exterior pedestrian promenade and with a communal parking area.
<b>Commercial Vehicle</b>	Includes trucks, emergency vehicles, equipment vehicles (tractors, backhoes, and other similar vehicles) with a weight exceeding 3,000 kilograms.
<b>Construction</b>	Any work or building, above or below ground, but attached to the ground in a manner to be integrated with it, regardless of its materials, shape or use.
<b>Construction, New</b>	All new constructions excluding interior and exterior renovations, extensions not exceeding 20% of the existing building's site area, accessory buildings of less than 60 square meters, fences, and outdoor pools.
<b>Container</b>	Open or closed metal box, intended for transportation of merchandise or materials by truck or ship.
<b>Council</b>	The Town of Hudson's Municipal Council.
<b>Country-Style Dining</b>	Establishments where meals are prepared with products mainly from the farm or surrounding farms. The meals are served in the dining room of the farm house or in an accessory building dedicated for this purpose.
<b>Country-Style Inn</b>	Bed and breakfast style farm house offering a maximum of five (5) bedrooms including meals.
<b>Cutting to clean and clear</b>	This type of cutting consists of eliminating undesirable species so as to facilitate the growth of more desirable ones.
<b>Cutting, clear</b>	The cutting of more than 75% of the trees located on a lot.
<b>Cutting, garden</b>	Annual or periodic cutting of individually selected or small groups of trees in an uneven-aged stand, so as to harvest the production and bring it to a balanced gardened structure ensuring that the needs of growing trees are tended to. The cutting is equally distributed throughout the wooded area. The surface area where trees have been removed does not exceed 35% over a 25-year period.
<b>Cutting, limited diameter</b>	The cutting or harvesting of trees representing a third of the stems having a diameter of at least 10cm measured at 30cm or more from the ground's highest level.
<b>Cutting, sanitary</b>	The removal of dead, damaged or vulnerable trees, to prevent the spread of parasites in order to clean up the forest.
<b>Daycare</b>	See « Daycare Facility ».
<b>Daycare Facility</b>	A child care service provided in an establishment that receives at least ten (10) children on a regular or occasional basis for periods not exceeding 24 consecutive hours.
<b>Deforestation</b>	Global operation intended to cut a group of trees.



<b>Density, net</b>	Buildable space excluding streets, parks, trails, and open spaces.
<b>Density, overall</b>	Developable space including streets, parks, trails, and open spaces.
<b>Ditch</b>	A narrow trench, used to carry surface waters from adjacent lots, such as road ditches, boundary ditches that only drain adjacent lots, or ditches that only drain a single lot.
<b>Dwelling Unit</b>	A room or group of rooms located within a building that are designed, laid out, equipped, and constructed with the appropriate hygiene, heating, and cooking amenities in which a person or persons forming a family or household may establish a private residence.
<b>Dwelling, residential</b>	A residential dwelling with an area of at least 21 m <sup>2</sup> , not belonging to the property owner or operator of the breeding facility in question or to a shareholder or director who is the owner or operator of this facility.
<b>Excavation</b>	Removal of soil, stone or sand to lower or level land.
<b>Farm or Agricultural Operation</b>	Facility operated or intended for agricultural purposes, poultry farming, beekeeping, livestock breeding (domestic or other) or as orchards, nurseries or maple groves.
<b>Farm Visit</b>	Educational and recreational group day-visits to a farm.
<b>Fill</b>	Addition of earth, sand or stone to raise the level of a lot or fill a hollow.
<b>Flea Market</b>	Establishment grouping together retail businesses and meeting the following requirements: a) commercial activities are located indoors and outdoors; b) the sale of new and used goods; c) rented spaces are made available to numerous dealers.
<b>Floodplain</b>	Land occupied by a lake or body of water during flood periods. It corresponds to the geographical area of flooded sectors of which the limits are established by the following method: <ul style="list-style-type: none"><li>The flood levels mark for the recurrent 20 and 100-year flood levels are indicated in Plan 6 of the Master Plan of the Town;</li></ul> The floodplain includes two (2) zones : The <u>High-Velocity Zone</u> corresponds to the part of a flood plain that may be flooded when a 20-year flood occurs. The <u>Low-Velocity Zone</u> corresponds to the part of a floodplain beyond the limit of the high-velocity zone that may be flooded when a 100-year flood occurs.
<b>Floor Area</b>	The total area of all floors of a building or annex measured within the exterior walls.
<b>Foundation</b>	All necessary works for the base of a construction.
<b>Gabion</b>	A corrosion resistant metallic cage filled with quarry stone or cobblestone.
<b>Gallery</b>	A covered or uncovered annex along at least one entire side of the main building.
<b>Garage</b>	An annex or accessory building closed on four (4) sides built on the same lot as the main building and used to store one or more of the occupant's motor vehicles.
<b>Green Window</b>	A visual opening created through a vegetation screen by tree trimming or pruning.



<b>Greenhouse</b>	An accessory building or annex used for growing plants, fruits, and vegetables that are not intended for sale.
<b>Ground Floor</b>	Storey located at ground level or immediately above ground after landscaping.
<b>Hazardous Materials</b>	Any matter that, due to its properties, presents a danger to public health or the environment and that is explosive, gaseous, flammable, toxic, radioactive, or other.
<b>Healthcare Facility</b>	Includes convalescence and healthcare homes, as well as retirement homes.
<b>High-Water Mark</b>	<p>a) the area where predominantly terrestrial plants succeed predominantly aquatic plants or, if there are no aquatic plants, the closest point to the water where terrestrial plants no longer grow. Plants considered to be aquatic are all hydrophytes, including submerged plants, floating plants, emerging plants as well as emerging herbaceous and woody plants typical of marshes and swamps nearby these bodies of water.</p> <p>b) where there is a water retaining structure, the maximum operating water level of the hydraulic structure for the upstream portion of the body of water;</p> <p>c) where there is a legally erected retaining wall, from the top of the structure; if the high-water mark cannot be determined using the above criteria, it may be sited as follows :</p> <ul style="list-style-type: none"><li>• if the information is available at the two-year recurrent flood limit, which is considered to be equivalent to the line established according to the botanical criteria defined in paragraph a).</li></ul>
<b>Immunisation</b>	The immunisation of a construction, work or project consists of the enforcement of the various measures stated in this by-law aimed at providing the necessary protection to avoid damages that could be caused by a flood.
<b>Integrated Housing Project</b>	A group of main buildings with or without accessory buildings erected on the same lot further to a Comprehensive Development Program (CDP) maintained by a sole responsible party and planned so as to favour co-ownership and communal land uses such as accesses, parking areas and green spaces. Any integrated project is subject to a Site Planning and Architectural Integration Program (SPAIP).
<b>Kennel</b>	Establishment where dogs are bred, trained, boarded.
<b>Land</b>	One area of land made up of one or more lots or one or more parts of lots.
<b>Littoral</b>	Part of a lake or watercourse that extends from the high-water mark to the centre of the body of water.
<b>Lot</b>	Land delimited and identified as a lot on a cadastre plan, prepared and deposited in accordance with articles 3036 and 3037 of Quebec's Civil Code.
<b>Lot, Corner</b>	A lot located at the intersection of two (2) or more streets.
<b>Lot, Depth</b>	A straight line between the mid-point of the front property or lot line and the mid-point of the rear property line(s). In cases where the property or lot is adjacent to a body of water or river, the depth is always calculated perpendicularly to the high-water mark of this body of water.
<b>Lot, Non-Serviced</b>	A lot located on a street where a potable water distribution system and sanitary sewer system are not installed or planned.
<b>Lot, Partially Serviced</b>	A lot located on a street where a potable water distribution system or sanitary sewer system is installed, or a lot on a street where a by-law that decrees the installation of a potable water distribution system or sewer system is in effect, or a lot on a street where an agreement between a developer and the municipality was reached for the installation of a potable water distribution system or sanitary sewer system that would service at least two users.
<b>Lot, Serviced</b>	A lot located on a street where a potable water distribution system and sanitary sewer system are



	installed, or a lot on a street where a by-law that decrees the installation of these two services is in effect, or a lot on a street where an agreement between the developer and the municipality was reached for the installation of a potable water distribution system and sanitary sewer system that would service at least two users.
<b>Lot, Transverse</b>	A lot located between two streets.

Operational



<b>Lot, Waterfront</b>	A lot located between a body of water and an existing or projected road. If a street is inexistent near the body of water, the lot located within a 75 meter strip (45 meters if the lot is serviced)
<b>Lot, Width of a</b>	The line corresponding to the distance between the side property lines of a lot measured along the public road.
<b>Main Façade</b>	Exterior wall of a building fronting on the street. In the case of a corner lot, means the exterior wall of a building where the main access of the said building is located.
<b>Maintenance (Maintenance Works)</b>	See « Maintenance Works »
<b>Maintenance or Repair Works</b>	<p>Work aiming to correct minor deficiencies by using materials, products, or replacement components similar to existing material, products, and components; these types of work do not create significant changes to the appearance of the building.</p> <p>These works include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ the replacement siding material by the same type of material;</li> <li>▪ the repair of a damaged outer wall by refurbishing the damaged areas;</li> <li>▪ the replacement of windows and doors;</li> <li>▪ the re-installing of a foundation's waterproof coating;</li> <li>▪ the replacement of lighting equipment;</li> <li>▪ the repair or replacement of interior finishings (walls, ceilings, and floors);</li> <li>▪ the replacement of sanitary appliances except for septic installations and the refurbishing of the heating or electrical systems.</li> </ul>
<b>Marina</b>	Tourist area including a marina and the complementary facilities associated with it.
<b>Megadome</b>	A semi-circular metallic structure covered by a polyethylene and being used an accessory building for an agricultural activity.
<b>Mobile Home</b>	A factory built dwelling unit designed to be moved on its own wheels or on a vehicle, to its designated lot. Its minimum length is more than nine metres and its width does not exceed 4.2 meters.
<b>Non-Conformity</b>	<p>Non-conforming to this by-law or to other Town Planning Regulations are distinguished:</p> <ul style="list-style-type: none"> <li>▪ <u>non-conforming use</u> A use that is non-conforming to the provisions of the Zoning By-Law;</li> <li>▪ <u>non-conforming construction</u> A structure non-conforming to the provisions of the Zoning or Building By-laws whether by its site development, percentage of occupancy, dimensions, volume, materials or by any other aspect;</li> <li>▪ <u>non-conforming sign</u> A sign non-conforming to the provisions of the Zoning By-Law, whether by its area, dimensions, appearance, structure, contents, location, materials, lighting, etc;</li> <li>▪ <u>non-conforming lot</u> A lot non-conforming to the provisions of the Subdivision or Zoning By-Laws whether by its area, width or depth.</li> </ul>
<b>Outdoor Feeding Facility</b>	An exterior area where animals are kept in a temporary or continuous manner and fed with feed coming solely from outside this area.
<b>Overhang</b>	Part of a building that exceeds beyond a wall (steps, cornice, balcony, awning, exterior staircase,



	chimney, bay-window, sign).
<b>Overhang, roof</b>	Portion of a roof that extends passed the base of the wall.
<b>Park</b>	A piece of land developed and equipped to be used as a promenade, relaxation, rest or play area.
<b>Parking</b>	<p>a) <u>Parking Space</u> Space required to park a motor vehicle.</p> <p>b) <u>Parking Area</u> An off-street area created for the purpose of accessing and parking less than five (5) motor vehicles. The parking area includes parking spaces and alley ways to them.</p> <p>c) <u>Parking Lot</u> An off-street area created for the purpose of accessing and parking of five (5) or more motor vehicles. The parking lot includes parking spaces and the alley ways to them.</p>
<b>Parking Lot</b>	See « parking ».
<b>Parking Space</b>	See « Parking »
<b>Pergola</b>	A light construction made of posts or columns, supports and cross beams that make up the roof.
<b>Pioneer Plant</b>	A plant that populates undisturbed shorelines.
<b>Platform</b>	A flat and horizontal wood area more or less elevated.
<b>Pool</b>	An exterior or interior reservoir capable of being filled with water and intended for swimming, with a depth of 0.91 meter or more. For the purpose of this by-law, a whirlpool or spa is not considered a pool.
<b>Protected Facilities</b>	<p>The following structures are considered “protected facilities” according to this by-law:</p> <p>a) A municipal or regional park, with the exception of linear parks, bicycle paths or trails;</p> <p>b) A public beach or a marina;</p> <p>c) The land relating to an educational facility;</p> <p>d) The land relating to an establishment as defined by the Loi sur les services de santé et les services sociaux (L.R.Q., c. S-4.2);</p> <p>e) Day Care Centres;</p> <p>f) The land of a campground establishment, except for farm camping which belongs to the owner or operator of the breeding facilities in question;</p> <p>g) The buildings of an outdoor activities centre or nature interpretation centre;</p> <p>h) The clubhouse of a golf course;</p> <p>i) A religious temple;</p> <p>j) A summer theatre;</p> <p>k) An accommodation establishment as referred to in the Règlement sur les établissements touristiques (L.R.Q., c. E-15.1, r.0.1) with the exception of bed and breakfast, tourism inns, or simply-furnished inns;</p> <p>l) A building used for wine-tasting in a vineyard or a restaurant-type establishment with 20 seats or more and holder of an annual operator's permit, as well as a country-style dining facility or any other similar facility when it does not belong to the owner or operator of the breeding facility in question;</p> <p>m) A protected heritage site</p>
<b>Protected Heritage Site</b>	A heritage site that has been classified, recognized, or identified by the federal, provincial, or municipal government.
<b>Residential Complex for Seniors</b>	Residential housing complex intended to house and provide care and services to autonomous or semi autonomous seniors.





<b>Residual Material</b>	All residue from a production or transformation process or use, as well as any substance, material, product and, more commonly, any building that has been abandoned or that the owner intends to abandon.
<b>Residue</b>	Leftover or by-product from the production or use of material goods to be re-used or considered as being recyclable.
<b>Restaurant</b>	Commercial establishment specially designed for customers to consume food in return for payment, but not for lodging.
<b>Right-of-Way</b>	The line separating a private or public property from the public road, at a specific given distance from the central axis of the street and parallel to it.
<b>Rip-Rap</b>	Rockfill of quarry or field stones only on the edge of a lake or river.
<b>Road, Collector</b>	Higher traffic road with a 20 meter right of way connecting local roads.
<b>Road, Local</b>	Low traffic road with a 15 meter right of way, serving a residential or recreational area.
<b>Road, Private</b>	Any street or road that is owned by an individual or group of individuals.
<b>Road, Public</b>	Any street or road owned by the Town or a government.
<b>Sand or Gravel Pit</b>	Any open-air location where non consolidated mineral substances are extracted from a natural deposit including sand and gravel for commercial and industrial purposes or to meet contractual obligations or to build roads, dams, or dykes.
<b>Setback, Rear</b>	Provision of the by-law, per zone, establishing the limit from the rear property line from which it is forbidden to erect a main building.
<b>Setback, side</b>	Provision of the by-law, per zone, establishing the limit from the side property lines from which it is forbidden to erect a main building.
<b>Setback, front</b>	Provision of the by-law, per zone, establishing the limit from the right-of-way line from which it is forbidden to erect a main building.
<b>Shed, garden</b>	Accessory building used to store garden equipment and other small articles, but not the storage of motor vehicles.
<b>Shelter, Car, permanent</b>	An appendage to a main building consisting of a roof supported by a structure or pillars, open on at least two (2) sides and designed for the storage of motor vehicles. One of its sides corresponds to the existing wall on the main building.
<b>Shelter, Horse</b>	An open structure consisting of a roof and a maximum of three (3) walls designed to protect horses from the sun and the rain. These structures shall not be used to permanently shelter animals.
<b>Shelter, Car, temporary</b>	Light and removable industrially constructed metallic structure covered with a tarp or plastic and designed to shelter a motor vehicle.



<b>Shoreline</b>	<p>Strip of land that borders lakes and bodies of water, extending inland from the high-water mark. The width of the shore is measured horizontally.</p> <p>The shore is a minimum of 10 meters:</p> <ul style="list-style-type: none"><li>➤ when the slope is less than 30% ; or</li><li>➤ when the slope is greater than 30% with an embankment of less than 5 metres in height.</li></ul> <p>The shore is a minimum of 15 metres :</p> <ul style="list-style-type: none"><li>➤ when the slope is continuous and greater than 30 % ; or</li><li>➤ when the slope is greater than 30 % with an embankment of over 5 metres in height.</li></ul>
<b>Sign</b>	<p>Any construction, plaque, panel, billboard, figure, painting, sign, engraving, structure, any object made from rigid or flexible materials containing or forming letters, numbers, drawings that are erected, exposed or used for public or personal, temporary or permanent purposes for identification, directional, commercial, advertising, publicity purposes located on the exterior or interior of a building or on a lot, and visible from any point from the public or private road, from another building, or lot whether adjacent or not. We recognize the following types of signs:</p> <ul style="list-style-type: none"><li>▪ <u>commercial or advertising sign</u> a sign drawing attention to a business, profession, product, service or entertainment;</li><li>▪ <u>identification sign</u> a sign giving the name and address of the occupant of a building or the name and address of the building itself, as well as its authorised use without mentioning a product;</li><li>▪ <u>translucent illuminated sign</u> a sign designed to emit an artificial light by translucidity due to a source of light placed inside a sign and a translucent surface;</li><li>▪ <u>sign illuminated by reflection</u> a sign with illumination entirely coming from a fixed source of artificial light not connected to the sign or away from it;</li><li>▪ <u>flashing or glaring sign</u> a illuminated sign, fixed or rotary, on which the intensity of the artificial light and color are not maintained constant and stationary;</li><li>▪ <u>directional sign</u> a sign indicating a direction to be followed to reach an identified destination;</li><li>▪ <u>removable sign</u> an illuminated sign that is not permanent or that can be easily transported or moved;</li><li>▪ <u>pivoting or rotating sign</u> a sign that turns on its support;</li><li>▪ <u>projecting sign</u> a sign that, in some way, is installed on the wall of a building and forms a 90 degree angle with the wall.</li></ul>



<b>Sign Area</b>	<p>Area of the sign's visible side, determined by a real or fictitious continuous line joining the outer ends of the sign. The area of a sign can be measured by parts if those parts have irregular shapes.</p> <p>When a double sided sign bears the same message, legible on both sides which are less than 61 centimetres apart, its area is that of one side only. When a sign bears non-identical messages, legible on both sides, or if it has more than two sides identical or not, its area is equal to the sum of the separated areas of each side.</p>
<b>Sign, Height of a</b>	<p>The vertical distance measured in metres between the ground where the sign is installed and the highest point of this sign or, if it is installed on a building, between the lowest and highest points of the sign.</p>
<b>Signage</b>	<p>The action and result of posting a sign.</p>
<b>Simply-Furnished Inn</b>	<p>Tourist lodging establishments that offer accommodations uniquely in camps, tents or wigwams.</p>
<b>Site Development Percentage</b>	<p>The connection between the siting area of buildings and the total area of the land they occupy.</p>
<b>Site Development Study</b>	<p>A study including the following elements:</p> <ul style="list-style-type: none"><li>a) a description of the transportation activities inherent to the project;</li><li>b) fire department requirements in the event of a disaster;</li><li>c) the impact of the Town's Emergency Plan;</li><li>d) a description of the noise level, odours, dust, and vibrations produced by the operation of a project;</li><li>e) environmental project visual impact measures;</li><li>f) advantages and disadvantages of project site location at the scale of the Vaudreuil-Soulanges RCM and the Town's territories;</li><li>g) any other element deemed pertinent by the MRC according to the nature of the project.</li></ul>
<b>Siting Area</b>	<p>The maximum horizontal area of the siting of a building on the ground calculated between the external sides of the exterior walls. This area includes everything that is incorporated or attached to the building that is annexes, attached garages, canopy, cantilevers, interior courtyards, porticos, porches, foyers, but does not include overhangs.</p>
<b>Solarium</b>	<p>A closed annex with glass walls on at least two (2) sides.</p>
<b>Stable, private</b>	<p>Accessory building where the property owner or occupant of a residential dwelling keeps one or more horses for his personal use.</p>
<b>Steps</b>	<p>A low platform located outside the door of a house.</p>
<b>Storey</b>	<p>Space in a building between two floors other than the cellar, the basement or the attic with more than 75% of the floor area being at least 2.28m. Service-blocks located on the roof of buildings are not counted as storeys. The ground floor is considered as a storey. <u>Half-Storey</u>: The floor area of the top floor of a building, measured in the areas where the ceiling height is at least 2.28m, is not less than 40% and not more than 75% of the area of the lower level.</p>
<b>Street</b>	<p>A public or private road.</p>
<b>Structre Alignment</b>	<p>The lines established by this by-law and its amendments on private and public property at a specific distance from property lines from which all buildings or parts of buildings, foundation walls, main walls, cantilevers shall be erected, except for structures specifically permitted by this by-law.</p>



<b>Town Planning Advisory Committee (TPAC)</b>	The TPAC is appointed by the Town Council in accordance with the Act Respecting Land Use and Development and is composed of at least one Council member and a number of town residents selected as its members. This committee's mandate is to make recommendations concerning urban planning, zoning, subdivision, building, minor derogations, site planning and architectural integration within the by-laws adopted to this effect.
<b>Trailer</b>	A trailer or semi-trailer used or intended to be used as a site office or temporary shelter for travellers which has not become a permanent dwelling. Its maximum length is set at nine (9) meters.
<b>Transfer Centre</b>	A temporary storage area for residue and waste materials awaiting to be treated before being put back into circulation or waiting to be destroyed.
<b>Treatment</b>	Procedure by which a company tries to eliminate all dangerous aspects related to a hazardous material or waste.
<b>Tree</b>	Includes any tree(s), of any species, having a diameter equal to or larger than ten (10) centimetres (with a circumference equal to or greater than 31 cm), at fifteen (15) centimetres from the ground.
<b>Unit</b>	Room or unitarian space of an authorized use. In the case of a residence, the unit corresponds to the dwelling; in the case of a lodging establishment, the unit corresponds to a room with an area not exceeding 25 square meters.
<b>Unit, Animal</b>	The measure used to determine the number of animals that can be in a breeding facility during an annual production cycle as established by this by-law.
<b>Urbanization Perimeter</b>	The limit of the urban perimeter as shown in the Town's Master Plan.
<b>Use</b>	Purpose which could affect part of or an entire lot or building. We distinguish:  <u>Main Use</u> The main use designated for a lot or a building.  <u>Complementary Use</u> The secondary or marginal use of a building or lot that is derived from its main use.  <u>Accessory Domestic Use</u> The partial but not necessarily complementary use of a residence or dwelling unit for professional, artisanal, or personal business uses.  <u>Mixed Use</u> The residential and commercial use of building.
<b>Use Industrial related to Storage</b>	This sub-category includes activities pertaining to the storing of finished or semi-finished products, as well as related activities such as storing and bottling. The storage of products posing a danger to public health and safety and the environment is prohibited.
<b>Use of Hazardous Materials</b>	Process by which a hazardous material enters the manufacturing process.
<b>Use, Agricultural</b>	Includes all the activities connected to the cultivation of land, forestry and the breeding of animals, and for this purpose, the construction or use of related works.
<b>Use, Commercial</b>	This category includes, without exception, all commercial activities. It is divided into three sub-categories, namely:



<b>Use, Commercial Nuisance</b>	This sub-category includes all retail and wholesale commercial activities, as well as businesses that provide specialized services. This sub-category can be distinguished from the preceding one by the nuisance caused by this type of businesses. This nuisance can be caused by the material or machinery stored there, by the machinery used for the functioning of the activity, by the imposing structures of the buildings or by the large volume of traffic that can be generated by this type of business.
<b>Use, Commercial relating to Tourist Services</b>	This category includes all commercial activities pertaining to tourism and business people passing through the region. These activities include restaurants, hotels, car repairs, gas stations, as well as all tourist promotional and information services.
<b>Use, Commercial Retail or Wholesale</b>	This sub-category includes all retail and wholesale commercial activities that provide goods and services. These types of businesses do not generate any nuisance for the environment.
<b>Use, Industrial</b>	This category includes all industrial manufacturing and transformation, storage or extraction activities. This category is divided into four sub-categories, namely:
<b>Use, Industrial Current</b>	This sub-category includes all industrial manufacturing and transformation activities, as well as storing of finished or semi-finished products, and related activities such as packaging and bottling. However, it excludes all activities pertaining to the agricultural field and the storage of hazardous waste.
<b>Use, Industrial related to Agriculture</b>	This sub-category includes all activities pertaining to transformation, storage, and handling of agricultural products. It also includes activities related to the manufacturing of products necessary for agriculture.
<b>Use, Industrial related to Extraction Activities</b>	This sub-category includes extractive activities, namely those pertaining to the operation of quarries and sand pits.
<b>Use, Public</b>	This category includes all equipments intended for public use in general., such as town halls, libraries, community centres, schools, sport facilities and other similar facilities, as well as equipment that is non accessible to the public such as municipal garages, water filtration and waste water treatment plants, electrical power sub-stations, and other similar equipments. This category also includes spaces that may require specific protection measures.
<b>Use, Recreational</b>	This category includes all open-air recreational equipment. It is divided into two sub-categories, namely:
<b>Use, Recreational Light</b>	This sub-category includes outdoor recreational equipment that does not require major interventions on the natural environment or large buildings. Hiking trails, cross-country skiing trails, bicycle paths, equestrian trails, snowmobile and ATV trails, picnic areas, nature interpretation areas and other similar amenities, are found in this sub-category.
<b>Use, Recreational Extensive</b>	This sub-category includes outdoor recreational facilities that require large interventions on the natural environment, large land areas, and large buildings. Golf courses, camp grounds, downhill skiing facilities, and other similar facilities are found in this sub-category.
<b>Use, Residential</b>	This land use category includes all the residential uses.
<b>Veranda</b>	A covered and screened porch or balcony that is projecting from the main building.
<b>Waste</b>	Left over or by-product from production or the use of non re-usable material goods considered non-recyclable and rejected from any production cycle or human use; the term waste includes household waste, dangerous material and all other matters corresponding to this definition.
<b>Waste Management, Liquid</b>	All animal waste evacuation methods other than the management of solid manure.



<b>Waste management, Solid</b>	The method of evacuating animal waste that has a water content of less than 85% from a breeding facility or animal waste storing facility.
<b>Water, Bodies of</b>	All bodies of water with a regular or intermittent flow. However, ditches are excluded from the definition of bodies of water.
<b>Waterfront Corridor</b>	The space located in the first 100 meters starting from the highwater mark of the main branch of a 20 km <sup>2</sup> or more catchment areas and including the Ottawa River and within the first 300 metres from the high water mark of a lake.
<b>Wetland</b>	<p>Flooded area or saturated water area during a long enough period to influence the nature of the soil and the composition of the vegetation. The plants that exists in these areas are hydrophilic plants (they prefer wetlands) or plants that tolerate periodic flooding. The flooding may be cause by seasonal fluctuation of a body of water adjacent to a wetland or by the result of an insufficient drainage when the wetland is not in contact with a permanent body of water. Ponds, marshes, swamps and peat bog are the principal wetlands; their difference is mainly the kind of vegetation that we find in these areas.</p> <p>These different categories of wetlands are defined as follows:</p> <ol style="list-style-type: none"> <li>1) Pond: Body of water built in a basin which the depth does not exceed 2 meters in general in the middle of the summer. The vegetation cover, if existing, is composed of aquatic submerged plants or floating plants.</li> <li>2) Marshes: In marshes, the substratum is saturated or submerged most of the time during the growth of the vegetation. The marsh is characterized by a herbaceous emergent vegetation. A marsh can be seen within a “marégraphique” system and a riverside system.</li> <li>3) Swamps: A swamps is dominated by a ligneous, arborescent or shrub vegetations growing in a mineral soil or organic. The swamps is soumis to a seasonal flooding or characterized by a high water table and a water circulation rich in minerals.</li> <li>4) Peat Bog: A peat bog is characterized by the predominance of mosses and sphagnum. A peat bog is developing when the conditions of the wetland (mostly the drainage) are more favourable to accumulation of organic material instead of decomposition of organic material, the result being a deposit of peat. Contrary to other wetlands adjacent to a body of water, a peat bog is more an enclosed system</li> </ol>
<b>Wharf</b>	Platform attached or not to a shoreline and intended for the mooring of less than five (5) boats.
<b>Whirlpool</b>	(see Swimming pool)
<b>Work(s)</b>	Any construction relating to a main building, accessory building, a pool, a retaining wall, cesspool or septic installation.
<b>Works, Construction</b>	Work consisting in implementing or assembling materials or components in view of the construction of a structure or building whether above or below ground, in a some way attached to the ground so as to be integrated into it, regardless of configuration, material or use.
<b>Works, Extension</b>	Work aiming to increase the usable area of a building either by the addition of a storey, an increase in the floor area, or the addition of an overhang liveable space.



<p><b>Works, Major Renovation</b></p>	<p>Work aiming to improve the functionality or general appearance of a building by modifying the structure, by building or rebuilding a foundation, by increasing the liveable or usable floor area, by increasing the level of sanitary services, by modifying the configuration or area of openings, by blocking or creating openings, by transforming the configuration of the roof or by installing dormers, by replacing the exterior siding if the exterior appearance of the building is modified, by building or rebuilding or modifying overhangs (steps, verandas, balconies, awnings, etc.).</p> <p>These works include but are not limited to the following :</p> <ul style="list-style-type: none"> <li>▪ the moving or modification of structural elements or partitions;</li> <li>▪ the construction of a new foundation, the raising of an existing foundation, or the digging of a cellar, or crawl space under an existing foundation;</li> <li>▪ the use of unused interior spaces (unfinished basement or attic) or used as an accessory (veranda, etc.);</li> <li>▪ the construction or installation of fireplaces or chimneys;</li> <li>▪ the enlargement or closing of doors and windows, the addition of new doors, windows, French doors, sky domes and skylights;</li> <li>▪ the transformation of the roof;</li> <li>▪ the construction or reconstruction with modifications of steps, porches, balconies, verandas, awnings, access ramps or terraces attached to the building;</li> <li>▪ the addition of projecting or bay windows and the installation of greenhouses that do not exceed the exterior wall by more than 1.5m or an area less than 4.5 m<sup>2</sup>;</li> <li>▪ the replacement of the exterior sidings if the exterior appearance of the building is modified.</li> </ul>
<p><b>Works, Minor Renovation</b></p>	<p>Work aiming to improve the functionality of a building, without modifying its existing structure, increasing the liveable or usable floor area or increasing the level of sanitary services (for example, by adding a bathroom).</p> <p>These works include but are not limited to the following :</p> <ul style="list-style-type: none"> <li>▪ the replacement of permanent fixtures such as cupboards, cabinets, kitchen counters, etc;</li> <li>▪ the replacement of a bathroom;</li> <li>▪ improving the thermal insulation on the interior of the building;</li> <li>▪ interior remodelling by removing and moving non-bearing walls;</li> <li>▪ the replacement of exterior siding materials if the exterior appearance of the building is not modified;</li> <li>▪ the replacement of a railing, the reconstruction of steps, of a porch, a balcony or a staircase while keeping the original configuration and dimensions as well as the same materials;</li> </ul>
<p><b>Yard, exceeding front</b></p>	<p>Area of the lot located between the front alignment of the building and the front wall of the main building and along the entire width of the lot. When not specified in this by-law, the term «front yard» refers to all the space located in the required front yard and the exceeding front yard.</p>
<p><b>Yard, Rear</b></p>	<p>Area of the lot located between the rear property line and the back wall of the main building and along the entire width of the lot.</p>
<p><b>Yard, required front</b></p>	<p>Area of the lot located between the front alignment of the building and the alignment of the public road and along the entire width of the lot.</p>
<p><b>Yard, secondary front</b></p>	<p>The front yard of a corner lot that is located on the side where the façade of the main building is not the main one.</p>
<p><b>Yard, Side</b></p>	<p>Area of the lot located between the side wall of the main building and the side property line and between the front yard and the rear yard.</p>
<p><b>Zoning Map</b></p>	<p>A map being an integral part of the Zoning By-Law and identifying the boundaries and uses of the various zones.</p>



*\*BY-LAW No 526*

*Zoning – \*Appendix « D » - Definitions*

*Adopted on 09/06/01*

*Includes amendments by By-Law n° 613*

Operational