



Operational BY-LAW NO 526

ZONING

WHEREAS in 1994 the Town of Hudson adopted Zoning By-Law number 321;

WHEREAS the Vaudreuil-Soulanges RMC revised its Schéma d'Aménagement;

WHEREAS the Town of Hudson's planning regulation must conform to the objectives of the revised Schéma d'Aménagement and with the provisions of the complementary document;

WHEREAS in accordance with article 123 of the *Loi sur l'aménagement et l'urbanisme* (L.R.Q., c. A-19.1), the present by-law contains provisions subject to approval by way of referendum since the present by-law is more than a concordance by-law;

WHEREAS notice of motion was duly given at the special Council meeting held on April 27th, 2009 ;

WHEREAS the requirements of Article 356 of the Cities and Towns Act have been met and that Council declares having read By-Law No 526 and relinquishes its reading;

THEREFORE, it is **moved** by Councillor Thomas Birch, **seconded** by Councillor Michel Gaudette and unanimously resolved that By-Law N° 526 be and is hereby adopted and decreed as follows:



CHAPTER 1 GENERAL AND DECLARATORY PROVISIONS

SECTION A - GENERAL PROVISIONS

100 Title

This by-law shall be titled **Zoning By-Law**.

101 Repeal of Previous By-Laws

This Zoning By-Law repeals and replaces in its entirety Zoning By-Law No 321, as well as all of its amendments.

Such repeals do not affect penal procedures instituted under the authority of these repealed by-laws, which continue under the authority of the said repealed by-laws until final & enforceable judgement.

102 Territory

This by-law shall apply to all the territory of the Town of Hudson as well as to individuals and corporations whether being public or private entities.

103 Annexed Documents

The following appendices are an integral part of this by-law:

- Appendix «A»: By-Law No. 529 concerning Permits and Certificates, as well as all of its future amendments;
- Appendix «B»: Zoning Map No. 2009-01 created by the Town of Hudson's Urban Planning Department and dated January 2009;
- Appendix «C»: Uses and Standards Tables;
- Appendix «D»: Definitions;
- Appendix «E»: By-Law No. 509 concerning Trees.

104 Concerned Lots and Structures

- a) All structures or parts of structures and buildings or parts of buildings constructed after the coming into effect of this by-law must be built and occupied in accordance with all the provisions of this by-law;
- b) All lots or parts of lots, all structures or parts of structure, and all constructions or parts of constructions existing at the time of the coming into effect of this by-law with a modified occupation, cannot be occupied unless it conforms to all the provisions of this by-law;
- c) Public utility infrastructures which include pumping stations are not subject to the provisions of this by-law.

105 Validity

Council decrees this by-law in its entirety and also chapter by chapter, article by article, paragraph by paragraph, and subparagraph by subparagraph so that should a chapter, article, paragraph or sub-paragraph be declared null, the other provisions of the by-law would continue to be applied.

106 Compliance with Other By-Laws:

The issuance of a permit, approval of plans and specifications and inspections done by the authority having jurisdiction do not release the owner or the applicant from complying with the requirements of this by-law or any other applicable by-law.



SECTION B - DECLARATORY PROVISIONS

107 Text Interpretation

The singular includes the plural and vice-versa unless the text opposes it.

The word "SHALL" is always mandatory; the verbs "CAN" or "MAY" are always optional.

The masculine includes the feminine unless the text indicates the contrary.

The authorization to do something includes all the powers needed to achieve that end.

108 Interpretation of Tables and Illustrations

The titles as well as tables, diagrams, graphics, symbols, and other forms of expression not included in the text of this by-law are an integral part of this by-law. However, in the event of contradiction between the text and other forms of expression, the text shall prevail.

109 Rules for Interpretation of Permitted Uses

In a given zone, the only uses permitted are those enumerated for this zone, including the complementary uses associated with this zone. A complementary use cannot be authorized on a lot unless there is the presence of a main building or use on the said lot.

110 Rules of Interpretation between General and Specific Provisions

In the event of an incompatibility between two provisions in this by-law or with a provision in this by-law and another by-law, the specific provision shall prevail over the general provision.

111 Zones

For the purpose of this by-law, the Town of Hudson's territory is divided into zones as shown on the Zoning Map and identified by letters and numbers. For voting purposes, if this by-law is amended, each zone corresponds to a voting district.

112 Zone Boundaries

Unless otherwise stated, zone boundaries always follow the central line of roads, ways, streets, streams, and cadastral lot lines. In the case where a zone boundary seems to approximately follow a lot line, this limit shall be considered as merging with the said lot line. In the case where a zone boundary does not follow a street, stream, or the limit of a cadastral lot, it shall be located with reference to these limits on the Zoning Map by using the scale indicated on the plan..

113 Measures

All measures appearing in this by-law are given according to the international system.

114 Terminology

The definition of words that appear in Appendix "D" of this by-law. The other words have their usual meaning.



CHAPTER 2 ADMINISTRATIVE PROVISIONS

200 Authority having jurisdiction

The management and enforcement of this by-law are entrusted to the authority having jurisdiction. The appointment of the authority having jurisdiction is determined by a council resolution.

Council can also appoint, by resolution, one or more assistants to help or replace the authority having jurisdiction, if need be.

201 Duties and Powers of the Authority having Jurisdiction

The authority having jurisdiction exercises the powers entrusted to him by this by-law and other municipal by-laws, specifically:

- a) He can visit and inspect all properties to determine if municipal by-laws are respected;
- b) The owner, tenant, or occupant of a building shall allow entry the authority having jurisdiction so that he can determine if municipal by-laws are being respected;
- c) He can issue a warning to the owner, tenant, occupant, or representative requiring that a situation which constitutes an infraction to these by-laws be corrected;
- d) He issues permits and certificates according to this by-law;
- e) He reports to Council on the permits and certificates issued;
- f) He can require from the applicant or the owner requesting a permit or certificate, proof as to the conformity of the use, the title, the material, or any other element deemed appropriate or request an expert's report to verify the conformity, at the applicant's expense.
- g) He can formally request any works or repairs he deems necessary for the safety of a construction and recommend to Council any emergency measures;
- h) He recommends to Council to take all necessary measures to stop a construction, an occupation, the use of a portion of a lot, of land, of a building, or of a non-conforming construction which contravenes with the municipal by-laws;
- i) He recommends to Council to take all the necessary measures to stop any infraction of this by-law;
- j) He is authorized to give tickets or start legal proceedings at the Municipal Court when he notices an infraction to this by-law or any other Town by-laws in force.

202 Archives

The authority having jurisdiction shall keep copies of all requests received for permits and certificates, permits and certificates issued, inspection reports as well as of any other document pertaining to the on and enforcement of this by-law.

203 Infractions

Commits an infraction anyone who:

- a) Occupies or uses part of a lot, a lot or a construction in contravention with one or more of the provisions of this by-law;
- b) Authorizes the occupation or use of a lot, part of a lot, or of a structure contravening with one or another provision of this by-law or the Town of Hudson's Subdivision, Building, or Permits and Certificates By-Laws;
- c) Erects or allows the construction of a building in contravention to one or another provision of this by-law or the Town's Building or Permits and Certificates By-Laws;
- d) Undertakes any water catchment works in contravention to one or another provision of this by-law;
- e) A property owner, tenant or occupant who refuses or prevents the authority having jurisdiction from visiting or examining a property, at all reasonable hours, to attest whether or not if this by-law or other municipal by-laws are respected;
- f) Does not conform to a request issued by the authority having jurisdiction.



204 Owner's Responsibility:

Neither obtaining a permit or certificate, the approval of plans and specifications, nor the inspections made by the authority having jurisdiction can absolve a property owner of his responsibility to ensure that all work executed on his property is in accordance to this by-law and the Town's Building By-Law. It is prohibited to undertake any works prior to obtaining all required permits and certificates.

205 Issuance of Statements of Offence

The authority having jurisdiction has the authority to issue statements of offence.

206 Penalties, and Legal Proceedings

Any person who contravenes this by-law commits an infraction and is liable to the following penalties:

a) For a First Infraction

A minimum of Three Hundred Dollars (\$300.00) and a maximum of One Thousand Dollars (\$1,000.00) if the violator is a physical person and a minimum of Six Hundred Dollars (\$600.00) and a maximum of Two Thousand Dollars (\$2,000.00) if the violator is a legal entity.

b) For Repeat Infractions

A minimum of Six Hundred Dollars (\$600.00) and a maximum of Two Thousand Dollars (\$2,000.00) if the offender is a physical person; or
A minimum of One Thousand Two Hundred Dollars (\$1,200.00) and a maximum of Four Thousand Dollars (\$4,000.00) if the offender is a legal entity.

If the infraction is continuous, the continuity constitutes a distinct day by day infraction. The fine can be retroactive to the first day a statement of offence was issued to the offender.



CHAPTER 3

PROVISIONS APPLYING TO NON CONFORMING BUILDINGS, USES, LOTS AND SIGNS

300 Continuation and Extension of a Non Conforming Use Protected by Acquired Rights

A non conforming use protected by acquired rights can be continued in a normal fashion. However, the extension of a non conforming use protected by acquired rights is prohibited.

301 Replacement of a Non Conforming Use

A non conforming use protected by acquired rights shall not be replaced by another non conforming use, even if it is of the same group or class of uses. Notwithstanding the provisions of this article, it is permitted to reconstruct a building that has a non conforming use within a period of nine (9) months after its destruction by fire or any other disaster.

302 Renovations or Repairs to a Building with a Non Conforming Use

A construction or part of a construction with a non conforming use protected by acquired rights can be maintained, repaired, or renovated to keep this construction in good condition. However, the construction with a non conforming use cannot be extended.

303 Loss of Acquired Rights for a Non Conforming Use Protected by Acquired Rights

Acquired rights for a non conforming use protected by acquired rights are automatically lost if this use has ceased or is interrupted for a period of nine (9) consecutive months.

For the purposes of this article, a use is deemed "interrupted" when it has been noted that for some reason, any form of non-sporadic activity related to the said non conforming use has ceased during a period of nine (9) consecutive months

304 Continuation and Extension of a Non Conforming Building Protected by Acquired Rights

A non conforming construction protected by acquired rights can be maintained as is.

Such a construction may be extended on the same lot as long as all the conditions of this by-law and the Town's Building By-Law are respected. Notwithstanding the provisions in this article, a non conforming construction protected by acquired rights can be extended according to one of the following scenarios:

- a) In the prolongation line of the front wall when this wall is non conforming. However, this wall shall conform to the side lot lines established by this by-law;
- b) In the prolongation line of the side wall when this wall is non conforming. However, this wall shall adhere to the front and rear yard lot lines established by this by-law;
- c) In the prolongation line of the rear wall when this wall is non conforming. However, this wall shall adhere to the side lot lines established by this by-law.

305 Replacement of a Non Conforming Construction Protected by Acquired Rights

A non conforming construction destroyed or having lost at least half of its value according to the Town's assessment roll following a fire or any other cause cannot be rebuilt unless it conforms to this by-law and all other Town by-laws. In the case where it would be impossible to respect one or more of the setbacks established by this by-law, at least half of the setbacks shall be respected.

However, in areas located on the waterfront or in sectors subject to ground movement, the reconstruction or repairs of all non conforming buildings destroyed, having become dangerous or having lost at least half their assessed value as per the standardized assessment roll, following a fire or another cause, shall be rebuilt in conformity with the



provisions of this by-law. In the case where it could be impossible to respect one or more of the setbacks established by this by-law, at least half of the setbacks shall be respected.

In flood zones, the reconstruction or repairs of a non conforming building destroyed or having become dangerous or having lost at least half of its assessed value as per the standardized assessment roll following a fire or a catastrophic event other than a flood shall be rebuilt provided the new building adheres to the immunisation standards established in this document.

306 Renovations or Repairs to a Non Conforming Construction

A non conforming construction or part of a construction may be renovated or repaired in order to maintain it in good condition.

307 Acquired Rights in the Agricultural Zone

In spite of the provisions outlined in the preceding articles, the provisions established at articles 1216 to 1219 of this by-law apply to the Agricultural Zone.

308 Building and Uses on Non Conforming Lots Protected by Acquired Rights

The owner of a property, built or vacant, located adjacent to an existing street prior to the coming into effect of this by-law may obtain a building permit even if the depth, length or area of the said lot are inferior to the requirements set by this by-law or the Town's Subdivision By-Law, provided the siting requirements of this by-law and the by-laws pertaining to waste water disposal are respected in the case where a lot is not serviced or is partially serviced.

309 Extension and Loss of Acquired Rights for Signs

a) Extension of Acquired Rights

The protection of acquired rights recognized by this by-law authorizes the continuation, maintenance, and repair of a non conforming sign subject to the provisions established in this section.

b) Loss of Acquired Rights

A non conforming sign that is modified, replaced or rebuilt after the coming into effect of this by law, to meet the requirements of this by-law is not protected by previous acquired rights.

When a non conforming sign announces that an establishment has been abandoned, interrupted or has ceased for a period of at least nine (9) consecutive months, its protection by acquired rights is lost and the sign, except for the uprights and supports, shall be immediately removed, modified or replaced in accordance with the provisions of this by-law.

A non conforming sign shall not be replaced by another nonconforming sign.

c) Modification or Enlargement of a Non Conforming Sign Protected by Acquired Rights

A non conforming sign protected by acquired rights can only be modified, enlarged, or rebuilt if it is in accordance with the conditions of this by-law.

d) Repairs to a Non Conforming Sign Protected by Acquired Rights

A non conforming sign protected by acquired rights can be maintained and repaired without increasing the non conformity according to the provisions of this by-law;

e) Change in Use

In the case where a use that has one or more non conforming signs is replaced by another use, the non conforming existing sign or signs shall not be reused and shall lose the protection of the acquired rights.



CHAPTER 4

PROVISIONS APPLICABLE TO ZONING

400 Classification Method

For the purpose of this by-law, uses are classified by the groups, classes, and categories, as listed hereafter.

401 The “RESIDENTIAL” Group (R)

There are six (6) use classes in the “RESIDENTIAL” group in which are included residences that are similar in their mass or volume, land occupation density and their impact on public services such as roads, aqueduct, sanitary sewers, schools, and parks.

a) Single-Family Dwellings

There are three (3) categories of single-family dwellings:

- 1) Single-Family Detached Dwellings
Includes one (1) dwelling unit isolated from any other dwelling, with its own private exterior entrance.
- 2) Single-Family Semi-Detached Dwellings
Includes two (2) dwelling units each with their private exterior entrance and separated by a vertical partition wall.
- 3) Single-Family Townhouses
Includes three (3) to six (6) dwelling units with their own private exterior entrance and separated from each other by a vertical partition wall.

b) Two-Family Residential (duplex) Dwellings

There are two (2) two-family dwelling categories:

- 1) Two-Family Detached Dwellings
Includes two (2) superimposed dwelling units in a single structure with their own private or a communal exterior entrance.
- 2) Two-Family Semi-Detached Dwellings
Includes two (2) side-by-side dwelling units separated by a vertical partition wall and with their own private or a communal exterior entrance.

c) Multi-Family Dwellings

Includes more than 2 dwelling units sharing one or more communal entrances and erected on the same lot.

d) Senior Housing

Multi-family dwellings designed to provide lodging, personal care, supervision, treatment or rehabilitation accommodations for senior citizens.

e) Autonomous Senior Housing

Single-family dwelling units containing a maximum of nine (9) rooms leased to autonomous seniors. The owner must be a physical person residing in the Tow. A responsible adult must be on-site twenty-four (24) hours a day.

f) Mobile Home



Factory built single family dwellings designed to be moved on their own wheels or on a vehicle to the lots where they are to be located. Their minimum length exceeds nine metres and their width is less than 4.2 meters.

402 The "COMMERCIAL" Group (C)

In the "COMMERCIAL" group we find two (2) classes of commercial uses and services that are related by their nature, lot occupancy, construction and occupation.

The establishments not appearing in these classes shall be classified according to similarities with the following commercial uses and services.

a) Retail Business

Establishment open to the public for the sale of consumer goods and equipments. There are two (2) categories:

1) Category 1

Are considered to be part of this category retail businesses that do not require large floor sale and storage area and do not require exterior space for the storage of products or materials.

This category includes, but is not limited to,
convenience stores,
grocers,
butchers,
fish markets,
fruit stores,
pastry shops,
confectionaries,
establishments specialized or not in the sale of diet foods, natural foods, dry goods, coffee and spices,
delicatessens and prepared foods, dairy-products,
the Société de alcools du Québec stores,
pharmacies,
toiletry products and prescription drugs,
tobacco and newspapers,
shoes,
clothing,
sewing and fabric supplies,
furniture,
furniture repairs,
appliances, television, radio, and stereophonic stations,
household accessories,
books and stationaries,
antiques,
flowers,
hardware,
paints, wallpapers and window coverings,
sporting goods,
music and musical instruments,
jewellery,
art galleries,
photo finishing and supplies,
toys, leisure articles, variety and souvenirs,
opticians,
artist supplies,
leather and luggage articles,
pet and pet supplies,
stamps and coins,



and other similar businesses.

2) Category 2

Are considered to be part of this category retail businesses that require large indoor areas for the sale or storage of their products or materials or requiring exterior space for the display and storage of same.

This category includes, but is not limited to,
businesses selling building supplies,
nurseries,
horticultural centers,
retail gardening equipment businesses,
the sale, repair or rental of pleasure boats, pools, recreational vehicles, tent trailers and mobile homes,
the sale or lease of motor vehicles
and other similar businesses.

b) Commercial Services

Establishments intended for the exchange of a commercial service. There are nine (9) categories:

1) Administrative Services

Includes
business,
administrative and government offices,
as well as other similar services.

2) Cultural Services

Includes commercial establishments such as
cinemas,
theatres,
summer theatres,
art centers,
café-theatres,
concert/music halls,
as well as other similar services.

3) Financial Services

Includes
banks,
credit unions,
trust companies,
as well as other similar services.

4) Personal Services

Includes
daycares,
hairstressing salons,
beauty salons,
tanning salons,
post offices,
laundromats,
shoemakers,
locksmiths,
fashion designers,
tailors,



dry-cleaners,
video stores,
travel agencies,
funeral homes,
secretarial services,
dating agencies,
taxis,
photography studios,
photocopying and printing services,
picture framing services,
catering services,
ambulance services,
as well as other similar services.

5) Professional Services

Includes
insurance brokers,
real estate brokers,
computer technicians,
marketing, management, income tax and advertising consultants,
health care facilities,
as well as the professions listed in the Quebec Code of Professionals (L.Q. 1973, Chapter 43 and its amendments).

6) Recreational Services

Includes
recreational establishments and commercial leisure activities.

There are (2) categories:

i) Category 1

Commercial establishments for recreational activities requiring large indoor areas such as
bowling alleys,
indoor tennis courts,
indoor pools,
curlings,
arenas,
recreational centres,
gymnasiums,
and other similar establishments.

ii) Category 2

Commercial establishments for recreational activities requiring large outdoor areas such as
miniature golfs,
golf courses,
fairgrounds,
commercial beaches,
tennis courts,
marinas,
sailing clubs,
equestrian centres,
cross-country skiing centres,
as well as other similar establishments.

7) Vehicle Sales and Services



Includes establishments where motor vehicles are sold, repaired, or maintained with the exception of scrap yards and automobile cemeteries. There are two (2) categories:

i) Category 1

Establishments where motor vehicles are sold and/or maintained and/or repaired and/or reconditioned and all related operations including car washes and the sale of fuel.

ii) Category 2

Establishments exclusively selling fuel, as well as convenience stores and fast-food restaurants.

8) Technical Services

Includes all technical services related to the practice of a trade or to construction, landscaping and transportation industries. There are two (2) categories:

i) Category 1

Establishments where the equipment and/or practice of the trade does not cause a negative impact on the surrounding environment (i.e., smoke, dust, odour, heat, gas, glares of light, vibration, noise) and does not require any outdoor storage.

Included in this category are

electricians,

heating and refrigeration specialists,

plumbers,

printers with areas of less than 100 m²,

extermination and disinfection services,

small motor repairs,

sharpening and grinding services,

telephone services,

as well as other similar establishments.

ii) Category 2

Establishments where the equipment and/or practice of a commercial activity negatively impacts the surrounding environment and requires outdoor storage of materials or the parking of heavy vehicles.

Included in this category are

general construction, demolition, excavation, or

landscaping contractors,

heavy machinery repair shops,

movers,

transport companies,

bus companies,

gas and heating oil distributors,

as well as other similar establishments.

9) Tourism Services

Accommodation establishments that include lodging, restaurants and entertainment services. There are three (3) categories :

i) Category 1

Lodging establishments such as

hotels,

motels,



inns,
cottages,
rooming houses,
bed and breakfasts,
boarding houses,
youth hostels,
outfitters
and outdoor centres.

ii) Category 2

Establishments that prepare and sell food, such as
restaurants,
snack bars,
breweries,
bars, and
reception halls.

iii) Category 3

Adult Entertainment, such as:

- The presentation of a show or movie including scenes where:
a male person exposes his genitalia or his buttocks; or
a female person exposes her genitalia, her breasts, or her buttocks.
- The supplying of a good or service by:
a male person who exposes his genitalia or his buttocks; or
a female person who exposes her genitalia, her breasts, or her buttocks.

403 The "PUBLIC" Group (P)

The following three (3) categories are found in the following "PUBLIC" use:

a) Category 1 Public Services

Public facilities open to the general public with limited access and offering a current public service such as
parks,
playgrounds green spaces,
open spaces,
recreational trails,
interpretation trails,
parkings
and other similar establishments;

b) Category 2 Public Services

Public facilities open to the general public with limited access and offering an on request public service, such
as
town halls,
municipal offices,
libraries and museums,
churches and schools,
public daycares,
police stations,
fire halls,
post offices,
administrative services,
community, social, and recreational centres,



the CLSCs,
higher education and rehabilitation facilities,
hospitals,
monasteries and convents,
cemeteries,
and other similar establishments;

c) Category 3 Public Services

Public facilities that are not accessible to the general public and offer a technical public service such as
municipal garages and workshops,
reservoirs,
electrical sub-stations,
water treatment plants,
water filtration plants,
and all other similar establishments.

404 The "conservation" Group (cons)

The "CONSERVATION" group includes environmentally sensitive lands and ecosystems that must be protected or used for interpretation purposes.

405 The "AGRICULTURAL" Group (A)

The "AGRICULTURAL" group includes operational farms and their single-family residential dwellings, as well as additional businesses and commercial processing operations pertaining to these farms.



CHAPTER 5 GENERAL PROVISIONS APPLICABLE THROUGHOUT THE TERRITORY

SECTION A - MAIN AND ACCESSORY BUILDINGS AND USES

500 Main Use and Accessory Uses

Only one main conforming use is permitted per lot. The use of this lot includes the accessory and complementary uses of this main use. A lot without a main building may have a principal use. If there is a main building on a lot, the main use of this lot must correspond to that of the building's.

A main building shall only have one main use, which may be the result of several different units with the same characteristics. It may also have accessory and complementary uses, as well as accessory buildings, on the same lot, for these accessory and complementary uses. In certain cases, as specified by this by-law, a building may have a mixed residential and commercial use.

SECTION B - TEMPORARY AND PROHIBITED BUILDINGS AND USES

501 Temporary Buildings and Uses

Only the following temporary buildings and uses are permitted:

- a) Trailers used as a temporary site office or tool shed or on-site sales office for the duration of the construction;
- b) Tents and big tops used during cultural, social, or sporting events, for the duration of the event;
- c) The seasonal storage of pleasure boats, camping trailers, tent trailers, or motor homes according to the conditions of Article 506 of this by-law
- d) The outdoor sale of fruits, vegetables and flowers as authorized for a farm or a kiosk located on the agricultural property;
- e) Garage sales according to the provisions of the Town's by-law;
- f) Temporary car shelters according to provisions of Article 506 of this by-law.

Stored recreational equipment shall not, at any time, be used for residential purposes.

502 Prohibited Uses and Constructions throughout the Territory

The following uses and constructions are prohibited throughout the territory:

- a) Buildings and structures in the shape of humans, animals, fruits, vegetables, stoves, reservoirs, or other similar objects;
- b) Buildings with exterior sidings that act as a self-supporting vault-shaped frame (archidome, megadome);
- c) Car cemeteries, scrap yards, race tracks, firing ranges, cement and asphalt factories;
- d) Quarries, sand pits, and gravel pits except for those in operation as of October 25th, 2004;
- e) Unusable vehicles such as, train cars, trolleys, buses, and airplanes;
- f) Trucks and tractor-trailers used for advertising or commercial uses;
- g) Mobile canteens;
- h) Mobile homes;
- i) Activities related to the processing, storing, burying or elimination of waste;



- j) Open or closed containers with the exception of containers allowed during active construction or clean-up, except for Town containers that are permitted, as long as they are not visible from the street. Furthermore, containers and tractor trailers used for deliveries or storage are prohibited for periods longer than 72 hours.

503 Prohibited Uses in the Urbanization Perimeter

The following constructions and uses are prohibited in the urbanization perimeter identified on the Zoning Map:

- a) Car cemeteries and scrap yards;
- b) Animal breeding facilities with the exception of private horse stables;
- c) Sand pits, quarries, and gravel pits except those in existence prior to October 25th, 2004;
- d) Asphalt and cement production plants;
- e) Factories and warehouses producing or storing explosives or materials dangerous to health and public safety;
- f) Transfer stations for dangerous residues;
- g) Flammable liquids depots;
- h) Distilleries;
- i) Grain elevators;
- j) Warehouses for dangerous materials;
- k) Factories producing paint, lacquer, varnish, and other nitro-cellulosic products;
- l) Flour mills, milling industries and animal feed plants;
- m) Chemical production plants;
- n) Recycled paper plants;
- o) Rubber conversion plants;
- p) All other potentially high risk or environmentally polluting industrial activities.

SECTION C - SETBACKS, YARDS AND THE RIGHT-OF-WAY

504 Front Setback

The front setback shall never be less than the one required by this by-law. This setback is calculated from the untreated foundation wall to the front property line.

The front building line applies to all sides bordering on public roads. A building located on the property must respect the required front setbacks bordering on each of these roads.

505 Side and Rear Setbacks

The side and rear setbacks to be respected shall not be less than to those required in this by-law. These setbacks are calculated from the untreated foundation wall to the side or rear property lines, as the case may be.

506 Required Yard Uses

a) Required Front Yard

No uses are permitted in a required front yard other than the following:

- 1) Sidewalks, pedestrian and vehicular aisles, access ramps for the handicapped, and garage entrances;
- 2) Steps, balconies and porches resting on metal or concrete posts, as well as awnings provided they do not exceed the wall by more than 1.5m;
- 3) Chimneys, overhangs or overhanging roofs, cantilevers, and bow windows provided they do not exceed the wall by more than 1.0m ;



- 4) Only one (1) temporary car shelter is authorised, per property, for a single-family and two-family residential dwelling, between October 15th and April 15th. The structure and cover of these shelters shall be removed outside of this permitted time frame. These shelters shall be of industrial quality and must be located outside of the right-of-way. They may not hold more than two (2) cars and shall not be used to store goods or materials;
- 5) Exterior staircases leading from the ground level to the main floor or the basement or cellar and not exceeding by more than 1.0 meter the wall, steps, porch or handicap ramps, as the case may be.
- 6) Retaining walls of less than 1 metre in height, lampposts, masts, mailboxes and landscaping;
- 7) Fences, hedges, and walls in accordance with the provisions of this by-law;
- 8) Parking spaces and parking lots in accordance with to the provisions of this by-law;
- 9) Signage in accordance with the provisions of this by-law;

b) Required Side Yards

No uses are permitted in side yards other than the following:

- 1) Sidewalks, pedestrian and vehicular aisles, handicap ramps, garage entrances, patios, and pergolas;
- 2) Overhangs as long as they do not extend more than 1 metre into the side yard;
- 3) Steps, balconies, porches, terraces, platforms and awnings provided they are located at a minimum of 1.5 m from the property line and that they do not exceed the wall by more than 1.5 metres.
- 4) Chimneys, bow-windows and cantilevers provided they shall not exceeding 1 meter;
- 5) Exterior staircases leading from the ground level to the main floor, the basement, or the cellar and not exceeding the wall by more than 1.2m, provided they respect the minimum side setback of 0.75m.;
- 6) Lampposts, masts, retaining walls, and landscaping;
- 7) Fences, hedges and walls according to siting provisions of this by-law;
- 8) Vertical antennas provided they are located at least 0.75m from all property lines;
- 9) Storage of fire wood provided it is stacked and that the cords are not higher than 1.5m;
- 10) Parking spaces according to the provisions of this by-law;
- 11) Outdoor storage of materials, equipment, products and machinery related to agricultural in the Agricultural Zone;
- 12) Pools, hot tubs and spas including their accessories, according to the siting provisions of this by-law;
- 13) Children's games including tennis, croquet, volleyball, lawn bowling, and other similar games;
- 14) The storage of one (1) of each of the following recreational vehicles: pleasure boat, camping trailer, tent trailer or motor home on built lots, provided this equipment is hidden behind a hedge or a fence as to not be visible from the street or adjacent properties;
- 15) Accessory buildings according to the provisions of this by-law;
- 16) Pergolas;
- 17) Oil and propane tanks provided they be located at a minimum of 1.5 meters from all property lines and that they not be visible from the street;



- 18) Air conditioning and thermo pumps according to the provisions of this by-law and that they not be visible from the street;
- 19) Antennas according to the provisions of this by-law;
- 20) Fireplaces, ovens and solar collectors provided that they are located at least five (5) meters from the property lines. Fireplaces and ovens will be equipped with a fireguard.

c) Required Rear Yard

No uses are permitted in a required rear yard other than the following:

- 1) All the uses permitted in the required front and side yards;
- 2) Exterior staircases including emergency staircases;
- 3) Fireplaces, ovens and solar collectors provided that they are located at least three (3) meters from the property lines. Fireplaces and ovens will be equipped with a fireguard.
- 4) Clothes-lines.

507 Use of Excess Yards

a) Excess Front Yard

No uses are permitted in the excess front yard other than the following:

- 1) All uses permitted in the required front yard;
- 2) Overhangs covering walkways;
- 3) Terraces and patios;
- 4) Private garages according to the siting provisions of this b-law.

b) Excess Side Yards

No uses are permitted in the excess side yard other than the following:

- 1) All the uses permitted in the required side yards;
- 2) Gazebos.

c) Excess Rear Yard

No uses are permitted in the excess rear yard other than the following:

- 1) All the uses permitted in the required rear yard;
- 2) All the uses permitted in the excess side yards;
- 3) All the uses permitted in the excess front yard.

508 Right-of-Way Uses

No construction or work or sign is permitted in a right of way, except for landscaping and sodding, vehicular and pedestrian accesses, as well as curbs that do not exceed 15cm in height. Also, the maintenance of the turfed strip

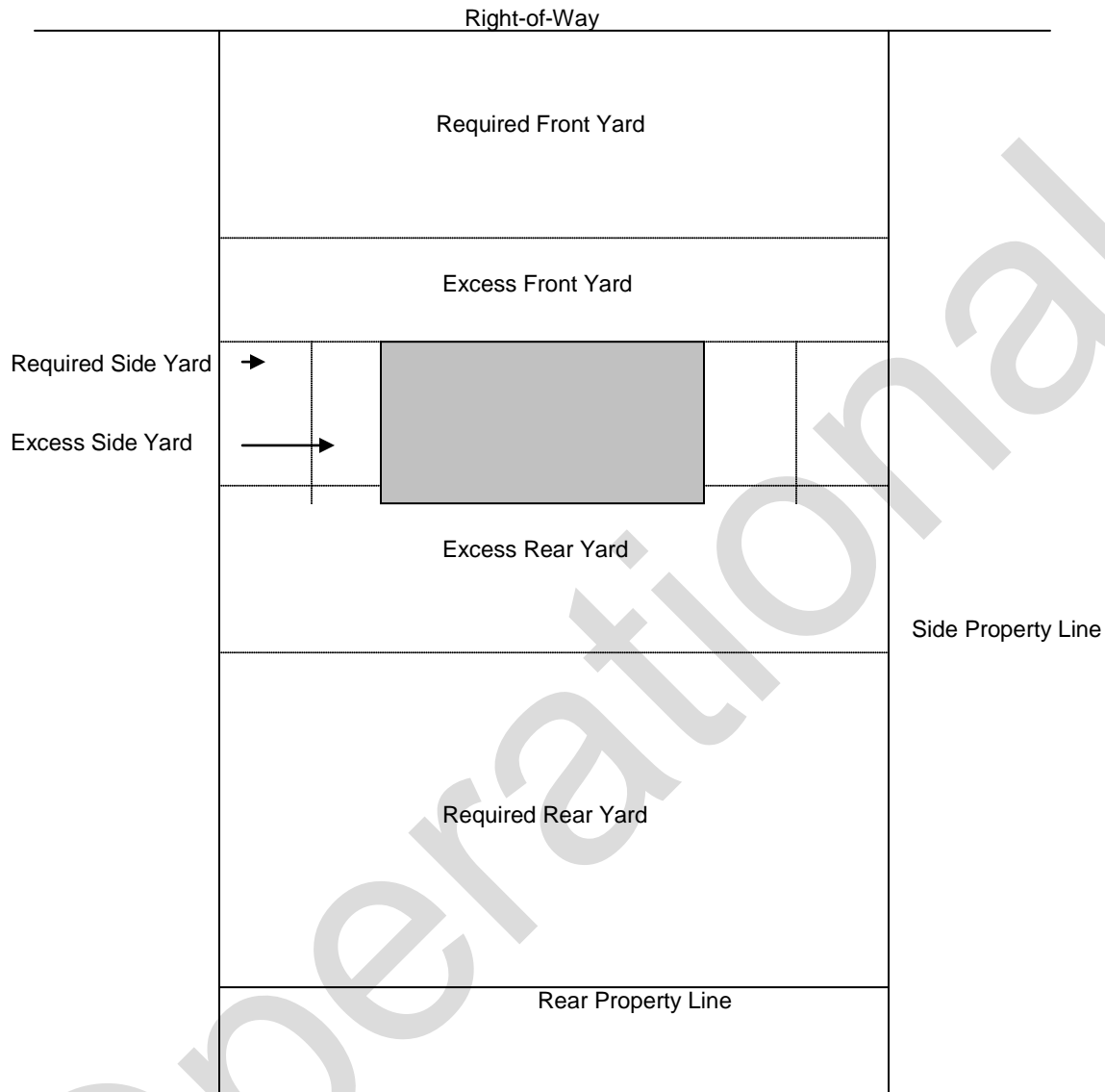


located in the right of way between the street and private properties is the responsibility of the owners of the said properties.

Operational



YARDS



SECTION D - PARKING

509 Off-Street Parking Requirements

Vehicular parking is considered an accessory use. For all lots being used and for all new or enlarged buildings, a minimum number of off-street parking spots shall be provided, according to the provisions of this by-law.

510 Standing of the Parking Requirements

Parking requirements, established by this by-law, have a continuous compulsory character and prevail as long as the structure they are assigned to continues to exist.



511 Existing Buildings

When a change in use occurs, requiring that a greater number of parking spaces be provided for a building, it must be done according to the new occupation requirements.

If the area of a building is altered or modified, the number of required parking spaces must automatically be modified to meet the said alteration or modification.

512 Indoor Parking

Indoor parking of vehicles is permitted in a garage set up in an accessory building or attached to the main building. In the later case, it shall be separated from the living quarters by a firewall and the floor shall be higher than the street elevation, fronting the lot.

The parking of vehicles for multi-family dwellings and commercial buildings as defined in the "Uses and Standards Table-Appendix C", may be built under the building, and may have an area larger than the footprint of the building but not less than two (2) meters from any property lines and the top of the structure may not be more than 15 cm above initial grade. A plan of the land must be prepared by a civil engineer, member of the "Ordre des ingénieurs du Québec", showing the following information:

- Existing ground level;
- Underground parking floor level;
- Plan of the surface and underground drainage; and may require a hydro geological study depending on soil conditions.

The underground parking must be common to the building with only one shared entrance and exit.

513 Outdoor Parking

Exterior parking of vehicles shall be done at the following locations, according to types of uses:

Table 1
Siting of Parking Spaces

Type of Use	Authorized Area on the Lot	Special Provisions
All Residential Dwellings of less than six (6) units	In the side or rear yards, in the alleys leading to a garage or a permanent car shelter, or in the portion of the front yard located outside of the extension of the dwelling's front wall. Despite these provisions, semicircular parking may be permitted in the front yard provided the width of the lot is at least 30m.	Parking shall not cover more than 30% of the front yard.
Residential Dwellings with six (6) or more units	In parking lots only.	No parking in the front yard.
Public and Commercial Establishments	In parking lots located in the front, side or rear yards. These parking lots shall be separated from the street by a grass strip of at least 1.5m wide.	The parking lot can be located on another lot located in a commercial or public zone, as the case may be, and within a 150m radius from the establishment, on the condition that the parking lot or parking spaces be subject to a servitude deed in favour of the Town.

514. Access to a Parking Space or Parking Lot

The following standards govern the access to parking spaces or parking lots:

Table 2
Access Standards for Parking Spaces and Parking Lots



	Type of Use	Maximum Access Width	Maximum Number of Accesses	Distance Between an Access and an Intersection
Parking Space	All types of dwellings of less than six (6) dwelling units	6 m	1(1)(2)	4 m
Parking Lot	Dwellings of six (6) or more dwelling units	7m	2(2)	9m
	Commercial or Public Establishment	10 m	2(2)	9m

- (1) On corner lots, additional access is authorised for a parking space as long as it is located between the rear line of the main building and the rear property line.
- (2) Only one (1) access per lot is permitted on properties along Highway 342, and at a minimum of 50 m intervals.

515 Development of Parking Lots

Minimum standards to be respected for the development of all parking lots are the following:

- a) The lot shall be well drained and covered with concrete, asphalt or interlocking bricks;
- b) No signs other than directional traffic signs and signage identifying the establishment(s) linked to the lot are permitted on parking lots;
- c) No storage or repair of vehicles are permitted in parking lots.

516 Dimensions of Parking Spaces and Aisles:

The following table identifies the minimum dimensions of parking spaces and aisles:

Table 3
Minimum Dimensions of Parking Spaces and Aisles

Angle of spaces	Width of Aisles (A) (in meters)	Width of Space (B) (in meters)	Length of the Space (L) (in meters)	Depth of Aisles and spaces (P) (in meters)
0°	3,0	3,0	6,5	3,0
30°	3,0	2,5	6,0	5,5
45°	4,0	2,5	6,0	6,0
60°	5,5	2,5	6,0	6,5
90°	6,0	2,5	5,5	6,0

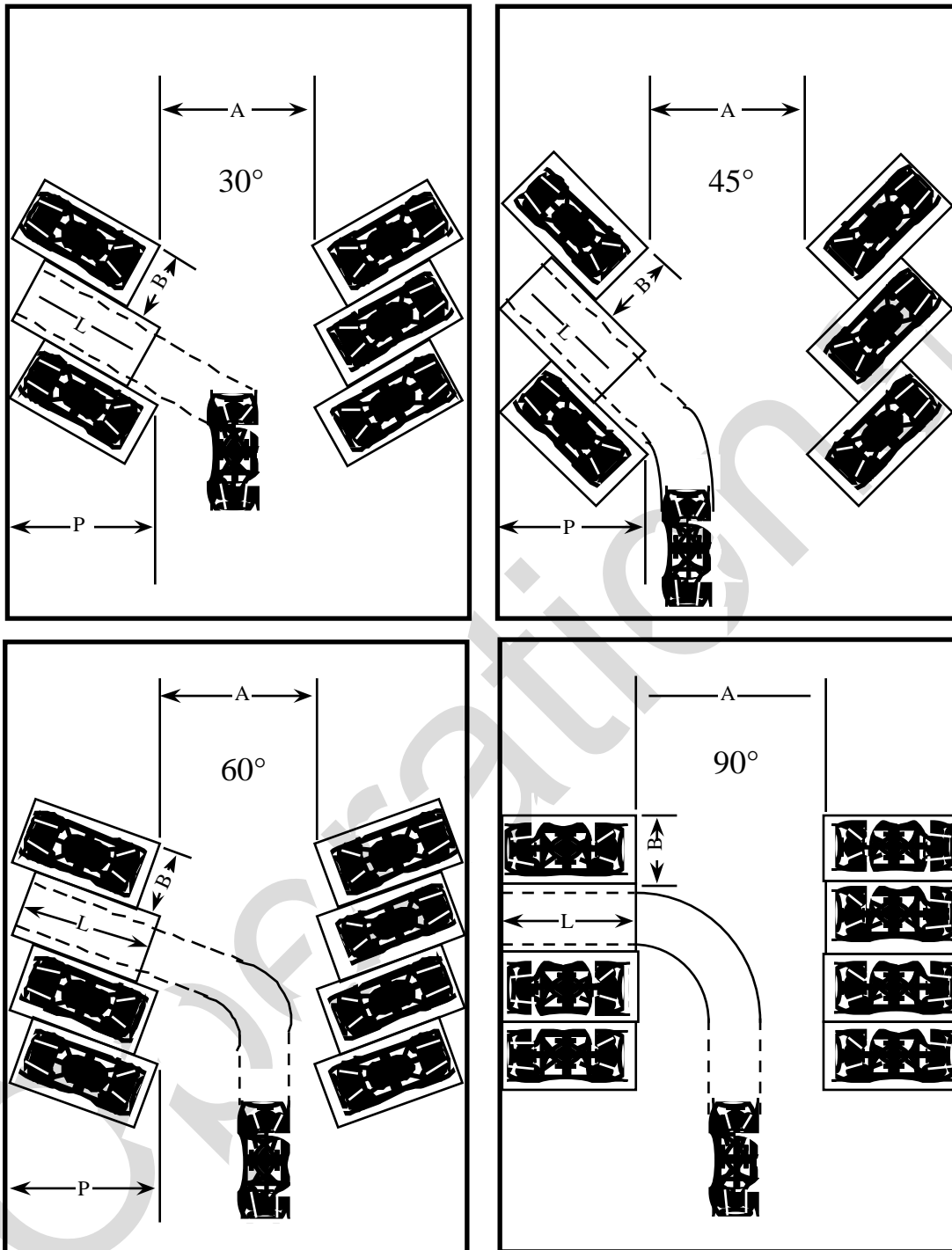


DIAGRAM OF PARKING SPACES AND AISLES



517 Number of Parking Spaces according to Uses:

The minimum number of off-street parking spaces is set according to the standards of the following table:

Table 4
Minimum Number of Parking Spaces

Group	Use	Minimum Number of Required Parking Spaces
Dwelling	Single-Family	1 space per dwelling unit
	Duplex and Multi-Family	1,5 spaces per dwelling units
	Seniors' Residence	1 space per 4 dwelling units and 1 space for 2 employees
Commercial	Retail Business, Category 1	1 space per 20 m ² of floor area
	Retail Business, Category 2	1 space per 25 m ² of floor area
	Administrative, Cultural, Financial, Personal and Professional Services	1 space per 20 m ² of floor area
	Recreational Services, Category 1	1 space per 20 m ² of floor area
	Recreational Services, Category 2, except for the following uses:	1 space per 25 m ² of floor area
	<ul style="list-style-type: none"> ▪ Tennis Court ▪ Marina 	2 spaces per court 1 space per boat
	Recreational Services, Category 4 <ul style="list-style-type: none"> ▪ Golf Course 	2 spaces per hole plus spaces required for the restaurant 1 space per indoor box stall
	<ul style="list-style-type: none"> ▪ Commercial Equestrian Center 	3 spaces plus additional spaces required for the convenience store and the fast-food restaurant, if need be
	Roadside Services, Categories 1 and 2	1 space per 30 m ² of floor area
	Technical Services, Category 1	1 space per 50 m ² of floor area
	Technical Services, Category 2	1 space per room
	Tourism Services , Category 1	1 space per 9 m ² of floor area
	Tourism Services, Categories 2 and 3	
Public	Public Services, Categories 2 and 3	1.5 spaces per class

**518 Parking Spaces for the Handicapped**

The number of parking spaces reserved for the handicapped shall not be less than the following minimum numbers:

Total number of required parking spaces	Minimum number of parking spaces reserved for vehicles used by the handicapped
20 - 99	2
100 +	3 plus one spaces for each additional 100 spaces upto 200

In addition, the following provisions apply to the parking of a vehicle used by a handicapped person.

- The minimum width for a parking space is 3.6 m and 4 m for parking spaces adjacent to an access ramp;
- All parking spaces shall be located near the main entrance of the establishment served;
- All parking spaces must be identified by a sign showing a pictogram recognized for this purpose. This sign shall be located on a pole and the distance between ground level and the lower part of the sign shall not be less than 1.80 m or more than 2.25 m.

Notwithstanding the previous paragraph, the sign can be placed flat on the wall of a building provided the parking space is located within 1.50 m of the said wall.

SECTION E - WALLS, FENCES, AND HEDGES**519 Siting Standards**

Fences, walls, and hedges are permitted throughout the Town according to the following provisions:

Table 5
Permitted Fence Types and
Maximum Height of Fences, Walls and Hedges

ZONE	Maximum Allowable Height	
	Required Front Yard	All Other Yards*
Residential	Wooden or Ornamental Iron Fence :1,2 m; Wall : 1 m ; Hedge : no limit ***	Fence: 2 m ; Hedge : no limit** Wall : 1,2 m
Commercial	Wooden or Ornamental Iron Fence :1,2 m; Wall : 1 m; Hedge : no limit ***	Fence: 2 m ; Hedge : no limit ** Wall : 1,2 m
Public	Wooden or Ornamental Iron Fence :1,2 m; Chain Link Fence: 3 m; Wall : 1 m; Hedge : no limit ***	Fence : 3 m ; Hedge : no limit ** Wall : 1,2m
Agricultural, Recreation, or Conservation	Wooden or Ornamental Iron Fence :1,2 m; Wall : 1 m; Hedge : no limit ***	Fence : 2,5 m; Hedge : no limit ** Wall : 1,2 m

* Despite the conditions set forth in this article, 3.6m high chain link fences are permitted around tennis courts provided they respect the required front setback of the zone where they are located as well as rear and side setbacks equal to the height of the fence. In the case where two courts are adjacent, on two different lots, no setback will be required between the two courts.

** Hedges shall be trimmed and well maintained.

*** With the exception of intersections where Article 521 applies.



520 Permitted Fence and Wall Types

Only pre-painted ornamental iron, P.V.C., painted, stained, or treated wood and chain link fences are permitted. Barbwire fences are permitted in the Agricultural Zone on farmland.

All fences shall be painted or stained and properly maintained.

Walls shall be built of brick or stone.

521 Obligation to Fence

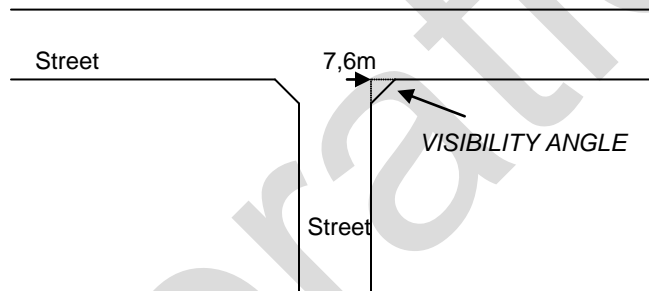
All swimming pool owners shall fence off their pools according to the provisions of this by-law.

All outdoor storage, except for agricultural and forestry products, shall be completely fenced off by a fence of at least 2m high. All fences surrounding granular materials shall have a maximum opacity of 25%.

Notwithstanding any other provisions of this by-law, property owners, tenants and occupants of commercial or non-commercial lots where all types of used car parts, motor vehicles that are unusable or not in good working order, used furniture, metal debris or used construction materials are found, shall fence off these lots with an opaque fence according to the provisions of this by-law.

522 Visibility Angles at Intersections

No fence, structure, planting or sign at an intersection shall obstruct the view between the heights of 1m and 3m above street level and this over a length of 7.6m from the intersection of two streets (edge of the sidewalk or pavement). Despite the provisions of this article, roadway signage is permitted within the visibility angle.

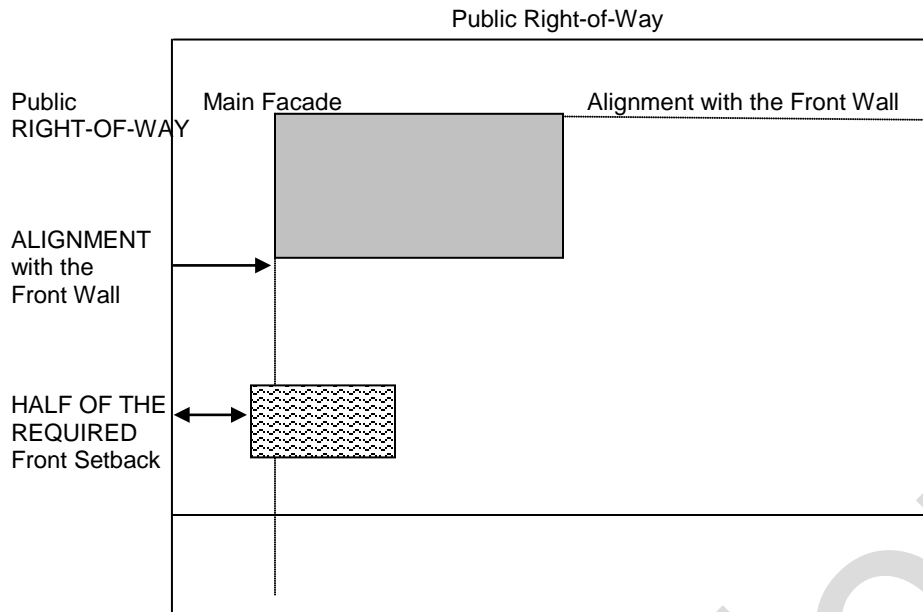


SECTION F - POOLS, AIR CONDITIONING UNITS, HEAT PUMPS AND TENNIS COURTS

523 Siting of Swimming Pools

All swimming pools and their accessories shall be located within the rear or side yard. The inside edge of any swimming pool must be located at a minimum distance of 4.5 m from any side line while the slides, bridges and raised beaches must be located at a minimum distance of 2.0 m of this side line. The pool and its accessories shall be located a minimum of 3.0 m from any rear line and weeping field. No swimming pool shall be installed underneath a power line or electrical wire.

In the case of corner lots, a swimming pool can be installed in the front yard where there is no main building facade provided the interior edge of the said swimming pool is located at a minimum distance equivalent to half the front setback required for the zone.



The minimum distance to be respected between an outdoor pool and any building is at least two (2) metres.

All equipment used to filter pool water as well as water heaters and heat pumps shall be located inside a building or be located on the property at a minimum of five (5) metres from all rear or side property lines in order not to emit more than 50 decibels (dBA), measured from these property lines. Even though this equipment is located inside a building, it must be at a minimum of five (5) meters from any side or rear lot line.

524 Safety Measures concerning Swimming Pools

The owner of a pool or tenant of a property where an in-ground or above ground pool with exterior walls being less than 1.2m high is located shall, at all times, ensure that a security fence, closed with a door equipped with a safety latch or any other similar construction being at least 1.2m high, completely surrounds the swimming pool, unless the entire property where the pool is located is surrounded by a fence having the abovementioned characteristics. The picket spacing of this fence shall not exceed 10cm. The horizontal railing of these fences shall be designed and installed so as to prevent using hands and feet to climb over them. The open space between the bottom of the fence and the ground shall not exceed 10cm. A hedge with or without wire mesh or similar material is not considered as meeting the requirements of this section.

Entrance doors to this fenced lot shall be equipped with a safety latch which holds the doors firmly shut and out of reach of children as well as being equipped with a device that automatically closes them.

All swimming pools with exterior walls of 1.2m or higher shall be equipped with a safety ladder.

525 Air Conditioning Units and Heat Pumps

All air conditioning units and heat pumps of a building shall meet the following requirements:

- a) They shall be located at less than 2.0m from the main building;
- b) On land occupied by a dwelling, they shall not be located at less than 2.0m from the side property lines and 7.0m from the rear property line. On land occupied by a commercial establishment, they shall not be located at less than 1.0m from the side property lines and 2.0m from the rear property line;
- c) Under no circumstances shall the noise from a heat pump exceed 50 decibels (dBA) measured from the property lines.



526 Siting of Tennis Courts

The following minimum setbacks shall be respected for the siting of all tennis courts complementary to a residence:

- a) Front Setback: the front setback for the main building or the front setback stipulated in the zone; the more restrictive applies.
- b) Side and Rear Setbacks: 4.5 metres
- c) Distance from a Septic System: 3 metres

SECTION G – ANTENNAS, TELECOMMUNICATION TOWERS, WIND TURBINES AND SOLAR COLLECTORS

527 Antennas

The installation of antennas shall be carried out in conformity with the provisions of this by-law and particularly those pertaining to permitted uses in the yards. Parabolic antennas are authorised if their area is equal or less than one (1) square metre and are only permitted in the side and rear yards. The location of such an antenna shall not deface the environment or the building to which it is associated. Parabolic

However, satellite dishes with a diameter of 76cm or less are permitted on buildings.

A vertical antenna attached to the roof of a building shall not exceed the height of the said roof by more than four (4) metres. If this antenna is installed on the ground, it shall not exceed eight (8) metres in height and shall only be installed in side or rear yards.

528 Telecommunication Towers and Antennas

Telecommunication towers and antennas are only authorised for public security purposes, on municipal property.

The base of the tower or antenna shall be camouflaged by a hedge of at least 2.5 metres in height or by a wooded area.

529 Wind Turbines

Wind turbines are only permitted in agricultural zones as complementary equipment to a farm or house and if the area of the lot is at least five (5) hectares. Furthermore, the wind turbine shall not be more than 15 m in height and must be located at least 10 m from the property line.

530 Solar Collectors

Only manufactured solar collectors are authorised. They must be architecturally integrated to the building and be of a sober colour. In the case where they are installed on the ground or on a support mounted on the ground, they can only be located in the rear or side yards.

SECTION H – SAND PITS, GRAVEL PITS AND QUARRIES

531 Setbacks and Buffer Zones to be Respected

No new sand pits, gravel pits or quarries can be operated on the Town's territory. However, existing sand pits and gravel pits on October 25th, 2004 are recognized and have exclusive acquired rights on the extraction of sand and gravel, but not on the crushing and sifting operations.. Expansion areas for these sand and gravel pits must be located at a minimum of 150 metres inside all the developer's property lines and shall be surrounded by a tree buffer of a minimum width of 50 meters and with a density of one tree per three square meters in order to camouflage these expansions areas.



SECTION I - MANMADE CONSTRAINTS

532 Storage of Dangerous Materials, Contaminated Sites and Required Setbacks from Natural Gas and Gas Pipelines and Other Sites

The storage of dangerous materials is prohibited on the Town's territory. Furthermore, all construction or occupation of a contaminated site is prohibited unless a certificate of authorization attesting that the site is no longer contaminated has been issued by the *Ministère du Développement durable, de l'Environnement et des Parcs*.

No residence or community facility is authorized at less than 50 metres (164 feet) from any natural gas or gas pipeline, transshipment station or residual material storage and recycling facility, snow dump site, or any other building, work or activity presenting a public health or safety risk. In the same manner, no natural gas or gas pipeline or transshipment site or residual material storage and recycling facility, snow dump site or any building, work or activity presenting a public health or safety risk is permitted at less than 50 metres (164 feet) from any residence or community facility.

533 Siting of High Energy Transportation Infrastructure

High energy transportation infrastructures are authorized outside the urbanization perimeter, except in the case where it has been shown that they cannot be installed elsewhere on the Town's territory. In the case of gas or natural gas pipelines, a Site Suitability Analysis¹ shall be submitted by the petitioner and approved by the Town.

¹ Per the definition in **Appendix «D»**.

**Administrative codification : only the original by-laws have a legal value*



CHAPTER 6 PROVISIONS PERTAINING TO SIGNAGE

600 Permitted Signs

Except for public signs, the only signs permitted by this by-law are those installed on buildings or lots which they identify or announce or identify or announce the moral or physical persons that occupy them, the establishments found there, the activities that take place there, the companies or professions operating or practiced there, the goods which are produced, transformed, stored, or sold there, the services rendered there, the specialties and all other activities that are directly related.

601 Public Road Signs

No sign is permitted on or above a public road which is reserved exclusively for public signs. Despite the provisions of this article, a single banner announcing a civic, cultural or sporting activity is authorised on a temporary basis over or above the public road, subject to the Town's authorisation.

602 Areas where Signs are Prohibited

No sign is permitted on public property, on trees, on posts used for a specific purpose, such as fence posts, fences themselves, utility poles, fence walls, roofs of buildings and accessory buildings, except in the case where there is no main building on the lot.

Furthermore, no sign shall be installed in front of a window or door, nor should it block, mask, simulate or conceal a window or a door. No sign placed on a building may be installed on a construction or part of a construction used for a specific purpose such as pipes, staircases, columns, eaves and any other similar element except for awnings installed for this purpose. Furthermore, no sign laid flat on a building shall exceed the roof.

603 Maintenance and Removal

All signs shall be maintained and repaired by their owners so as to ensure that they do not become a nuisance or public danger. Also, any sign advertising an establishment, an event or a business which no longer exists, shall be removed by its owner.

604 Prohibited Signs

The following signs are prohibited on the territory of the Town of Hudson:

- a) Glaring or flashing signs;
- b) Temporary or removable signs except for those permitted in this by-law;
- c) Signs with flashing warning devices, as those found on police cars, fire trucks and ambulances, or those that imitate or attempt to imitate them;
- d) Signs that have the shape of an object, a human, an animal or that resemble a traffic sign;
- e) Signs painted directly on a building, part of a building, or a fence;
- f) Advertisements on permanently or intermittently parked trucks for the sole purpose of advertising a product or a service.

605 Signs Permitted without a Certificate of Authorisation

The following signs are authorised in all Town zones without a certificate of authorisation:

- a) Posters, billboards or signs related to an election or public consultation held in accordance with a provincial or federal law provided they are removed within seven (7) days following the election date;



- b) Posters or signs emanating from a public authority;
- c) Flags or emblems of political, civic, philanthropic, educational, or religious organizations;
- d) A notice board indicating the schedule for religious activities provided the sign does not exceed 1 square metre in size and that it is located on the lot intended for worship;
- e) A glass-covered notice board displaying a restaurant menu or an establishment's business hours provided it does not exceed 0.4 square metre and that it is located on the concerned building;
- f) Posters or signs referring to a social or cultural event provided they are removed within fifteen (15) days following the end of the event;
- g) Non-illuminated posters or signs identifying the owner, creditor, creator, contractor, or sub-contractor of a construction or work provided they do not exceed five (5) square metres and that they are removed within thirty (30) days following the end of the work;
- h) Non-illuminated posters or signs that advertise the sale or lease of a building provided they do not exceed 0.5 square metre, that they are installed on a private lot and that they be removed within fifteen (15) days following the sale or lease of the said building;
- i) A sign advertising the sale of a lot provided its area does not exceed 0.5 square metre in area. This sign shall be removed within fifteen (15) days following the signing of the contract. Only one sign is permitted per lot;
- j) Non-illuminated posters or signs advertising the rental of dwelling units or rooms provided each sign does not exceed 0.2 square metre, that they be located on the building where the dwelling unit or room to be rented is located and that they be removed within fifteen (15) days following the rental;
- k) Temporary window signs identifying special commercial events (discounts, sales, etc.);
- l) Directional and public information signs, including signs indicating a danger or identifying restrooms, delivery areas and other similar uses provided they do not exceed 0.5 square metre and that they are located on the lot where the subject mentioned on the sign or the use to which it refers is located.

606 Signs Authorised on a Residential Lot

It is permitted to install a plaque on a residence to identify the name and address of the occupant provided the area of the said plaque does not exceed 0.2 square meter.

A sign identifying an existing residential development is also authorised at the entrance of said development provided it is installed on a base or a structure and that its area does not exceed 2.5 square meters.

607 Commercial Signs

Signs pertaining to a commercial establishment are authorised on the façade of the establishment and require a certificate of authorisation. When a lot fronts on two (2) public streets, these signs are authorised on each façade of the building. The following requirements govern the installation of signs pertaining to commercial establishments.



Table 6
Installation Requirements for Signs
pertaining to Commercial Establishments

Type of Sign	Authorised Maximum Number	Sign Dimensions
Sign flat on the building	1*	- The area of the sign shall not exceed 1/10 of the building's façade area.***
Projecting Sign	1*	- The area of the sign shall not exceed 1/10 of the establishment's façade. The sign must be located not less than 1 m from the public road's right of way.
Sign on a post, base or structure	1**	-The sign can not be located in the public road's right of way and must not at any time obstruct the visibility of motorists and pedestrians; -Maximum height of the top of the sign : 6 m; -Area limited to 1,1148 m ² (12ft ²) per establishment. In the case of an establishment with a floor area of 1 000 m ² and more, the sign area shall not exceed 2.5 m ² .

* Only one sign is permitted, either on a wall or a projecting sign.

** In situations where there are more than one commercial establishment per building, only one (1) communal sign installed on a post, base or structure is authorised and its area shall not exceed 2.23m²; in this case, the sign area for each establishment shall not exceed 1,1148 m². (12 s.f.);

*** In the case when a commercial establishment only occupies the ground floor of a building, the sign shall not encroach on the second floor of this building.

608 Signs Identifying an Agricultural or Ecological Activity in an Agricultural or Conservation Zone

These signs require a certificate of authorisation. They can be installed flat on the building or projecting from it or installed on posts, poles, or bases and their area shall not exceed 1 square metre.

609 Directional Signs

Directional signs are allowed only on the lots or buildings to which they are directly related, except for directional signs installed by the Government or the Town. These signs pertain primarily to vehicular signs on public and private lots and their content shall not contain any advertising. Their area shall not exceed 1 square metre and their height shall not exceed 3m above ground level.

Only one directional sign, pertaining to a real estate project, is authorised with the following conditions:

- 1) The sign is installed for the duration of the project only and is removed by the developer upon its completion;
- 2) The sign is located on the proposed project site;
- 3) The area of the sign shall not exceed 3 square metres.

One directional sign only pertaining to an open house, installed by a real estate agent, is also authorised under the following conditions :

- 1) The sign is installed for the duration of the open house only;
- 2) The area of the sign does not exceed 0,5 m²

610 Sign Lighting

All signs can be lit, that is by a light source not attached to the sign or away from it, provided the light source is not visible from the public road and does not project direct or indirect light outside of the lot on which the sign is located.

No sign can be lit on the inside by a constant light source.

All signs with warning lights such as those on police cars, ambulances or fire trucks, or that imitate or tend to imitate them are prohibited.

611 Materials

**Administrative codification : only the original by-laws have a legal value*



Only painted, stained or treated wood, wrought iron, aluminum, glass, concrete, painted sheet metal, bronze, or plastic signs are authorised for sign construction.

CHAPTER 7 SPECIFIC PROVISIONS FOR THE PROTECTION OF THE NATURAL ENVIRONMENT AND FOR NATURAL CONSTRAINTS

SECTION A - MEASURES PERTAINING TO SHORES AND THE LITTORAL

700 Lakes and Watercourses Subject To Regulations

All bodies of water are subject to the following requirements. Ditches, as defined in Appendix «D» of this by-law, are exempt from these requirements.

701 Provisions concerning Shores

All structures and works are prohibited on the shores. However, the following structures and works may be permitted provided they are carried out in conformity with other protection measures recommended for floodplains:

- a) The maintenance, repair and demolition of existing constructions and works used for purposes other than municipal, commercial, industrial, public or public access purposes;
- b) Constructions and works for municipal, commercial, industrial, public or public access purposes, including their maintenance, repair and demolition, and they are subject to an authorization in accordance with the *Environment Quality Act*;
- c) The construction or extension of a main building for purposes other than municipal, commercial, industrial, public, or public access purposes, with the following conditions:
 - the lot size and the applicable provisions of the by-law do not allow for the construction or enlargement of the main building once the shore's isolation strip has been established and it cannot reasonably be located elsewhere on the land;
 - the subdivision was done before April 13th, 1983;
 - the lot is not located in a zone prone to ground movement as identified in the Vaudreuil-Soulanges RMC's revised Master Plan;
 - It is mandatory that a five (5) meter minimum isolation strip be maintained at the natural state subject to acquired rights that may exist with regards to current works and landscapes.
- d) The construction or erection of an accessory building such as a garage, shed, garden shed or pool is possible only on the section of the shore that is no longer in its natural state, with the following conditions:
 - the size of the lot no longer allows the construction or erection of this accessory building once the shore's isolation strip has been established;
 - the subdivision was done before April 13th, 1983;
 - a five (5) meter minimum isolation strip is maintained at the natural state subject to acquired rights that may exist with regards to current works and landscapes.
 - the accessory building must be built on the lot without excavation or fill.
- e) The following works are related to vegetation:
 - forest management activities subject to the *Forest Act* and the by-laws pursuant to this Act;
 - sanitation cutting;
 - harvesting of 50 % of stems 10 centimetres or more in diameter, provided at least 50 % of the forest cover is maintained in private woodlots used for forestry or agricultural purposes;
 - felling required for the siting of an authorised construction or work;
 - felling required to create a five (5) metre wide access to a body of water when the shore has a slope of less than 30 %;



- pruning and trimming required to create a 5-metre opening when the shore has a slope greater than 30 % or to create a trail or stairs giving access to the body of water;
 - for the purpose of restoring a permanent and sustainable vegetation cover, seeding or planting of plants, trees or shrubs and the related work involved;
 - various methods used to harvest herbaceous vegetation when the shore has a slope of less than 30 % and if the slope is greater than 30%, on the top of the bank only.
- f) Cultivation of soil for agricultural purposes is permitted provided that a strip of vegetation of at least 3 metres wide, measured from the high-water mark, is preserved; and, if there is a bank and that its top is less than 3 metres from the high-water mark, the width of the vegetation strip to be preserved must have a minimum width of 1 metre at the top of the bank;
- g) The following works:
- installation of fences;
 - installation or location of the underground or surface drainage network outfalls and pumping stations;
 - installation of water crossings structures pertaining to fording, culverts and bridges as well as related access roads;
 - Aquaculture facilities;
 - all septic installations that conform to the by-law concerning waste water disposal systems for isolated dwellings (R.R.Q., 1981, c. Q-2, r.8);
 - when the slope, soil type and site conditions prevent the restoration of the vegetation cover and the shore's natural state, vegetation or mechanical stabilisation works, such as riprap, gabions or finally retaining walls, by giving preference to the technique most likely to promote the eventual establishment of natural vegetation;.
 - private wells;
 - reconstruction or widening of an existing street or road, including farm and forest roads;
 - the necessary works and the authorised construction of buildings and works in the littoral zone according to Article 702 of this by-law;
 - forest management activities subject to the *Forest Act* and its regulation pertaining to intervention standards for state owned forests.
- h) Boat shelters according to the following conditions:
- the construction of the shelter shall be within the 5-metre wide opening in the riverside belt bordering a body of water or a river;
 - the shelter shall not be located at less than 1.5 metres from the high-water mark;
 - the shelter shall be built so as to:
 - i. not modify the shoreline;
 - ii. not degrade the landscape.
 - the following exterior siding materials are prohibited :
 - i. tar or mineral paper, brick paper, cardboard, and any other similar paper;
 - ii. paints and coatings imitating or tending to imitate natural materials such as stone or wood or artificial materials like brick or concrete;
 - iii. flat sheet metal;
 - iv. polyethylene and similar materials;
 - v. concrete blocks;
 - the shelter shall not exceed the following dimensions:
 - width : 5 metres
 - depth : 9 metres
 - height : 4 metres

702 Measures concerning littoral zone

All structures and works are prohibited in the littoral. However, the following structures and works may be permitted provided they are consistent with other protection measures recommended for floodplains:

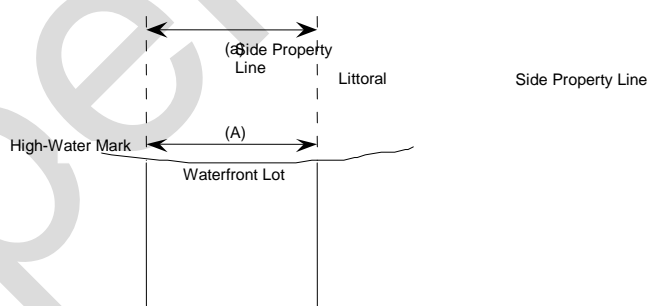


- a) Wharfs, shelters or docks on stilts, posts or made of floating platforms, marinas, mooring buoys, and fishing shacks;
- b) Installation of water crossings pertaining to fordings, culverts and bridges;
- c) Aquaculture facilities;
- d) Water intakes;
- e) Creation for agricultural purposes of inlet or diversion channels for water catchment in cases where an authorisation must be obtained under the *Environment Quality Act* for the creation of such channels;
- f) Encroachment required on the littoral zone for works authorised on the shores;
- g) Cleanup and maintenance works, without excavation, carried out by a municipal authority according to the powers assigned to him by this law;
- h) Constructions and works for municipal, commercial, industrial, public or public access purposes, including their maintenance, repair and demolition, subject to obtaining an authorization in accordance with the *Environment Quality Act* (R.S.Q., c. Q-2), the *Act respecting the conservation and development of wildlife* (R.S.Q., c. C-61.1), the *Watercourses Act* (R.S.Q., c. R-13) or any other law;
- i) Maintenance, repair, and demolition of existing constructions and works that are not used for municipal, industrial, commercial, public or public access purposes.

703 Installation of a Dock

A dock is authorized on all waterfront lots with the following conditions:

- a) The dock belongs to the owner of the property on which it is installed;
- b) One (1) dock only is authorized per waterfront lot;
- c) The dock shall be built on stilts, posts or made of floating platforms and have a maximum length of 10 m;
- d) Private docks are not authorised in front of a street or public access to the water;
- e) A minimum setback of 5m shall be respected between the dock and the side property lines and their extensions. The calculation of this setback within the littoral zone is determined by considering that distance (a) between the side property lines is identical to the width of lot (A) calculated at the high-water mark;



- f) No boat or part of a boat shall be docked in front of a neighbouring lot(s).

704 Measures concerning Marinas

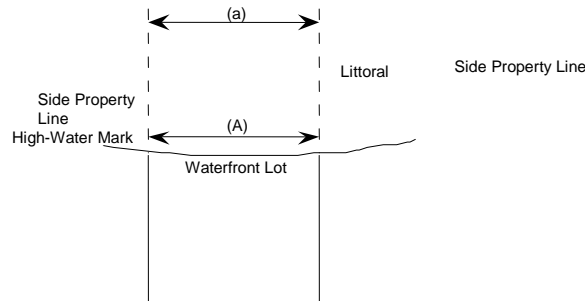
Marinas are authorized with the following conditions:

- a) The marina is located within a zone or zones where such a use is authorized in the Uses and Standards Table of this by-law;
- b) The marina shall include structures on stilts, on posts or made of floating platforms;



- c) A 10m wide natural or restored vegetation isolation strip is foreseen from the high-water mark;
- d) A minimum setback of 5m is respected between the marina's structures and the side property lines or their extensions. The calculation of this setback within the littoral zone is determined by considering that the distance (a) between the side property lines is identical to the width of the lot (A) calculated at the high-water mark.

Operational



SECTION B - INTERVENTIONS WITHIN THE FLOODPLAIN

705 Measures concerning the High-Velocity Zone (0-20Year recurrence) of Floodplains

In the high-velocity zone of the floodplain established from the twenty-year levels as shown on Plan 6 of By-Law No 525 concerning the Master Plan, all constructions and works are prohibited under the following Articles 706 and 707.

706 Permitted Structures and Works

Despite the regulation stated at Article 705, the following structures and works may be allowed in those zones, provided they are compatible with the protection measures applicable to the shores and the littoral:

- a) Works intended to maintain land in good condition, to maintain, repair, modernize or demolish existing structures provided these works do not increase the area of the property exposed to flooding, such area being defined in this paragraph by the perimeter formed by the whole exterior walls of the building, excluding all construction, structure or attached exterior features attached to the said building.
However, when infrastructure modernisation or reconstruction works affecting a public road, the area of the work exposed to flooding can be increased by 25% for public security reasons or to bring such an infrastructure in conformity with applicable standards; in all cases, major work on a construction should entail flood-proofing of the entire structure or works;
- b) Installations by governments, their ministries and organisations that are necessary for maritime traffic activities, such as wharfs, breakwaters, canals, locks and fixed navigation aids; appropriate flood-proofing measures shall be taken for works performed under the 100-year recurring flood level .
- c) Linear, underground public utilities, such as pipelines, power and telephone lines, water mains, and sewers that have no service entrance for structures and works located in the high-velocity zone;
- d) Construction of underground water or sewer systems in existing built areas and not provided by these services, in order to only hook up constructions and works existing on April 13th, 1983;.
- e) Septic installations intended for existing buildings or works. The planned installation must be in conformity with the *Regulation respecting waste water disposal systems for isolated dwellings* (R.R.Q., 1981, c. Q-2, r.8);
- f) Improvement or replacement of an existing domestic well or an existing well serving a business establishment by a tubular well, built in a way to eliminate contamination risks by sealing the annular space with durable and watertight materials as well as preventing submersion;
- g) An open-air facility, other than a golf course, intended for recreation purposes that does not require filling or excavation works;
- h) Reconstruction of a structure destroyed by a disaster other than a flood. All reconstructed structures should be flood-proofed in conformity with the requirements of Article 709 of this by-law;
- i) Development of wildlife habitats that do not require backfilling and those who do but, in the latter case, only if they are subject to the obtention of an authorisation in accordance with the *Environment Quality Act*;



- j) Agricultural land drainage works;
- k) Forest management activities that do not require backfilling or excavation works and that are subject to the *Forest Act* and the regulations pursuant to the Act;
- l) Agricultural activities that do not require backfilling or excavation works.

707 Constructions and Works Eligible for an Exemption

Some constructions and works may also be permitted if they are compatible with other protection measures applicable to the shores and the littoral and if they are subject to a derogation accepted by the RCM according to an amendment to the revised Master Plan and the criteria of Article 710:

- a) Projects to widen, raise, create an entrance or exit to bypass or realign in the current axis of an existing thoroughfare, including railroads;
- b) Thoroughfares crossing bodies of water and their accesses;
- c) Any project to install new aboveground public utilities such as pipelines, power lines, telephone lines, and infrastructures connected with water mains and sewers, with the exception of new thoroughfares;
- d) Municipal wells used for the catchment of underground water;
- e) Work involving the catchment of above ground surface water;
- f) Waste water treatment plants;
- g) Flood protection works undertaken by governments, their ministries or organizations, and by municipalities, to protect already built areas as well as specific works to protect existing structures and works used for public, municipal, industrial, commercial, agricultural or public access purposes, against flooding;
- h) Flood prevention works designed to protect from flooding the zones bounded by land which is higher than the 100-year flood zone and that can only be flooded by the backing up of water mains;
- i) Any intervention intended:
 - to expand a shipbuilding, shipping or port facility;
 - to expand an agricultural, industrial, commercial or public facility;
 - to extend a structure and its accessory buildings without changing the zoning typology.
- j) Commercial fishing and aquaculture facilities;
- k) Development of land for recreational purposes, agricultural or forest management activities involving excavation works such as roads, walking trails and bicycle paths; flood protection works and golf courses are not eligible for a derogation;
- l) Development of wildlife habitats that require backfilling and which is not subject to an authorisation according to the *Environment Quality Act*;
- m) Dams used for municipal, industrial, commercial, or public purposes, for which an authorisation must be obtained according to the *Environment Quality Act*.

708 Measures concerning the Low-Velocity Zone (20-100 year return flood) of Floodplains

The following are prohibited in the low-velocity zone of a floodplain as identified on Plan 6 of By-Law No 525 concerning the Master Plan:

- a) All non floodproof structures and works;
- b) Backfilling other than what is required to flood-proof authorized structures and works;



Structures and works may be permitted in this zone if their flood-proofing measures are other than those listed in Article 709 as long as they are deemed sufficient in the case of a derogation accepted by the RCM when the revised Master Plan is amended;

709 Flood-Proofing Measures applicable to Structures and Works in Floodplains

Authorized structures and works must comply with the following flood-proofing regulations, adapted to the context of the concerned infrastructure:

- a) No opening (window, basement window, door, garage, etc.) may be lower than the 100-year return zone;
- b) No ground floor is allowed at a level lower than the 100-year return flood zone;
- c) Disposal drains must have a check valve;
- d) For any structure or part of a structure built below the 100-year return flood level, that a study be submitted showing the structure's resistance to this flood level, and include calculations relating to:
 - waterproofing;
 - structural stability;
 - necessary reinforcement ;
 - seepage water pumping capacity; and
 - resistance of the concrete to compression and tension.
- e) Backfilling of land shall be restricted to protecting the area immediately surrounding the concerned structure or works and shall not extend to the entire landsite; the average slope downward from the top of the backfill adjacent to the protected structure or works should not be less than 33 1/3 % (vertical to horizontal ratio of 1:3). The backfill plans shall be prepared by an engineer or a land-surveyor.

When implementing flood-proofing measures, if the 100-year return flood elevation was not established at the time the limits of a mapped floodplain were delineated, the elevation of the highest reference floodwater level should be used to replace the 100-year flood elevation in determining the limits of the floodplain, to which 30 centimetres should be added for safety reasons.

710 Proposed Criteria to Determine the Acceptability of a Derogation Request:

An application for a derogation can only be deemed acceptable if it is accompanied by the appropriate supporting documents. These documents should provide a detailed cadastral description of the proposed intervention site and show that the planned work or construction will meet the following five (5) criteria, in order to respect the goals set by the Public Security and Environment Protection Policy:

- a) Ensure the safety of individuals and the protection of private and public property by integrating the appropriate flood-proofing and protection of individuals measures;
- b) Ensure the natural flow of water; the impacts on the possible changes to the watercourse's hydraulic regime shall be determined and specifically identify the restrictions concerning ice movement, reduction in flow area, potential erosion risks and risk of an increase in the upstream flood level that may be caused by works or site development;
- c) Ensure that the integrity of the territories is maintained by avoiding backfilling and by demonstrating that the proposed works and structures cannot be reasonably located somewhere other than in the floodplain;
- d) Protect the water quality, the flora and fauna typical to the wetlands, their habitats and, in particular, endangered or vulnerable species; the potential environmental impacts that structures or works could generate shall be assessed by taking into account the characteristics of the materials used for flood-proofing;
- e) Show public interest where construction and works are concerned;



710.1 Approved Derogations:

Notwithstanding section B of Chapter 7, it is possible to backfill or excavate when a derogation has been adopted and has come into force according to the law by the Vaudreuil-Soulanges MRC when an amendment has been made to their revised Master Plan. The following works are permitted in the flood zones:

- a) Backfill and excavation works for the development of Sandy Beach Nature Park Marina on lots n° 1 833 370 and 1 833 375 according to the Vaudreuil-Soulanges MRC's By-Law No 167-10.

SECTION C - INTERVENTIONS IN SLOPED AREAS AND ZONES SUBJECT TO GROUND MOVEMENTS

711 Requirements for Lots with Slopes of 20% or More

On lots with slopes of 20% or more, with embankments with a height of three (3) metres or more, structures intended for human use (residential, institutional, commercial, industrial, etc.), accessory buildings, farm buildings and works (including backfill, excavation, installation of a swimming pool or of a septic system, etc.) are not authorized. Notwithstanding the provisions of this article, slope stabilization for public safety reasons is permitted.

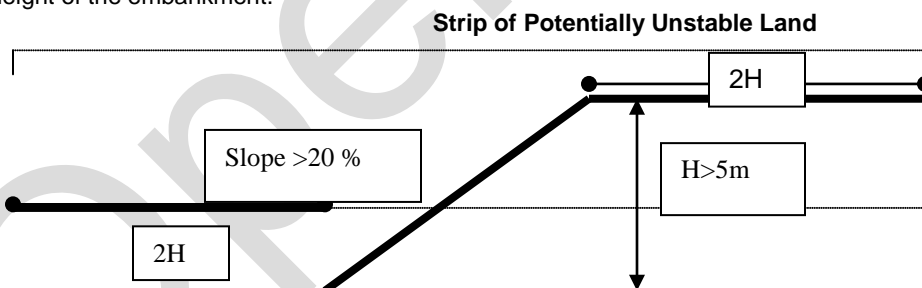
712 Requirements within Zones Subject to Ground Movements

In zones subject to ground movements, as identified on (plan 6) of the Master Plan, which is an integral part of this by-law, when the lot has a slope of 25% or more and the embankment is higher than five (5) metres or more, no building intended for human use (residential, institutional, commercial, industrial, etc.), accessory buildings, farm buildings and works (including excavation, backfill, installation of a swimming pool or of a septic system) are authorized in the potentially unstable strip of land and on the embankment.

Furthermore, only gardening and sanitation cutting are authorized on the slope and on a 10 metre wide strip at its summit when a road, railroad, or a building intended for human use is located within the potentially unstable strips of land at the summit and at the base of the embankment located opposite from the site to be deforested.

713 Delimitation of the Potentially Unstable Strip of Land:

For zones subject to ground movement, as identified on Plan 6 of the Master Plan, that have a slope (embankment) with an inclination of 20% or more and an embankment of five (5) metres or more in height², the delimitation of the potentially unstable strip of land corresponds to strips of land located at the summit and at the base of the embankment whose depth, measured horizontally (by a person facing the embankment), is equivalent to twice the height of the embankment.



SECTION D - CONSERVATION OF WOODED AREAS AND TREE CUTTING

714 Tree Conservation on Public Property

All planting, pruning or cutting of trees in public rights-of-way or on a municipal lot is prohibited unless the works are carried out by a municipal employee or by a person mandated by the Town.

715 Tree Protection during Construction

² In the case of a watercourse being located at the foot of the embankment, the calculation is made from the bottom of the watercourse.



Anyone wishing to carry out or have works such as construction, extension, renovation, demolition, excavation, backfill or any other carried out, shall ensure that branches, trees and roots in the vicinity of the works are protected, prior to the said works being started. Thus, contractors are required to identify trees and wooded areas that should be preserved during periods of construction by using fences and tape. Furthermore, the provisions of the municipal by-law, in effect, concerning trees apply

Trees located at less than 5 metres from a building or work site shall be adequately protected during the duration of the works by boards of at least 2.4 metres in length and 10cm wide, installed vertically around the entire perimeter of the tree.

716 Tree Cutting

The provisions of the Tree Cutting By-Law apply to all tree cutting.

SECTION E - MEASURES RELATING TO GROUND WATER CATCHMENT POINTS

717 Obligation to Obtain an Authorisation

Every groundwater catchment work installation is subject to the issuance of a certificate of authorisation in accordance with the Town's Permits and Certificates By-Law.

However, the following ground catchment projects are subject to an authorisation from the *Ministre du Développement durable, de l'Environnement et des Parcs du Québec* in accordance with the *Ground Water Catchment Regulation*.

- a) A catchment project intended to supply more than 20 people;
- b) A catchment project with a capacity of 75 m³ or more per day or that will bring the capacity to more than 75 m³ per day;
- c) A catchment project for ground water intended to be distributed or sold as spring water or mineral water or as a manufacturing, preservation or treatment ingredient.

718 Appropriate Techniques and Materials

Catchment work for ground water, surface wells or drive points must be made of adequate materials and equipment that are appropriate for the supply of potable water, and of which the characteristics and assembling meet the requirements of Chapter II of the Ground Water Catchment Regulation and the Environment Quality Act. The request must be accompanied of documents signed by competent persons certifying that the works are in conformity with the said regulation.

719 Requirements to Carry Out Works

Installation or modification works of a catchment project must be carried out in such a way as to prevent groundwater from being contaminated.

720 Location

It is prohibited to install a catchment work:

- a) At less than 30 m from any non-watertight wastewater system. If this distance cannot be respected, a tube well may be installed at a distance of at least 15 m from a non-watertight wastewater system provided the following conditions are met:
 - 1) the well must be drilled in such a way so as to obtain a diameter at least 10 cm wider than the nominal diameter of the casing;



- 2) the casing must be installed at a depth of not less than 5 m from the ground surface;
 - 3) the annular space must be filled, according to good engineering practices, with a material that ensures a watertight and durable seal such as a cement bentonite mix, as random materials are not acceptable.
- b) At less than 15 m from a watertight wastewater system;
- c) At less than 30 m from a cultivated parcel of land if the catchment of groundwater is intended for human consumption;
- d) In a flood zone with a recurring period of 0-20 years, unless it is to replace a catchment work existing on 15 June 2002. In such a case, the exception conditions specified in paragraph a) shall apply.
In a flood zone with a recurring period of 20-100 years, only a tube well that complies with the standards provided for in paragraph a) of the previous article may be installed.

721 Cleaning, Disinfecting and Maintenance of a Water Catchment Installation and Water Analysis

Following the installation of a groundwater catchment work, the Environment Quality Act, Ground Water Catchment Regulation, Chapter II provides a procedure for cleaning and disinfecting the structure and to check the water quality.

The owner of a catchment work must ensure that the finishing grade of the soil, within a 1 m radius is carried out so as to avoid the presence of stagnant water and prevent water infiltration into the ground and that the integrity of the finishing grade is constantly maintained.

The owner of the work shall ensure that the integrity of the well cover is constantly maintained and that it is always above the ground surface by at least 30 centimetres.

If the owner of a catchment work does not submit a notice to be renewable every three years, by which he expresses his intention to reuse the catchment work, he must have it sealed in order to protect the quality of groundwater :

- when pumping equipment has not been installed 3 years after completion of the work;
- when pumping has been interrupted for at least 3 years;
- when a new work is installed with the intention to replace it;
- when the work is deemed non-productive or does not meet the owner's needs.

722 Special Provisions for Farming Areas

The spreading of animal waste, farm compost, mineral fertilizer and fertilizing waste is prohibited at less than 30 m from any groundwater catchment work intended for human consumption. The Town may prohibit these activities in a 100m radius of a catchment work, if the concentration of nitrates in the water of a groundwater catchment site exceeds 5 mg/L, for 2 consecutive controls carried out within the periodic control foreseen in the *Règlement sur la qualité de l'eau potable*.

The spreading of animal waste, farm compost or fertilizing waste, except the fertilizing waste certified to comply with the CAN/BNQ 0413-200, CAN/BNQ 0413-400 or NQ 0419-090 standards, is prohibited within the perimeter outlined in the previous paragraph and must be carried out in a manner to prevent run-off into the prohibited area.

The erection or layout of a breeding facility or animal waste storage facility is prohibited at less than 30m from any groundwater catchment work intended for human consumption. For the layout of a winter enclosure for beef cattle, the distance shall be extended to 75 m. This paragraph does not apply to the breeding of canidae and felidae as well as fisheries, zoos, parks and zoological gardens.

Storage directly on the ground of animal waste, farm compost or fertilizing waste in a crop field is prohibited at less than 300 m from any groundwater catchment work intended for human consumption.

Notwithstanding the minimum separating distances outlined in the previous paragraphs, distances pertaining to these activities, works or installations can be increased within the bacteriological or viral protection areas as per the *Groundwater Catchment Regulation* for installations requiring an authorisation from the *Ministre du Développement durable, de l'Environnement et des Parcs du Québec*, as specified in Paragraph 717 of this by-law.



723 Special Measures concerning Sludge

The spreading of sludge from municipal wastewater treatment works or from any other treatment or collection works pertaining to a sanitary wastewater system or substances containing such sludge, as well as the spreading of sludge or substances that are not certified as being in conformity with the CAN/BNQ 0413-200 or CAN/BNQ 0413-400 standards are prohibited at less than 100meters of any ground water catchment work intended for human consumption.

724 Requirements around Public and Private Wells

Public or private wells (surface and artesian wells) servicing more than 20 people must be protected by a minimum 30 m protection radius within which no construction or work are authorized, except for those related to water supply and the maintenance of the site. This distance can be increased if recommended by an hydro-geological study.

Operationnal



SECTION F - PROVISIONS RELATING TO THE PROTECTION OF WETLANDS

725 Constructions, works, backfill or excavation works, dredging or extraction works in a wetland

When a wetland is adjacent to a lake or watercourse, it is an integral part of the shore or the littoral and the provisions of this by-law pertaining to shores and the littoral apply.

In the case where the intervention is subject to the “*Loi sur la Qualité de l'Environnement*” (L.R.Q.,c.Q-2), the works intended for a construction, other works including backfill and excavation, dredging and extraction in a enclosed wetland which includes its riverside belt, must be authorised by the “*Ministère du Développement durable, de l'Environnement et des Parcs*” before the Town can issue the permit or the certificate of authorisation pertaining to these works and when authorised according to this by-law..

When the intervention is not subject to the “*Loi sur la Qualité de l'Environnement*” (L.R.Q.,c.Q-2) only the construction of a bridge or footbridge, on stilts or posts, to be done without backfill, for recreational or nature interpretation purposes or to develop an access alley can be authorised.

In the protection belt surrounding the wetland, only the following works are authorized:

- 2) Garden cuttings as long as no machinery goes on the site;
- 3) Tree cutting required to allow access to a bridge, a footbridge or access alley.

726 Protection belt pertaining to a wetland not adjacent to a lake or a watercourse

A wetland not adjacent to a lake or a watercourse must have a protection belt of 10 metres in depth, calculated from the high-water mark.



CHAPTER 8

PROVISIONS FOR RESIDENTIAL ZONES (R)

800 Construction of Residential Dwellings

Dwellings may consist of one or more apartments, depending in which zone they are located. In the case of dwellings with two or more apartments, these must be built simultaneously by the owner(s). It is not permitted to build half of a single-family or two-family semi-detached residential dwelling. Also, it is not permitted to add an additional storey to one of the semi-detached units unless this addition is built simultaneously on both dwelling units.

801 Accessory Buildings

Accessory buildings for residential dwellings are permitted under the following conditions:

- a) Their construction cannot be authorised unless a residence is already built on the same property.
- b) They must not include any cooking amenities and or plumbing equipment except those necessary for drainage;
- c) Under no circumstances shall they be used to house people or animals (except for dog houses), or to store materials that are flammable, toxic or noxious for the neighbourhood;
- d) They shall not exceed the main floor by more than one storey and shall never exceed the height of the main building;
- e) Their total footprint area shall never exceed 5% of the lot's total area or 112 square metres; the most restrictive area shall apply;
- f) Their exterior materials shall be limited to painted or stained wood, barn wood, prepainted metal or vinyl sheeting, stones, brick, or glass. Furthermore, polyethelene and plastic tarps shall not be used as exterior or roofing materials;
- g) Accessory structures shall also meet the standards established in Table 7:

802 Permanent Car Shelters (Car-ports)

Carports are authorised as long as they meet the zone's required setbacks for the main building as well as the provisions of this by-law and other Town by-laws.

Table 7
Standards for the Footprint of Accessory Buildings

Type of Accessory Building	Minimum Setback from the Side and Rear Lot Lines	Minimum Front Yard	Maximum Height Measured from the Mid-Way Point on the Roof	Minimum Distance to the Residential Dwelling
Detached Garage with Foundation	2 m if located behind the main building's front line; 4.5m if located in front of the main building's front line.	(1)	6 m	3 m
Cabana, Shed, Greenhouse with or without a Foundation	2 m	(2)(3)	6 m	3 m
Gazebo with or without a Foundation	2 m	(2)(3)	4 m	3 m

(1) Required front setback for a main building in the zone or 75% of the front setback of an existing main building, the most restrictive measure shall apply.

(2) Required front setback in the zone or the setback for the existing main building. the most restrictive measure shall apply.

(3) All cabanas, sheds or greenhouses may also be located in the secondary front yard, provided they respect a front setback that is at least equal to half the front setback required for the main building.



803 Temporary Buildings and Storage

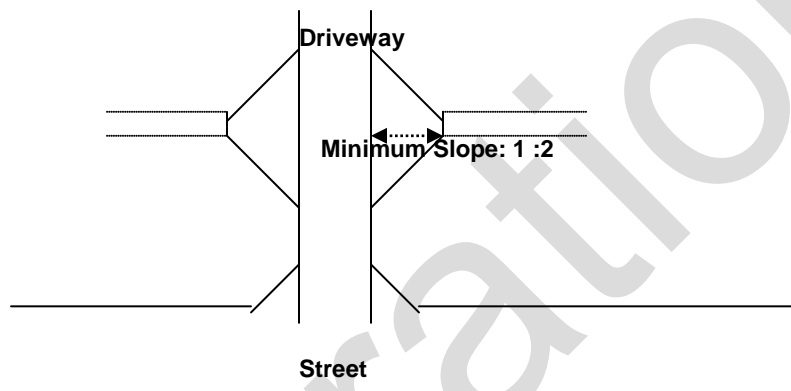
No storage of equipment or materials, or any temporary building, except those provided for in this by-law are allowed on residential properties. The storage of pleasure boats, recreational trailers, tent trailers or motor homes is only allowed in the side and rear yards of single-family dwellings according to this by-law.

804 Parking

Off-street parking shall be located on the same lot as the main building, inside or outside of this main building or accessory building, according to the provisions of this by-law. The parking of heavy vehicles such as bulldozers, backhoes, snow plows, power shevel, front end loaders, tow-truck, trucks with 7 or more wheels, cistern trucks, buses with 15 or more seats, or all other heavy machinery is prohibited in residential zones. Furthermore, parking for a commercial establishment or parking as a single or principal use is prohibited in residential zones.

805 Front Landscaping of Residential Dwellings and Driveways

Front yards of residential dwellings shall be sodded or planted on at least 40% of their area. Furthermore, a 1 in 2 slope shall be respected on both sides of a culvert installed along a street. This slope shall be sodded or covered with stones so as to prevent erosion.



806 Additional Uses

Only one (1) of the following additional uses is permitted in residential dwellings located in residential zones, provided the owner has obtained a certificate of authorisation, to this effect, from the Town:

a) Home Office

A business office to exercise a profession as recognized by the Professional Code or not, a trade or administrative functions of a business are permitted provided the following conditions are respected:

- 1) This use is exercised by the main occupant of the dwelling. No more than one person residing elsewhere may be employed in this office;
- 2) This use shall not occupy more than 20% of the dwelling's area or 25 square metres, the most restrictive area shall apply;
- 3) This use shall not include retail sales;
- 4) This use shall not create or emit noise, smoke, dust or odour pollution;
- 5) This use is exercised within the residential dwelling only and does not include indoor or outdoor storage except in the local used for this additional use;



- 6) One (1) parking space is provided on the lot and no on-street parking is permitted for this additional use;
- 7) No display window shall be visible from the outside;
- 8) Only one (1) non-illuminated plaque identifying the name and address of the occupant is installed flat on the main building and its area is not to exceed 0.1 m².

b) Bed and Breakfast

Bed and Breakfasts are permitted in residential dwellings under the following conditions:

- 1) The residential dwelling is the owner's main residence and must be occupied at all times by him or by a member of his family, or in the case of a corporation, by the main partner of this corporation;
- 2) A maximum of three (3) bedrooms are available for rent;
- 3) No other additional use or commercial use is exercised in the building where the bed and breakfast is located;
- 4) All bedrooms that are available for lease shall be equipped with a smoke detector;
- 5) One (1) off-street parking space must be provided for each available bedroom, in addition to the parking space required for the residential dwelling. Parking spaces may be located one behind the other;
- 6) A bathroom containing a toilet, a sink and a shower or bathtub shall be exclusively available exclusively to the clients. This bathroom shall be located on the same floor as the majority of the bedrooms available for rent;
- 7) One plaque identifying the Bed and Breakfast is permitted provided it is located on the main building and does not exceed an area of 0.25 m².

c) Daycares

Daycare centres are permitted in residential single-family dwellings under the following conditions:

- 1) The number of children does not exceed nine (9);
- 2) An emergency exit is provided in the basement in case an activity is held there;

d) Housing for Autonomous Seniors

Housing for autonomous seniors is permitted in single-family residential dwellings under the following conditions:

- 1) The number of seniors shall not exceed nine (9);
- 2) Bedrooms for seniors are not authorised in the basement;
- 3) A bedroom shall not be occupied by more than two (2) people;
- 4) Each bedroom shall be equipped with adequate storage space for each resident;
- 5) A bathroom containing a toilet, a sink and a shower or bathtub shall be provided for every three (3) autonomous seniors. A complete bathroom shall be located on each floor;
- 6) Communal rooms such as living rooms and dining rooms shall have an adequate floor area to accommodate all the seniors living there;
- 7) A minimum of one (1) parking space for every four (4) autonomous seniors shall be provided in addition to a parking space for each employee;



- 8) A responsible adult shall be on-site twenty-four (24) hours per day;
- 9) All security standards shall be in conformity with those established in the Town's Building By-Law.

e) Bi-generational Dwelling

Bi-generational dwelling is authorized as an additional use, in single-family dwellings, under the following conditions:

- 1) The minimum floor area must be 50 m² without exceeding 65 m²;
- 2) Only one (1) bedroom is authorized;
- 3) The bi-generational dwelling must be designed so that it can be reintegrated to the main dwelling within a maximum period of six months after the departure of its occupants;
- 4) The bi-generational home respects the standards of the National Building Code;
- 5) The addition of a bi-generational unit does not alter the single-family or architectural character of the residence by meeting the following requirements:
 - i) Only one (1) main entrance door is authorized per building;
 - ii) Only one (1) civic number is authorized per building;
 - iii) Only one (1) letter box is authorized per building;
 - iv) No additional parking space is authorized
 - v) Only one (1) service entrance is authorized per building for each of the following services: water, sewer or septic installation, electricity and cable.

807 Integrated Residential Project

The provisions of this by-law shall apply to all lots located in a zone that authorises integrated residential projects as identified in the Use and Standards Table found in Appendix «C» of this by-law. This integrated residential project is authorised under the following conditions:

- a) The land is located adjacent to a public street;
- b) The project is subject to the Site Planning and Architectural Integration Plans;
- c) A detailed development plan, prepared on an appropriate scale, shall be submitted to the Town in three copies. This plan shall indicate the location of buildings, their height, dimensions, architectural detail, number of storeys, rough floor area of each building, area of occupancy at ground level of each building, amenity areas, vehicular lanes, parking areas, landscaping of open spaces, storage areas for domestic waste, aqueduct & sewer services, servitudes (if necessary). The plans for the buildings of an integrated building project must be signed and bear the seal of an architect and those relating to the aqueduct and sewer networks by an engineer;
- d) If sewers are not available, a soil test must be submitted, in order to show the possibility of having an individual or communal septic system that conforms to provincial regulations concerning waste waters;
- e) A proposed site development plan, prepared by a land-surveyor, must be submitted to the Town. This plan shall indicate the side, rear and front setbacks as well as the distance between buildings;
- f) The integrated residential project shall have a minimum of two (2) residential buildings without ever exceeding the maximum number of buildings authorized in the Use and Standards Table as well as respecting the density and ground occupancy standards required for the concerned zone;
- g) The minimum area, width and depth standards of a lot as indicated in the Use and Standards Table apply to the entire integrated project and not to each housing unit, while respecting the standards relating to ground occupancy reports and the standards relating to density in the number of dwellings per hectare which also apply to the entire integrated project;



- h) Authorized uses, in an integrated project, are those stated in Use and Standards Table for the concerned zone;
- i) The minimum distance between two (2) buildings or group of buildings is set at ten (10) meters. This provision does not apply to a semi-detached or contiguous building;
- j) The minimum front, side and rear setbacks are those specified in the Use and Standards Table for the concerned zone. These setbacks must be calculated according to the property lines of the entire project and not according to the each housing unit, building or lot;
- k) The minimum and maximum height and the minimum footprint of the building applies to each building and will be those specified in the Use and Standards table of the concerned zone;
- l) The outline of the buildings must evolve gradually in comparison to the neighbouring zones in order to create an environment which will not affect the existing landscape, thus giving it a pleasant mixed aspect;
- m) All that relates to fire prevention must be in conformity with the National Building Code and the National Fire Code of Canada in effect in the Town of Hudson;
- n) Each main building shall be accessible from a public street by conforming vehicular alleys so that each building is accessible to emergency vehicles. Vehicular alleys shall meet the following standards:

1. Minimum paved width of a vehicular alley:	6 m;
2. Maximum paved width of a vehicular alley:	8 m;
3. Minimum access width for emergency vehicles (without paving):	6 m;
4. Minimum distance between the access alley and the main building:	4 m;
5. Minimum distance between a main building and a parking lot:	4 m;
6. Minimum turning radius:	12 m;
7. Minimum distance between a parking lot and a property line:	4 m;
- o) Pedestrian and cycling paths must be planned and developed to allow access to common amenity areas, public parking lots, entertainment areas and public roads, in order to connect them with existing nature, pedestrian and cycling paths, if need be;
- p) In amenity areas of an integrated dwelling project, nature must be favoured by natural landscaping, flower gardens, vegetable gardens and entertainment areas. The minimum surface of the amenity area is set at 15% of the total area of the integrated project.
- q) With regards to parking, the number of spaces foreseen shall conform to the requirements of this by-law. In the case of an underground parking, plans prepared by an engineer shall be submitted with the architect's plans at the same time as the request for permit.
- r) All accessory buildings must be in harmony, that is built with the same exterior facing materials as the main buildings, in accordance with the following provisions:
 - 1. Same front setback as required for the main building
 - 2. Same isolation margins as those established for the main building
 - 3. Any other standard must follow that of the concerned zone
- s) Identification signs are permitted in integrated dwelling projects and must meet the conditions of this by-law.
- t) Any integrated dwelling project must foresee storage areas for domestic waste and recycling materials. These storage areas shall be easily accessible to trucks that collect these materials.. They must be hidden by natural screens to avoid disrupting the aestheticism of the integrated dwelling project.
- u) All networks whether electric, telephone and cable must be buried between the public roadway and the building(s). If it is necessary for transformers or other equipment to be installed at ground level, they must be incorporated in structures whose materials are in harmony with those of the main buildings.



In Zone R-21, no building can be located at less than 12 metres from Zone R-13 except in the case of bay windows, overhangs, eaves, projecting roofs which may extend one (1) metre into this setback. In the same zone, only one dwelling shall be built in the pine forest and at least 75% of the canopy cover must be preserved. Furthermore, a public right of way to the lake must be subject to a servitude before the first building permit can be issued in this zone.

In Zone R-22, no building shall be located at less than 12 metres from Zone R-13, except in the case of bay windows, overhangs, eaves, projecting roofs which may extend one (1) metre into this setback. Buildings and roadways shall not be constructed in the triangular area established to the south by the line separating Zones R-13 and R-22, to the west by the line separating the Canadian Pacific property and Zone R-22, and to the north by the line joining lots 61-99 and 61-164 and a point located at 35 metres north to the limits of Zones R-13 and R-22 along the line separating the Canadian Pacific property and Zone R-22, no street or building can be built.

No building can be built within the 20-metre strip of land immediately adjacent to the northern limit of the area described in the previous paragraph.

Operational



CHAPTER 9 PROVISIONS FOR COMMERCIAL ZONES (C)

900 Commercial Establishments

All commercial activities shall include at least one main building. The building may include one or more commercial establishments.

901 Mixed Use Buildings

Commercial buildings housing retail or service-oriented establishments, with the exception of vehicle sales and services, may be partially used as residential dwellings under the following conditions:

- a) The commercial establishment should never be located above a residential dwelling unit;
- b) Residential dwelling units and commercial establishments must have distinct entrances and utility services;
- c) The parking spaces required by this by-law must be foreseen;
- d) A minimum 30m² grass and landscaped area per dwelling unit must be reserved for the exclusive use of the occupants of the dwelling units;
- e) A mixed use building shall conform to the standards established for the commercial zone in which the building is located. However, in the case of a transformation of an existing residential building into a mixed use building, the existing setbacks are considered as conforming.

902 Additional Uses for Dwellings

Dwelling units built in commercial zones may have access to all the additional uses established in residential zones provided all the standards in these zones are respected.

903 Outdoor Storage

Complementary uses to commercial establishments such as the storage of merchandise or materials and sales offices are permitted in the main building, in the annexes, or in the accessory buildings only. Commercial establishments selling automobiles, trailers, tent trailers, recreational vehicles, boats, as well as nurseries, landscaping and lawn maintenance companies, construction and gardening material stores, marinas, and outfitters are authorized to store their products, vehicles, boats, and materials outdoors provided they are located in the side and rear yards of these commercial establishments and that the height of the materials or items stored do not exceed 4m and that the storage area is surrounded by a chain link fence conforming to the requirements set forth in this by-law. Notwithstanding the provisions set forth in this paragraph, automobile, recreational vehicle and boat dealerships are authorized to display their products in the front yard provided the area is paved (concrete, asphalt or interlocking paving blocks) and that it is separated from the street by a grass buffer having a minimum depth of 1.5 m and delimited by a concrete, asphalt, or wood curb.

904 Outdoor Display

Only the following types of outdoor display are permitted on municipal territory:

- a) The sale of flowers, fruits, vegetables and Christmas trees provided that this activity is located in a commercial zone on the lot of an existing commercial establishment already selling these products;
- b) In the commercial zones, the merchants can display their products in front of their business on their own property. In the case of a commercial establishment on a corner lot, the display is permitted only on the main front yard of their property;



- c) Notwithstanding paragraph a), a farmer's market can be established in a commercial zone even if there is no commercial Establishment already selling these products on the property or even on a vacant property in the commercial zone

905 Accessory Buildings to Commercial Establishments

Accessory buildings to commercial establishments are permitted under the following conditions:

- a) The construction of accessory buildings cannot be authorised unless the main building is already built and is located on the same lot;
- b) These buildings must not include any cooking facilities or plumbing equipment except those required for drainage;
- c) Accessory buildings must never be used to house people or animals nor to store flammable, toxic, or noxious materials for the neighbourhood;
- d) Accessory buildings shall not exceed the height of the main building they are associated with. The exterior covering of the accessory building shall be similar to the exterior covering of the main building or shall be harmonized with the appearance of the main building. Containers and tractor trailers used for delivery or storage on a commercial lot for a period of more than 72 hours are prohibited;
- e) Accessory buildings shall respect the standards established in Table 8. However, accessory buildings to a dwelling unit located in a commercial zone shall adhere to the standards established in Table 7.

Table 8
Standards for Accessory Buildings to Commercial Establishments

Type of Accessory Building	Maximum Surface Area of the Accessory Building	Minimum Setback From the Side and Rear Lot Lines	Minimum Front Setback	Maximum Height Measured from the Roof Top	Minimum Distance to the Main building	Maximum Number Authorized Per Lot
Detached Garage or Shed with a Foundation	5% of the surface area of the lot or a maximum of 112m ² The most restrictive standard shall apply	2 m if located behind the main building's front line; 4.5m if located in front of the main building's front line.	(1)(2)	6 m	3 m	1

- (1) Front setback required for a main building in the zone or 75% of the front setback of the existing main building. The most restrictive standard shall apply.
- (2) All accessory buildings may also be located in the secondary front yard provided they respect a front setback that is at least equal to half the front setback required for the main building.

906 Landscaping of Front Yards and Road Accesses

The front yard of all commercial establishments shall be landscaped, maintained, paved, or grass covered.

On commercial lots, owners of new commercial buildings shall, within a year of the date of the emission of the building permit, landscape a grass strip of at least 1.5m in width measured from the street running along the entire front property line, with the exception of pedestrian and vehicular access points. This strip shall be defined by a concrete, asphalt or wood curb bearing a minimum height of 15 cm.

Access points to a commercial establishment are limited to two (2) per street. These access points shall have a maximum width of 10m and shall be located at least 9m from any intersection.



907 Commercial Buildings Adjacent to Residential Lots

All lots on which new commercial buildings are constructed and that are contiguous to residential lots shall be isolated from these residential lots by a 1.0m wide landscaped strip and delimited on the side of the lot by a hedge and fence. The hedge and fence shall be a minimum of 1.2m and a maximum of 2.0m in height unless the lot is already surrounded by such a fence.

All lots on which existing commercial buildings are renovated and that are contiguous to residential lots shall be delimited on the side of the lot by a hedge and a fence. The hedge and fence shall be a minimum of 1.2m and a maximum of 2.0m in height unless the lot is already surrounded by such a fence.

Notwithstanding the provisions set in the preceding paragraphs, the required fence may be replaced by a hedge of at least 1.2m in height provided an agreement is achieved between the two adjacent property owners.

908 Loading and Unloading Platforms

All commercial establishments may have loading and unloading platforms. The platforms shall be located in the side or rear yard at a minimum of 9m from the front of the building. In the case that a loading and unloading platform is located on a lot adjacent to a residential lot, the platform shall be located at least 6m from the limits of this residential lot.

909 Storage of Trash and Recycling Bins:

Lots with commercial establishments shall provide an area to store trash cans and recycling bins in the side or rear yards. This area must be large enough to store trash for a period of seven (7) consecutive days. The area shall have a concrete base and shall be surrounded on at least three (3) sides by a decorative fence having a minimum height of 1.5m and shall not exceed 2.0m. The side not surrounded by a fence must not face a front yard.

910 Provisions pertaining to Vehicle Service Establishments

In addition to the standards set in the zone in which the use is permitted, all vehicle service establishments shall conform to the following conditions:

a) Integration of a Vehicle Service Establishment to another Building or Use

All vehicle service establishments selling gasoline or fuel shall not be attached to another building or to another use unless they are integrated to a convenience store and provided they are permitted in the zone in which they are located.

b) Minimum Front Setbacks

Main building:	18m
Car Wash:	6m
Workman's hut:	6m
Pumps:	6m
Awning:	3m calculated horizontally from the edge of the roof to the public right-of-way under the condition that the awning has a clearance of 3.6m and that no column or support structure is located less than 6m from the public right-of-way.

c) Landscaping and Use of Open Spaces

All open spaces surrounding a main building shall be covered with asphalt or decorative paving-stones or landscaped with grass, shrubs, trees or flowers. A grass strip 1.5m in width shall separate the lot from the sidewalk or from the curb in cases where there are no sidewalks.

Open spaces located on properties with vehicle service establishments shall not be used to store material, machinery or equipment.



d) Propane Gas Tanks

Propane gas tanks shall be installed horizontally and shall be surrounded by an opaque fence or by a hedge in accordance with the provisions of this by-law. The access point to the propane gas tank does not need to be shielded. Propane gas tanks shall also conform to all applicable provincial and federal regulations.

e) Workman's Hut

The maximum surface area for a workman's hut is 9 m².

f) Landscaping of Lots Used for Motor Vehicle Sales or Leasing

All lots used for motor vehicle sales or leasing shall be landscaped according to the provisions established in this by-law.

911 Provisions pertaining to Outdoor Cafés/Terraces

Outdoor cafés/terraces are permitted provided they are an extension of an existing restaurant, hotel, bar, tavern or brasserie and that they conform to the following conditions:

- a)** The surface area of outdoor or partially covered areas shall not exceed 60% of the surface area of the establishment where the outdoor café/terrace is installed;
- b)** The number of parking spaces must be provided according to the requirements of this by-law (tourist or recreational category 2). Implementing an outdoor Café does in no way diminish the number of parking spaces required by the existing establishment(s); and
- d)** The implementation of an outdoor terrace shall respect the siting standards set forth in this by-law.



CHAPTER 10

PROVISIONS FOR RECREATIONAL ZONES (REC)

1000 Accessory Buildings to a Recreational Establishment

Accessory buildings to recreational establishments are permitted under the following conditions:

- a) No accessory building shall be authorised on a lot unless the main building to which it is associated is already built and is situated on the same lot;
- b) They shall not be used to house people or animals, with the exception of horse stables, nor shall they be used to store materials that are flammable or, in any way, toxic or noxious for the neighbourhood;
- c) They shall never exceed the height of the main building to which they are associated. Furthermore, their exterior coverings shall be similar to or in harmony with those of the main building;
- d) They shall respect the standards established in Table 9. However, accessory buildings to a residential dwelling located in a recreational zone (Rec) shall conform to the standards established in Table 7.

Table 9
Siting Standards for Accessory Buildings to Recreational Facilities

Type of Accessory Building	Maximum Area of the Accessory Building	Minimum Setback from the Side and Rear Lot Lines	Minimum Front Yard	Maximum Height Measured from the Roof Top	Minimum Distance from the Main Building	Maximum Number Authorized Per Lot
Detached Garage or Shed with a Foundation	5% of the lot area or a maximum of 112m ² The most restrictive area shall apply.	2 m if located behind the main building's front line; 4.5m if located in front of the main building's front line.	(1)(2)	6 m	3 m	1

(1) Required front setback for a main building in the zone or 75% of the front setback of the existing main building. The most restrictive measure shall apply.

(2) All accessory structures may also be located in the secondary front yard provided they respect a front setback, that is at least equal to half the required front setback required for the main building.



CHAPTER 11

PROVISIONS FOR PUBLIC ZONES (P)

1100 Accessory Buildings to Public Uses

Accessory buildings to public establishments shall be located in the side or rear yards only, at a distance of 3m from the property lines, except in parks where accessory buildings may be located anywhere on the lot provided they respect a minimum distance of 1.5m from property lines.

Accessory buildings shall not exceed a height equivalent to two (2) storeys.

Furthermore, the exterior covering of the accessory building shall be similar to or in harmony with the appearance of the main building, and well integrated with the natural environment.



CHAPTER 12

PROVISIONS PERTAINING TO AGRICULTURAL ZONES (A)

1200 Buildings authorized in the Agricultural Zone

Single-family residential dwelling units are permitted in the Agricultural Zone in the following cases only:

- a) On original lots in accordance with article 40 of the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*. In this case, the number of single-family residential dwelling units is limited to three (3) per original lot.
- b) In accordance with articles 101, 102 and 103 of the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*.
- c) According to the provisions of article 105 of the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*.

Additional uses of a residential dwelling unit not attached to a farm but located in the Agricultural Zone are established in Table 10.

1201 Commercial establishments authorized in the Agricultural Zone

The following commercial establishments are the only ones authorized in the Agricultural Zone:

- a) Commercial establishments related to the retail sales of agricultural products provided that the following conditions are met:
 - 1) The agricultural products sold are primarily from the said farm and only in part from neighbouring farms. Products sold may also have been transformed at the farm in question;
 - 2) The sales stand must be operated by an agricultural producer in accordance with the definition established in the *Agricultural Act*.
- b) Commercial establishments selling seeds and fertilizers;
- c) Commercial establishments selling and repairing farm equipment;
- d) Country-style dining, farm country inns, bed and breakfasts and sugar shacks provided they are related to an agricultural operation;
- e) Breeders and horse training facilities;
- f) Dog kennels serving as breeding, boarding, or training facilities under the following conditions:
 1. All animals must be kept inside a building designed to accommodate them;
 2. The building must be sound-proof so that the level of noise at a distance of 7,62 m (25 ft), does not exceed 40 adjusted decibels, at any time;
 3. The building must be located at a minimum distance of :
 - 15 m (49.3 ft) from another building;
 - 300 m (984.3 ft) from a building other than the operator's building;
 - 30m (98.5 ft) from a river or stream;
 - 30m (98.5 ft) from a well;
 - 50m (165 ft) from the property line;
 - 100m (328.1 ft) from a roadway.

1202 Private Stables, Arenas and Horse Shelters

Private stables, indoor and outdoor arenas and horse shelters are authorized in the agricultural zone under the following conditions:

- a) The lot on which these facilities are proposed must have a minimum surface area of ten thousand (10,000) square metres;



- b) The stable, arena or horse shelter must be located at a minimum distance of 31 metres from the roadway and at a minimum distance of 15.5 metres from all side or rear property lines and residential dwelling units.

1203 Conditioning and Transformation Activities Authorized in the Agricultural Zone

Only the following conditioning and transformation activities of agricultural products are authorized in the Agricultural Zone:

- a) Primary agriculture product transformation industries undertaken by an agricultural producer using products originating primarily from his farm;
- b) Flour mills.

1204 Services and Public Equipment Authorized in the Agricultural Zone

The following services and public equipment are authorized in the Agricultural Zone:

- a) Pumping stations;
- b) Public wells, waterworks and sanitary sewer systems;
- c) Wastewater treatment plants provided a study demonstrates that there is no other viable area located outside the Agricultural Zone;
- d) Large energy systems as well as telecommunication towers and antennas;
- e) Recreational trails (walking, cycling, equestrian, cross country) and nature interpretation trails;
- f) Non-agricultural buildings or buildings not required for agricultural purposes in existence on or prior to October 25th, 2004 in accordance with the conditions established in the following article.

1205 Existing Non-Agricultural Buildings or Buildings Not Required For Agricultural Purposes

All non-agricultural buildings or buildings not required for agricultural purposes, (including their respective uses), existing on or prior to October 25th, 2004 are recognized within the Agricultural Zone. However, all extension, change in use or addition to residential uses undertaken in these buildings shall conform to the requirements set forth in Table 10.



Table 10
Additions, Extensions and Change in Use in Non Agricultural Buildings and Buildings Not Used for Agricultural Purposes and Existing in the Agricultural Zone(1)

Use	Adding a Use	Change of Use	Extension
Dwelling Unit	Additional use ⁽²⁾ authorized under the following conditions : - <u>in the dwelling unit</u> : a maximum of 35 % of the surface area of the residential dwelling unit OR - <u>in an accessory building</u> : a maximum of 50 m ² ; - only one accessory use per residential dwelling unit is permitted; - the property owner or lessee resides in the residential dwelling unit; - the maximum number of employees is established at 1.		Authorized for residential use only provided there is no accessory use in this residential dwelling unit.
Bussiness Industry Institution	N/A	Permitted under the following conditions: - does not create any problems for the neighbourhood or any incompatibilities with agricultural activities; - does not generate additional separating distances for existing or future breeding facilities; - does not create any congestion on the road system; - does not contribute to a reduction of water resources; - is equipped with the amenities required to ensure fire safety of the premises and the neighbourhood; - is not an establishment requiring outdoor storage; - the surface area reserved for exterior parking does not exceed a maximum of 30% of the surface area of the main building.	None
Vacant Building (agricultural or other)	N/A	Permitted under the same conditions as commercial, industrial and institutional uses outlined above.	None

(1) Despite the definition of *protected building* found in this by-law, non-agricultural buildings or buildings not required for agricultural purposes mentioned in the preceding table are not considered protected buildings.

(2) Use related to the principal use and contributing to improving the utility, the usefulness and the enjoyment of said facility. This accessory use is authorized in the main building but may also be exercised in an accessory building situated on the same lot as the main building. The accessory uses authorized are: professional, personal and technical, trades related to the arts, food preparation, lodging and restaurant purposes.

1206 Accessory Buildings

Accessory buildings to agricultural operations or to commercial establishments authorized in the Agricultural Zone must abide by the standards established in Table 11. However, accessory buildings to a dwelling attached to a farm and erected in the Agricultural Zone shall abide by the standards established in Table 7.



Table 11
Establishment of Standards for Accessory Buildings to Agricultural Operations

Type of Accessory Building	Maximum Area of Accessory Buildings	Minimum Setback From the Side and Rear Lot Lines	Minimum Front Lot Line	Maximum Height Measured From the ridge-tile line	Minimum Distance to the Main building	Maximum Amount Authorized Per Lot
Agricultural Building	2% of the lot area	15 m	30 m	12 m (1)	3 m	-

1) There is no maximum height for silos.

1207 Management of Odours Inherent to Agricultural Activities

The provisions found in the following paragraphs are in keeping with the governmental parameters for the determination of separating distances for the management of odours emitted in agricultural areas, as well as the provisions of the *Schéma d'aménagement revise de la MRC de Vaudreuil Soulanges*. These provisions shall not alleviate any of the agricultural producer's responsibility with regards to adhering to all Ministère de l'Environnement requirements. These standards and provisions provide a means of establishing separating distances so as to ensure a harmonious cohabitation between the various uses found in the permanent Agricultural Zone.

1208 Provisions Applicable In a 500 Meter (0.0 to 0.5m) Radius Surrounding the Urbanization Perimeter

Notwithstanding any provisions to the contrary in this by-law, no new breeding operation with an odour factor of more than 0,8 (Parameter C, Table 14) shall be authorized in the 500 meter radius surrounding the urbanization perimeter.

The 500 meter radius surrounding the urbanization perimeter is illustrated on the attached Zoning Map.

1209 Provisions Applicable In A One Kilometre (0.5 to 1.0km) Radius Surrounding the Urbanization Perimeter

Notwithstanding any provisions to the contrary in this by-law, no new breeding operation with an odour factor of more than 0.8 (Parameter C, Table 14) and whose evacuation method of animal dejections is in liquid form shall be authorized within the area situated in a one (1) kilometre radius surrounding the urbanization perimeter.

The one (1) kilometre radius surrounding the urbanization perimeter is illustrated on the attached Zoning Map.

1210 Provisions Applicable In A 1.5 kilometre (1.0 to 1.5km) Radius Surrounding the Urbanization Perimeter in the Section Subject to Dominating Summer Winds

Notwithstanding any provisions to the contrary in this by-law, no new breeding operation with an odour factor of more than 0.8 (Parameter C, Table 14) and whose evacuation method of animal dejections is in liquid form shall be authorized within the area situated in a one (1) kilometre radius surrounding the urbanization perimeter in the section subject to dominating summer winds.

The one and a half (1.5) kilometre radius surrounding the urbanization perimeter is illustrated on the attached Zoning Map.

1211 Regulations Relative to the Management of Odours Emitted From Animal Waste Originating From Agricultural Activities

The following regulations apply to all buildings, uses, and works located in the permanent Agricultural Zone.

The separating distances applicable to all breeding operations relative to non-agricultural constructions are obtained by formulas that multiply seven parameters with regards to the category of neighbourhood unit considered.

Separating Distance= B x C x D x E x F x G

The parameters are as follows:



- a) **Parameter A** corresponds to the maximum number of animal units kept during one breeding cycle. Parameter A serves to determine Parameter B. Parameter A is determined by using Table 12.
- b) **Parameter B** determines basic distances. It is established by using Table 13 which identifies the basic distance corresponding to the value calculated to determine Parameter A.
- c) **Parameter C** determines odour potential. Table 14 identifies the odour potential based on the group or category of animals found in the proposed breeding operation.
- d) **Parameter D** corresponds to the type of fertilizer. Table 15 establishes the value of this parameter based on the method of managing fertilizers.
- e) **Parameter E** refers to the type of project. When a breeding operation benefits wholly from the rights bestowed upon them from the *Act Respecting the Preservation of Agricultural Land and Agricultural Activities* or to increase its herd by more than 75 animal units, it may benefit from an alleviation of the separating distances applicable in Table 17 up to a maximum of 225 animal units.
- f) **Parameter F** is the attenuation factor. This parameter is found in Table 16. It allows for an attenuation of the odour factor based on the technology used to mitigate odour.
- g) **Parameter G** is the use factor. It is based on the type of neighbourhood unit found in proximity to the breeding operation in question. Table 18 specifies the value of this parameter.

Table 12
Number of Animal Units (Parameter A)

- 1. For the purposes of determining Parameter A, the animals identified in the following table are equivalent to one animal unit based on the number foreseen.
- 2. For all other animal species, an animal with a weight equal to or exceeding 500 kg or a group of animals of this specie whose weight is equal to 500 kg is equal to one animal unit.
- 3. When an amount for weight is indicated in the following table, it refers to the weight of the animal foreseen at the end of the breeding cycle.

Group or Category of Animal	Number of Animals Equivalent to an Animal Unit
Cow, Bull, Horse	1
Calves weighing between 225 and 500 kg each	2
Calves weighing less than 225 kg each	5
Breeding Pigs weighing between 20 and 100 kg each	5
Piglets weighing less than 20 kg each	25
Sows and piglets not weaned during the year	4
Chickens or Roosters	125
Roasting Chickens	250
Chickens in growth	250
Quails	1 500
Pheasants	300
Roasting Turkeys weighing between 5 and 5.5 kg each	100
Roasting Turkeys weighing between 8.5 and 10 kg each	75
Roasting Turkeys weighing 13 kg each	50
Minks (females) excluding males and babies	100
Foxes (females) excluding males and babies	40
Sheep and Lambs of the year	4
Goats and kids of the year	6
Rabbits (females) excluding males and babies	40



Table 13
Basic Separating Distances (Parameter B)

A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.
0	0																		
1	86	51	297	101	368	151	417	201	456	251	489	301	518	351	544	401	567	451	588
2	107	52	299	102	369	152	418	202	457	252	490	302	518	352	544	402	567	452	588
3	122	53	300	103	370	153	419	203	458	253	490	303	519	353	544	403	568	453	589
4	133	54	302	104	371	154	420	204	458	254	491	304	520	354	545	404	568	454	589
5	143	55	304	105	372	155	421	205	459	255	492	305	520	355	545	405	568	455	590
6	152	56	306	106	373	156	421	206	460	256	492	306	521	356	546	406	569	456	590
7	159	57	307	107	374	157	422	207	461	257	493	307	521	357	546	407	569	457	590
8	166	58	309	108	375	158	423	208	461	258	493	308	522	358	547	408	570	458	591
9	172	59	311	109	377	159	424	209	462	259	494	309	522	359	547	409	570	459	591
10	178	60	312	110	378	160	425	210	463	260	495	310	523	360	548	410	571	460	592
11	183	61	314	111	379	161	426	211	463	261	495	311	523	361	548	411	571	461	592
12	188	62	315	112	380	162	426	212	464	262	496	312	524	362	549	412	572	462	592
13	193	63	317	113	381	163	427	213	465	263	496	313	524	363	549	413	572	463	593
14	198	64	319	114	382	164	428	214	465	264	497	314	525	364	550	414	572	464	593
15	202	65	320	115	383	165	429	215	466	265	498	315	525	365	550	415	573	465	594
16	206	66	322	116	384	166	430	216	467	266	498	316	526	366	551	416	573	466	594
17	210	67	323	117	385	167	431	217	467	267	499	317	526	367	551	417	574	467	594
18	214	68	325	118	386	168	431	218	468	268	499	318	527	368	552	418	574	468	595
19	218	69	326	119	387	169	432	219	469	269	500	319	527	369	552	419	575	469	595
20	221	70	328	120	388	170	433	220	469	270	501	320	528	370	553	420	575	470	596
21	225	71	329	121	389	171	434	221	470	271	501	321	528	371	553	421	575	471	596
22	228	72	331	122	390	172	435	222	471	272	502	322	529	372	554	422	576	472	596
23	231	73	332	123	391	173	435	223	471	273	502	323	530	373	554	423	576	473	597
24	234	74	333	124	392	174	436	224	472	274	503	324	530	374	554	424	577	474	597
25	237	75	335	125	393	175	437	225	473	275	503	325	531	375	555	425	577	475	598
26	240	76	336	126	394	176	438	226	473	276	504	326	531	376	555	426	578	476	598
27	243	77	338	127	395	177	438	227	474	277	505	327	532	377	556	427	578	477	598
28	246	78	339	128	396	178	439	228	475	278	505	328	532	378	556	428	578	478	599
29	249	79	340	129	397	179	440	229	475	279	506	329	533	379	557	429	579	479	599
30	251	80	342	130	398	180	441	230	476	280	506	330	533	380	557	430	579	480	600
31	254	81	343	131	399	181	442	231	477	281	507	331	534	381	558	431	580	481	600
32	256	82	344	132	400	182	442	232	477	282	507	332	534	382	558	432	580	482	600
33	259	83	346	133	401	183	443	233	478	283	508	333	535	383	559	433	581	483	601
34	261	84	347	134	402	184	444	234	479	284	509	334	535	384	559	434	581	484	601
35	264	85	348	135	403	185	445	235	479	285	509	335	536	385	560	435	581	485	602
36	266	86	350	136	404	186	445	236	480	286	510	336	536	386	560	436	582	486	602
37	268	87	351	137	405	187	446	237	481	287	510	337	537	387	560	437	582	487	602
38	271	88	352	138	406	188	447	238	481	288	511	338	537	388	561	438	583	488	603
39	273	89	353	139	406	189	448	239	482	289	511	339	538	389	561	439	583	489	603
40	275	90	355	140	407	190	448	240	482	290	512	340	538	390	562	440	583	490	604
41	277	91	356	141	408	191	449	241	483	291	512	341	539	391	562	441	584	491	604
42	279	92	357	142	409	192	450	242	484	292	513	342	539	392	563	442	584	492	604
43	281	93	358	143	410	193	451	243	484	293	514	343	540	393	563	443	585	493	605
44	283	94	359	144	411	194	451	244	485	294	514	344	540	394	564	444	585	494	605
45	285	95	361	145	412	195	452	245	486	295	515	345	541	395	564	445	586	495	605
46	287	96	362	146	413	196	453	246	486	296	515	346	541	396	564	446	586	496	606
47	289	97	363	147	414	197	453	247	487	297	516	347	542	397	565	447	586	497	606
48	291	98	364	148	415	198	454	248	487	298	516	348	542	398	565	448	587	498	607
49	293	99	365	149	415	199	455	249	488	299	517	349	543	399	566	449	587	499	607
50	295	100	367	150	416	200	456	250	489	300	517	350	543	400	566	450	588	500	607



A.U.	M	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.
501	608	551	626	601	643	651	660	701	675	751	690	801	704	851	718	901	731
502	608	552	626	602	644	652	660	702	676	752	690	802	704	852	718	902	731
503	608	553	627	603	644	653	660	703	676	753	691	803	705	853	718	903	731
504	609	554	627	604	644	654	661	704	676	754	691	804	705	854	718	904	731
505	609	555	628	605	645	655	661	705	676	755	691	805	705	855	719	905	732
506	610	556	628	606	645	656	661	706	677	756	691	806	706	856	719	906	732
507	610	557	628	607	645	657	662	707	677	757	692	807	706	857	719	907	732
508	610	558	629	608	646	658	662	708	677	758	692	808	706	858	719	908	732
509	611	559	629	609	646	659	662	709	678	759	692	809	706	859	720	909	733
510	611	560	629	610	646	660	663	710	678	760	693	810	707	860	720	910	733
511	612	561	630	611	647	661	663	711	678	761	693	811	707	861	720	911	733
512	612	562	630	612	647	662	663	712	679	762	693	812	707	862	721	912	733
513	612	563	630	613	647	663	664	713	679	763	693	813	707	863	721	913	734
514	613	564	631	614	648	664	664	714	679	764	694	814	708	864	721	914	734
515	613	565	631	615	648	665	664	715	679	765	694	815	708	865	721	915	734
516	613	566	631	616	648	666	665	716	680	766	694	816	708	866	722	916	734
517	614	567	632	617	649	667	665	717	680	767	695	817	709	867	722	917	735
518	614	568	632	618	649	668	665	718	680	768	695	818	709	868	722	918	735
519	614	569	632	619	649	669	665	719	681	769	695	819	709	869	722	919	735
520	615	570	633	620	650	670	666	720	681	770	695	820	709	870	723	920	735
521	615	571	633	621	650	671	666	721	681	771	696	821	710	871	723	921	736
522	616	572	634	622	650	672	666	722	682	772	696	822	710	872	723	922	736
523	616	573	634	623	651	673	667	723	682	773	696	823	710	873	723	923	736
524	616	574	634	624	651	674	667	724	682	774	697	824	710	874	724	924	736
525	617	575	635	625	651	675	667	725	682	775	697	825	711	875	724	925	737
526	617	576	635	626	652	676	668	726	683	776	697	826	711	876	724	926	737
527	617	577	635	627	652	677	668	727	683	777	697	827	711	877	724	927	737
528	618	578	636	628	652	678	668	728	683	778	698	828	711	878	725	928	737
529	618	579	636	629	653	679	669	729	684	779	698	829	712	879	725	929	738
530	619	580	636	630	653	680	669	730	684	780	698	830	712	880	725	930	738
531	619	581	637	631	653	681	669	731	684	781	699	831	712	881	725	931	738
532	619	582	637	632	654	682	669	732	685	782	699	832	713	882	726	932	738
533	620	583	637	633	654	683	670	733	685	783	699	833	713	883	726	933	739
534	620	584	638	634	654	684	670	734	685	784	699	834	713	884	726	934	739
535	620	585	638	635	655	685	670	735	685	785	700	835	713	885	727	935	739
536	621	586	638	636	655	686	671	736	686	786	700	836	714	886	727	936	739
537	621	587	639	637	655	687	671	737	686	787	700	837	714	887	727	937	740
538	621	588	639	638	656	688	671	738	686	788	701	838	714	888	727	938	740
539	622	589	639	639	656	689	672	739	687	789	701	839	714	889	728	939	740
540	622	590	640	640	656	690	672	740	687	790	701	840	715	890	728	940	740
541	623	591	640	641	657	691	672	741	687	791	701	841	715	891	728	941	741
542	623	592	640	642	657	692	673	742	687	792	702	842	715	892	728	942	741
543	623	593	641	643	657	693	673	743	688	793	702	843	716	893	729	943	741
544	624	594	641	644	658	694	673	744	688	794	702	844	716	894	729	944	741
545	624	595	641	645	658	695	673	745	688	795	702	845	716	895	729	945	742
546	624	596	642	646	658	696	674	746	689	796	703	846	716	896	729	946	742
547	625	597	642	647	658	697	674	747	689	797	703	847	717	897	730	947	742
548	625	598	642	648	659	698	674	748	689	798	703	848	717	898	730	948	742
549	625	599	643	649	659	699	675	749	689	799	704	849	717	899	730	949	743
550	626	600	643	650	659	700	675	750	690	800	704	850	717	900	730	950	743



A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.
1001	755	1051	767	1101	778	1151	789	1201	800	1251	810	1301	820	1351	830	1401	839	1451	848
1002	755	1052	767	1102	778	1152	789	1202	800	1252	810	1302	820	1352	830	1402	839	1452	849
1003	756	1053	767	1103	778	1153	789	1203	800	1253	810	1303	820	1353	830	1403	840	1453	849
1004	756	1054	767	1104	779	1154	790	1204	800	1254	810	1304	820	1354	830	1404	840	1454	849
1005	756	1055	768	1105	779	1155	790	1205	800	1255	811	1305	821	1355	830	1405	840	1455	849
1006	756	1056	768	1106	779	1156	790	1206	801	1256	811	1306	821	1356	831	1406	840	1456	849
1007	757	1057	768	1107	779	1157	790	1207	801	1257	811	1307	821	1357	831	1407	840	1457	850
1008	757	1058	768	1108	780	1158	790	1208	801	1258	811	1308	821	1358	831	1408	840	1458	850
1009	757	1059	769	1109	780	1159	791	1209	801	1259	811	1309	821	1359	831	1409	841	1459	850
1010	757	1060	769	1110	780	1160	791	1210	801	1260	812	1310	822	1360	831	1410	841	1460	850
1011	757	1061	769	1111	780	1161	791	1211	802	1261	812	1311	822	1361	832	1411	841	1461	850
1012	758	1062	769	1112	780	1162	791	1212	802	1262	812	1312	822	1362	832	1412	841	1462	850
1013	758	1063	770	1113	781	1163	792	1213	802	1263	812	1313	822	1363	832	1413	841	1463	851
1014	758	1064	770	1114	781	1164	792	1214	802	1264	812	1314	822	1364	832	1414	842	1464	851
1015	758	1065	770	1115	781	1165	792	1215	802	1265	813	1315	823	1365	832	1415	842	1465	851
1016	759	1066	770	1116	781	1166	792	1216	803	1266	813	1316	823	1366	833	1416	842	1466	851
1017	759	1067	770	1117	782	1167	792	1217	803	1267	813	1317	823	1367	833	1417	842	1467	851
1018	759	1068	771	1118	782	1168	793	1218	803	1268	813	1318	823	1368	833	1418	842	1468	852
1019	759	1069	771	1119	782	1169	793	1219	803	1269	813	1319	823	1369	833	1419	843	1469	852
1020	760	1070	771	1120	782	1170	793	1220	804	1270	814	1320	824	1370	833	1420	843	1470	852
1021	760	1071	771	1121	782	1171	793	1221	804	1271	814	1321	824	1371	833	1421	843	1471	852
1022	760	1072	772	1122	783	1172	793	1222	804	1272	814	1322	824	1372	834	1422	843	1472	852
1023	760	1073	772	1123	783	1173	794	1223	804	1273	814	1323	824	1373	834	1423	843	1473	852
1024	761	1074	772	1124	783	1174	794	1224	804	1274	814	1324	824	1374	834	1424	843	1474	853
1025	761	1075	772	1125	783	1175	794	1225	805	1275	815	1325	825	1375	834	1425	844	1475	853
1026	761	1076	772	1126	784	1176	794	1226	805	1276	815	1326	825	1376	834	1426	844	1476	853
1027	761	1077	773	1127	784	1177	795	1227	805	1277	815	1327	825	1377	835	1427	844	1477	853
1028	761	1078	773	1128	784	1178	795	1228	805	1278	815	1328	825	1378	835	1428	844	1478	853
1029	762	1079	773	1129	784	1179	795	1229	805	1279	815	1329	825	1379	835	1429	844	1479	854
1030	762	1080	773	1130	784	1180	795	1230	806	1280	816	1330	826	1380	835	1430	845	1480	854
1031	762	1081	774	1131	785	1181	795	1231	806	1281	816	1331	826	1381	835	1431	845	1481	854
1032	762	1082	774	1132	785	1182	796	1232	806	1282	816	1332	826	1382	836	1432	845	1482	854
1033	763	1083	774	1133	785	1183	796	1233	806	1283	816	1333	826	1383	836	1433	845	1483	854
1034	763	1084	774	1134	785	1184	796	1234	806	1284	816	1334	826	1384	836	1434	845	1484	854
1035	763	1085	774	1135	785	1185	796	1235	807	1285	817	1335	827	1385	836	1435	845	1485	855
1036	763	1086	775	1136	786	1186	796	1236	807	1286	817	1336	827	1386	836	1436	846	1486	855
1037	764	1087	775	1137	786	1187	797	1237	807	1287	817	1337	827	1387	837	1437	846	1487	855
1038	764	1088	775	1138	786	1188	797	1238	807	1288	817	1338	827	1388	837	1438	846	1488	855
1039	764	1089	775	1139	786	1189	797	1239	807	1289	817	1339	827	1389	837	1439	846	1489	855
1040	764	1090	776	1140	787	1190	797	1240	808	1290	818	1340	828	1390	837	1440	846	1490	856
1041	764	1091	776	1141	787	1191	797	1241	808	1291	818	1341	828	1391	837	1441	847	1491	856
1042	765	1092	776	1142	787	1192	798	1242	808	1292	818	1342	828	1392	837	1442	847	1492	856
1043	765	1093	776	1143	787	1193	798	1243	808	1293	818	1343	828	1393	838	1443	847	1493	856
1044	765	1094	776	1144	787	1194	798	1244	808	1294	818	1344	828	1394	838	1444	847	1494	856
1045	765	1095	777	1145	788	1195	798	1245	809	1295	819	1345	828	1395	838	1445	847	1495	856
1046	766	1096	777	1146	788	1196	799	1246	809	1296	819	1346	829	1396	838	1446	848	1496	857
1047	766	1097	777	1147	788	1197	799	1247	809	1297	819	1347	829	1397	838	1447	848	1497	857
1048	766	1098	777	1148	788	1198	799	1248	809	1298	819	1348	829	1398	839	1448	848	1498	857
1049	766	1099	778	1149	789	1199	799	1249	809	1299	819	1349	829	1399	839	1449	848	1499	857
1050	767	1100	778	1150	789	1200	799	1250	810	1300	820	1350	829	1400	839	1450	848	1500	857



A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.
1501	857	1551	866	1601	875	1651	884	1701	892	1751	900	1801	908	1851	916	1901	923	1951	931
1502	858	1552	867	1602	875	1652	884	1702	892	1752	900	1802	908	1852	916	1902	924	1952	931
1503	858	1553	867	1603	875	1653	884	1703	892	1753	900	1803	908	1853	916	1903	924	1953	931
1504	858	1554	867	1604	876	1654	884	1704	892	1754	900	1804	908	1854	916	1904	924	1954	931
1505	858	1555	867	1605	876	1655	884	1705	892	1755	901	1805	909	1855	916	1905	924	1955	932
1506	858	1556	867	1606	876	1656	884	1706	893	1756	901	1806	909	1856	917	1906	924	1956	932
1507	859	1557	867	1607	876	1657	885	1707	893	1757	901	1807	909	1857	917	1907	924	1957	932
1508	859	1558	868	1608	876	1658	885	1708	893	1758	901	1808	909	1858	917	1908	925	1958	932
1509	859	1559	868	1609	876	1659	885	1709	893	1759	901	1809	909	1859	917	1909	925	1959	932
1510	859	1560	868	1610	877	1660	885	1710	893	1760	901	1810	909	1860	917	1910	925	1960	932
1511	859	1561	868	1611	877	1661	885	1711	893	1761	902	1811	910	1861	917	1911	925	1961	933
1512	859	1562	868	1612	877	1662	885	1712	894	1762	902	1812	910	1862	917	1912	925	1962	933
1513	860	1563	868	1613	877	1663	886	1713	894	1763	902	1813	910	1863	918	1913	925	1963	933
1514	860	1564	869	1614	877	1664	886	1714	894	1764	902	1814	910	1864	918	1914	925	1964	933
1515	860	1565	869	1615	877	1665	886	1715	894	1765	902	1815	910	1865	918	1915	926	1965	933
1516	860	1566	869	1616	878	1666	886	1716	894	1766	902	1816	910	1866	918	1916	926	1966	933
1517	860	1567	869	1617	878	1667	886	1717	894	1767	903	1817	910	1867	918	1917	926	1967	933
1518	861	1568	869	1618	878	1668	886	1718	895	1768	903	1818	911	1868	918	1918	926	1968	934
1519	861	1569	870	1619	878	1669	887	1719	895	1769	903	1819	911	1869	919	1919	926	1969	934
1520	861	1570	870	1620	878	1670	887	1720	895	1770	903	1820	911	1870	919	1920	926	1970	934
1521	861	1571	870	1621	878	1671	887	1721	895	1771	903	1821	911	1871	919	1921	927	1971	934
1522	861	1572	870	1622	879	1672	887	1722	895	1772	903	1822	911	1872	919	1922	927	1972	934
1523	861	1573	870	1623	879	1673	887	1723	895	1773	904	1823	911	1873	919	1923	927	1973	934
1524	862	1574	870	1624	879	1674	887	1724	896	1774	904	1824	912	1874	919	1924	927	1974	934
1525	862	1575	871	1625	879	1675	888	1725	896	1775	904	1825	912	1875	919	1925	927	1975	935
1526	862	1576	871	1626	879	1676	888	1726	896	1776	904	1826	912	1876	920	1926	927	1976	935
1527	862	1577	871	1627	879	1677	888	1727	896	1777	904	1827	912	1877	920	1927	927	1977	935
1528	862	1578	871	1628	880	1678	888	1728	896	1778	904	1828	912	1878	920	1928	928	1978	935
1529	862	1579	871	1629	880	1679	888	1729	896	1779	904	1829	912	1879	920	1929	928	1979	935
1530	863	1580	871	1630	880	1680	888	1730	897	1780	905	1830	913	1880	920	1930	928	1980	935
1531	863	1581	872	1631	880	1681	889	1731	897	1781	905	1831	913	1881	920	1931	928	1981	936
1532	863	1582	872	1632	880	1682	889	1732	897	1782	905	1832	913	1882	921	1932	928	1982	936
1533	863	1583	872	1633	880	1683	889	1733	897	1783	905	1833	913	1883	921	1933	928	1983	936
1534	863	1584	872	1634	881	1684	889	1734	897	1784	905	1834	913	1884	921	1934	928	1984	936
1535	864	1585	872	1635	881	1685	889	1735	897	1785	905	1835	913	1885	921	1935	929	1985	936
1536	864	1586	872	1636	881	1686	889	1736	898	1786	906	1836	913	1886	921	1936	929	1986	936
1537	864	1587	873	1637	881	1687	890	1737	898	1787	906	1837	914	1887	921	1937	929	1987	936
1538	864	1588	873	1638	881	1688	890	1738	898	1788	906	1838	914	1888	921	1938	929	1988	937
1539	864	1589	873	1639	881	1689	890	1739	898	1789	906	1839	914	1889	922	1939	929	1989	937
1540	864	1590	873	1640	882	1690	890	1740	898	1790	906	1840	914	1890	922	1940	929	1990	937
1541	865	1591	873	1641	882	1691	890	1741	898	1791	906	1841	914	1891	922	1941	930	1991	937
1542	865	1592	873	1642	882	1692	890	1742	899	1792	907	1842	914	1892	922	1942	930	1992	937
1543	865	1593	874	1643	882	1693	891	1743	899	1793	907	1843	915	1893	922	1943	930	1993	937
1544	865	1594	874	1644	882	1694	891	1744	899	1794	907	1844	915	1894	922	1944	930	1994	937
1545	865	1595	874	1645	883	1695	891	1745	899	1795	907	1845	915	1895	923	1945	930	1995	938
1546	865	1596	874	1646	883	1696	891	1746	899	1796	907	1846	915	1896	923	1946	930	1996	938
1547	866	1597	874	1647	883	1697	891	1747	899	1797	907	1847	915	1897	923	1947	930	1997	938
1548	866	1598	875	1648	883	1698	891	1748	899	1798	907	1848	915	1898	923	1948	931	1998	938
1549	866	1599	875	1649	883	1699	891	1749	900	1799	908	1849	915	1899	923	1949	931	1999	938
1550	866	1600	875	1650	883	1700	892	1750	900	1800	908	1850	916	1900	923	1950	931	2000	938



A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.	A.U.	m.
2001	938	2051	946	2101	953	2151	960	2201	967	2251	974	2301	981	2351	987	2401	994	2451	1000
2002	939	2052	946	2102	953	2152	960	2202	967	2252	974	2302	981	2352	987	2402	994	2452	1000
2003	939	2053	946	2103	953	2153	960	2203	967	2253	974	2303	981	2353	987	2403	994	2453	1000
2004	939	2054	946	2104	953	2154	960	2204	967	2254	974	2304	981	2354	988	2404	994	2454	1001
2005	939	2055	946	2105	953	2155	961	2205	967	2255	974	2305	981	2355	988	2405	994	2455	1001
2006	939	2056	946	2106	954	2156	961	2206	968	2256	974	2306	981	2356	988	2406	994	2456	1001
2007	939	2057	947	2107	954	2157	961	2207	968	2257	975	2307	981	2357	988	2407	994	2457	1001
2008	939	2058	947	2108	954	2158	961	2208	968	2258	975	2308	981	2358	988	2408	995	2458	1001
2009	940	2059	947	2109	954	2159	961	2209	968	2259	975	2309	982	2359	988	2409	995	2459	1001
2010	940	2060	947	2110	954	2160	961	2210	968	2260	975	2310	982	2360	988	2410	995	2460	1001
2011	940	2061	947	2111	954	2161	961	2211	968	2261	975	2311	982	2361	988	2411	995	2461	1001
2012	940	2062	947	2112	954	2162	962	2212	968	2262	975	2312	982	2362	989	2412	995	2462	1002
2013	940	2063	947	2113	955	2163	962	2213	969	2263	975	2313	982	2363	989	2413	995	2463	1002
2014	940	2064	948	2114	955	2164	962	2214	969	2264	976	2314	982	2364	989	2414	995	2464	1002
2015	941	2065	948	2115	955	2165	962	2215	969	2265	976	2315	982	2365	989	2415	995	2465	1002
2016	941	2066	948	2116	955	2166	962	2216	969	2266	976	2316	983	2366	989	2416	996	2466	1002
2017	941	2067	948	2117	955	2167	962	2217	969	2267	976	2317	983	2367	989	2417	996	2467	1002
2018	941	2068	948	2118	955	2168	962	2218	969	2268	976	2318	983	2368	989	2418	996	2468	1002
2019	941	2069	948	2119	955	2169	962	2219	969	2269	976	2319	983	2369	990	2419	996	2469	1002
2020	941	2070	948	2120	956	2170	963	2220	970	2270	976	2320	983	2370	990	2420	996	2470	1003
2021	941	2071	949	2121	956	2171	963	2221	970	2271	976	2321	983	2371	990	2421	996	2471	1003
2022	942	2072	949	2122	956	2172	963	2222	970	2272	977	2322	983	2372	990	2422	996	2472	1003
2023	942	2073	949	2123	956	2173	963	2223	970	2273	977	2323	983	2373	990	2423	997	2473	1003
2024	942	2074	949	2124	956	2174	963	2224	970	2274	977	2324	984	2374	990	2424	997	2474	1003
2025	942	2075	949	2125	956	2175	963	2225	970	2275	977	2325	984	2375	990	2425	997	2475	1003
2026	942	2076	949	2126	956	2176	963	2226	970	2276	977	2326	984	2376	990	2426	997	2476	1003
2027	942	2077	949	2127	957	2177	964	2227	971	2277	977	2327	984	2377	991	2427	997	2477	1003
2028	942	2078	950	2128	957	2178	964	2228	971	2278	977	2328	984	2378	991	2428	997	2478	1004
2029	943	2079	950	2129	957	2179	964	2229	971	2279	978	2329	984	2379	991	2429	997	2479	1004
2030	943	2080	950	2130	957	2180	964	2230	971	2280	978	2330	984	2380	991	2430	997	2480	1004
2031	943	2081	950	2131	957	2181	964	2231	971	2281	978	2331	985	2381	991	2431	998	2481	1004
2032	943	2082	950	2132	957	2182	964	2232	971	2282	978	2332	985	2382	991	2432	998	2482	1004
2033	943	2083	950	2133	957	2183	964	2233	971	2283	978	2333	985	2383	991	2433	998	2483	1004
2034	943	2084	951	2134	958	2184	965	2234	971	2284	978	2334	985	2384	991	2434	998	2484	1004
2035	943	2085	951	2135	958	2185	965	2235	972	2285	978	2335	985	2385	992	2435	998	2485	1004
2036	944	2086	951	2136	958	2186	965	2236	972	2286	978	2336	985	2386	992	2436	998	2486	1005
2037	944	2087	951	2137	958	2187	965	2237	972	2287	979	2337	985	2387	992	2437	998	2487	1005
2038	944	2088	951	2138	958	2188	965	2238	972	2288	979	2338	985	2388	992	2438	998	2488	1005
2039	944	2089	951	2139	958	2189	965	2239	972	2289	979	2339	986	2389	992	2439	999	2489	1005
2040	944	2090	951	2140	958	2190	965	2240	972	2290	979	2340	986	2390	992	2440	999	2490	1005
2041	944	2091	952	2141	959	2191	966	2241	972	2291	979	2341	986	2391	992	2441	999	2491	1005
2042	944	2092	952	2142	959	2192	966	2242	973	2292	979	2342	986	2392	993	2442	999	2492	1005
2043	945	2093	952	2143	959	2193	966	2243	973	2293	979	2343	986	2393	993	2443	999	2493	1005
2044	945	2094	952	2144	959	2194	966	2244	973	2294	980	2344	986	2394	993	2444	999	2494	1006
2045	945	2095	952	2145	959	2195	966	2245	973	2295	980	2345	986	2395	993	2445	999	2495	1006
2046	945	2096	952	2146	959	2196	966	2246	973	2296	980	2346	986	2396	993	2446	999	2496	1006
2047	945	2097	952	2147	959	2197	966	2247	973	2297	980	2347	987	2397	993	2447	1000	2497	1006
2048	945	2098	952	2148	960	2198	967	2248	973	2298	980	2348	987	2398	993	2448	1000	2498	1006
2049	945	2099	953	2149	960	2199	967	2249	973	2299	980	2349	987	2399	993	2449	1000	2499	1006
2050	946	2100	953	2150	960	2200	967	2250	974	2300	980	2350	987	2400	994	2450	1000	2500	1006



Table 14
Odour Factor Per Animal Group or Category
(Parameter C)³

Animal Group or Category	Parameter C
Cattle	
• in a closed building	0,7
• in an outdoor feeding area	0,8
Dairy Cattle	0,7
Ducks	0,7
Horses	0,7
Goats	0,7
Turkeys	
• in a closed building	0,7
• in an outdoor feeding area	0,8
Rabbit	0,8
Sheep	0,7
Hogs	1,0
Chickens	
• chickens for laying eggs (in cages)	0,8
• chickens for reproduction	0,8
• roasting chickens or large chickens	0,7
• small chickens	0,7
Foxes	1,1
Calves (heavy)	
• dairy calves	1,0
• grain calves	0,8
Minks	1,1

Table 15
Type of Fertilizer (Parameter D)

Method of Managing Farm Fertilizers	Parameter D
Solid Management :	
• Beef and dairy cattle, horses, sheep, and goats	0,6
• Other animal groups or categories	0,8
Liquid Management :	
• Beef and dairy cattle	0,8
• Other animal groups or categories	1,0

³ For other animal species, parameter C= 0.8. This factor does not apply to dogs as the problem is not so much with odour as it is with noise.

**Administrative codification : only the original by-laws have a legal value*



Table 16
Attenuation Factor (Parameter F)
F= F1 x F2 x F3

Technology	Parameter F
Type of Roof Over the Storage Facility <ul style="list-style-type: none">AbsentPermanent and RigidTemporary (layer of sod or plastic)	F1 1.0 0.7 0.9
Ventilation <ul style="list-style-type: none">Natural and forced with multiple ventsForced with grouped vents and vents located above the roofForced with grouped vents and air treatment with air washers or biological filters	F2 1.0 0.9 0.8
Other Technologies <ul style="list-style-type: none">New technologies may be used to reduce distances once their effectiveness has been tested.	F3 Factor to be determined during accreditation



Table 17
Type of Project (Parameter E)*

Increase up to... (A.U.) ⁴	Parameter E	Increase up to... (A.U.)	Parameter E
10 or less	0,50	181-185	0,76
11-20	0,51	186-190	0,77
21-30	0,52	191-195	0,78
31-40	0,53	196-200	0,79
41-50	0,54	201-205	0,80
51-60	0,55	206-210	0,81
61-70	0,56	211-215	0,82
71-80	0,57	216-220	0,83
81-90	0,58	221-225	0,84
91-100	0,59	226 or more or new project	1,00
101-105	0,60		
106-110	0,61		
111-115	0,62		
116-120	0,63		
121-125	0,64		
126-130	0,65		
131-135	0,66		
136-140	0,67		
141-145	0,68		
146-150	0,69		
151-155	0,70		
156-160	0,71		
161-165	0,72		
166-170	0,73		
171-175	0,74		
176-180	0,75		

*Applicable to a new project or to an increase in the number of animal units.

1212 The Separating Distances Relative to Storage of Fertilizers Located More Than 150 metres from a Breeding Facility

Separating distances must be respected when fertilizers are stored outside of the breeding facility. These distances are determined by taking into consideration the fact that one animal unit requires a storage capacity of 20 m³. For example, the value of Parameter A in the case of a 1,000 m³ reservoir is equivalent to 50 animal units. Once this equivalence is established, it is possible to determine the corresponding basic distance by using Table 14. The multiplying formula of Parameters B, C, D, E, F and G can then be applied. The following table illustrates cases where C, D, and E are equal to 1. Parameter G varies according to the neighbouring use considered.

⁴ To be considered according to the total number of animals which one wants in the herd whether or not there is an extension of an existing structure or the building of a new one. Parameter E=1 for all projects with a total of 226 animal units or more and for all new projects.

*Administrative codification : only the original by-laws have a legal value



Table 18
Usage Factor (Parameter G)

Usage considered	Factor
Protected Building	1,0
Residential Dwelling Unit	0,5
Urbanization Perimeter	1,5
Para-urban residential area (Hudson Valley / Alstonvale sector)	1,5

Table 19
Separating Distances For Facilities Storing Liquid Manure⁵
Located More Than 150 meters From a Breeding Facility

Storage Capacity ⁶ in m ³	Separating Distance (m)		
	Residential Dwelling Unit	Protected Building	Urbanization Perimeter
1 000	148	295	443
2 000	184	367	550
3 000	208	416	624
4 000	228	456	684
5 000	245	489	734
6 000	259	517	776
7 000	272	543	815
8 000	283	566	849
9 000	294	588	882
10 000	304	607	911

1213 The Separating Distances Relative To the Spreading of Fertilizers

The separating distances established in Table 20 must be respected during the spreading of fertilizers.

Table 20
Separating Distances for the Spreading of Fertilizers⁷

			Distance Required From Any Residential Dwelling Unit, Urbanization Perimeter, or Protected Building (in m)	
Type	Spreading Method		June 15 to August 15	Other Dates
LIQUID MANURE	Aero aspersión (cistern)	Liquid manure left on surface for more than 24 h	75	25
		Liquid manure incorporated in less than 24 h	25	X ⁸
	Aspersión	By ramp	25	X
		Suspended	X	X
	Simultaneous incorporation		X	X
MANURE	Fresh, left on surface for more than 24 h		75	X
	Fresh, incorporated in less than 24 h.		X	X
	Compost		X	X

⁵ For manure, multiply the above distances by 0.8.

⁶ For other storage capacities, do the appropriate calculations by either using a proportionality rule or by using the values established for Parameter A.

⁷ No separating distance is required for uninhabited areas in the urbanization perimeter.

⁸ X=Spreading is permitted to the boundaries of the field.

**Administrative codification : only the original by-laws have a legal value*



1214 Location Standards For a Breeding Facility or Exercise Run Exposed to Dominating Summer Winds

The applicable separating distances for all new installations, replacements of breeding types, and all increases in the number of animal units related to a suidae, galliforms, anatidae or turkey breeding establishment subject to the dominating summer winds are found in Table 21.

1215 Pig Farms

Pig Farms are prohibited in the Agricultural Zone except in the case of breeding facilities destined for a dining establishment owned by the administrator or operator of this facility. In such a case, the breeding facility shall not exceed 25 square meters of surface area per country-style dining establishment (rounding off of 20.8 m², i. e. 5 A.U. x 4.16 m² per A.U.) of surface area, including the surface areas already in existence on or before May 24th, 2006.

1216 Nonconforming Agricultural Buildings, Agricultural Uses and Agricultural Land Uses Protected by Acquired Rights

Agricultural buildings, agricultural uses and agricultural land uses rendered nonconforming by the provisions of this by-law and protected by acquired rights shall be governed by the provisions set forth in the following paragraphs.

1217 Extension of a Nonconforming Agricultural Building, Use, or Land Use

The surface area occupied by the totality of the nonconforming agricultural uses located in a building on or before October 25th, 2004 which have rendered said uses nonconforming may be increased without restriction if the agricultural producer prevailed himself of his development right prior to June 21st, 2002.

When the extension of the nonconforming agricultural use requires an increase in the size of the building in which it is exercised, the extension shall be permitted provided the following conditions are respected:

1. If the agricultural operation prevailed itself of its development rights prior to June 21st, 2002.
or
2. if the minimum separating distances are respected.

1218 Replacing a Nonconforming Agricultural Building

A nonconforming agricultural building cannot be replaced by another nonconforming agricultural building regardless of whether the change is due to a voluntary destruction or operation or combination of operations resulting in the creation of another nonconforming agricultural building.

1219 Rebuilding a Nonconforming Agricultural Building Protected by Acquired Rights

In the event that a nonconforming agricultural building protected by acquired rights is accidentally destroyed due to a fire or by any other natural cause, the reconstruction must conform to the separating distances.

If the standards established in paragraphs 1211 to 1214 of this by-law cannot be conformed to, the reconstruction becomes eligible to a request for minor derogation.

Table 21

Location Standards for a Breeding Facility or An Ensemble of Breeding Facilities Relating to A Residential Dwelling Unit, A Protected Building or an Urbanization Perimeter Subject to Dominating Summer Winds



CHAPTER 13

PROVISIONS APPLICABLE IN CONSERVATION ZONES (CONS)

1300 Authorized Uses and Restrictions

Conservation areas are intended for the protection of fragile ecological environments and high potential environments such as flora and fauna. Light recreational facilities such as pedestrian and cross country skiing trails, nature interpretation sites and faunistic sites and buildings to be used for nature interpretation are authorized.

Only sanitation cuttings are authorized within these zones.

Notwithstanding the previous paragraphs, in Zone Cons-38, it is possible to install aviaries for the rehabilitation of wild birds. Each of the aviaries is subject to the SPAIP of Main Road before it can be installed. A 10-meter minimum setback is required from any lot lines.



CHAPTER 14 USES AND STANDARDS TABLE

1400 General Provisions

The Uses and Standards table found in Appendix <<C>> of this by-law establishes the specifications pertaining to each zone.

1401 Rules of interpretation

a) Permitted Uses

The uses established in the Use and Standards Table correspond to the description of uses outlined in this by-law. A check mark found next to a category of uses signifies that all the uses in this category are permitted in the specified zone with the exclusion of all other uses. No checkmark found next to the category of uses signifies that all the uses in this category are prohibited in the specified zone.

b) Specifically Permitted Uses

A specifically permitted use signifies that even though the class of use corresponding to this use is not permitted, this particular use is permitted.

c) Specifically Prohibited Uses

A specifically prohibited use signifies that even though the class of use corresponding to the use is permitted, only this particular use is prohibited.

1402 Lot Dimensions

The minimum lot dimensions (area, depth, and frontage) in square meters or in meters, as required, are established for each zone. In the case of a residential use, the area indicated in the Use and Standard Table is fixed for each apartment unit.

1403 Building Construction

The standards for the construction of buildings indicated in the Use and Standards Table are as follows:

a) Maximum Height

The figures appearing in this category indicate the maximum height, in storeys, for a building with a flat or gabled roof. The maximum height is also identified in meters. Silos, bell-towers, belfries, churches, temples, antennas, pylons, and chimneys are excluded from this requirement.

b) Minimum Building Coverage

The figure appearing in this category indicates the minimum building coverage of the main building.

1404 Building Type

The different building types established in the Use and Standards Table are as follows: detached, semi-detached and townhouse.

A checkmark next to one of these building types indicates that only that type of building is authorized in the zone.

1405 Setbacks

For each zone, the setback dimensions are established according to the standards set forth in the Use and Standards Table. These dimensions refer to:



- a) Minimum front setback in meters calculated from the public right-of-way unless otherwise indicated.
- b) Minimum lateral setback in meters. In the case of semi-detached buildings or townhouses, the minimum lateral setbacks apply to the extremities of the buildings only.
- c) Minimum rear setbacks in meters.

1406 Reports

The different reports identified in the Use and Standards Table are as follows:

- a) Maximum Number of Dwelling Units
The amount appearing in this category indicates the maximum number of dwelling units permitted per building.
- b) Maximum Occupational Percentage
The amount appearing in this category indicates the maximum report between the establishment area of all the buildings on a lot and the total area of the lot.

1407 Natural Constraints and Standards

A checkmark next to the zone indicates that this zone is affected by one or more of the following constraints:

- a) Riverside Corridors; and/or
- b) Flood Zones.

1408 SPAIP or CDP By-Laws

A checkmark next to the «SPAIP By-Law» or the «CDP By-Law» indicates that the zone is subject to the Municipal Site Planning and Architectural Integration Program By-Law (SPAIP) or the Comprehensive Development Program By-Law (CDP).

1409 Special Requirements

Special requirements can be enacted for a specific use.

COMING INTO FORCE

The present by-law will come into force according to the law.



Appendix « A »

Permits and Certificates By-Law No. 529

Appendix « B »

Zoning Map no. 2009-01

Correction in Appendix B “Zoning Plan n° 2009-1”, of a section of the limits of Zone Cons-38, designated in the plan annexed to this by-law as Schedule 1:

Correct certain limits of Zone Cons-38 as shown on Schedule 1

Appendix « C »

Use and Standards Table

Appendix « D »

Definition of terms

Appendix « E »

By-Law n° 509 concerning trees



TABLE OF CONTENTS

CHAPTER 1

GENERAL AND DECLARATORY PROVISIONS

SECTION A	- GENERAL PROVISIONS.....	2
100	Title	2
101	Repeal of Previous By-Laws	2
102	Territory	2
103	Annexed Documents	2
104	Concerned Lots and Structures	2
105	Validity	2
106	Compliance with Other By-Laws:	2
SECTION B	- DECLARATORY PROVISIONS.....	3
107	Text Interpretation	3
108	Interpretation of Tables and Illustrations	3
109	Rules for Interpretation of Permitted Uses	3
110	Rules of Interpretation between General and Specific Provisions	3
111	Zones	3
112	Zone Boundaries	3
113	Measures	3
114	Terminology	3

CHAPTER 2

ADMINISTRATIVE PROVISIONS

200	Authority having jurisdiction	4
201	Duties and Powers of the Authority having Jurisdiction	4
202	Archives	4
203	Infractions	4
204	Owner's Responsibility:	5
205	Issuance of Statements of Offence	5
206	Penalties, and Legal Proceedings	5

CHAPTER 3

PROVISIONS APPLYING TO NON CONFORMING BUILDINGS, USES, LOTS AND SIGNS

300	Continuation and Extension of a Non Conforming Use Protected by Acquired Rights	6
301	Replacement of a Non Conforming Use	6
302	Renovations or Repairs to a Building with a Non Conforming Use	6
303	Loss of Acquired Rights for a Non Conforming Use Protected by Acquired Rights	6
304	Continuation and Extension of a Non Conforming Building Protected by Acquired Rights	6
305	Replacement of a Non Conforming Construction Protected by Acquired Rights	6
306	Renovations or Repairs to a Non Conforming Construction	7
307	Acquired Rights in the Agricultural Zone	7
308	Building and Uses on Non Conforming Lots Protected by Acquired Rights	7
309	Extension and Loss of Acquired Rights for Signs	7

CHAPTER 4

PROVISIONS APPLICABLE TO ZONING

400	Classification Method	8
401	The "RESIDENTIAL" Group (R)	8
402	The "COMMERCIAL" Group (C)	9



403	The "PUBLIC" Group (P)	13
404	The "conservation" Group (cons)	14
405	The "AGRICULTURAL" Group (A)	14

CHAPTER 5

GENERAL PROVISIONS APPLICABLE THROUGHOUT THE TERRITORY

SECTION A - MAIN AND ACCESSORY BUILDINGS AND USES.....15

500	Main Use and Accessory Uses.....	15
-----	----------------------------------	----

SECTION B - TEMPORARY AND PROHIBITED BUILDINGS AND USES.....15

501	Temporary Buildings and Uses	15
502	Prohibited Uses and Constructions throughout the Territory	15
503	Prohibited Uses in the Urbanization Perimeter.....	16

SECTION C - SETBACKS, YARDS AND THE RIGHT-OF-WAY.....16

504	Front Setback	16
505	Side and Rear Setbacks.....	16
506	Required Yard Uses	16
508	Right-of-Way Uses	18

SECTION D - PARKING.....20

509	Off-Street Parking Requirements	20
510	Standing of the Parking Requirements	20
511	Existing Buildings	21
512	Indoor Parking	21
513	Outdoor Parking	21
514	Access to a Parking Space or Parking Lot	21
515	Development of Parking Lots	22
516	Dimensions of Parking Spaces and Aisles:	22
517	Number of Parking Spaces according to Uses:	24
518	Parking Spaces for the Handicapped	25

SECTION E - WALLS, FENCES, AND HEDGES25

519	Siting Standards	25
520	Permitted Fence and Wall Types	26
521	Obligation to Fence	26
522	Visibility Angles at Intersections	26

SECTION F - POOLS, AIR CONDITIONING UNITS, HEAT PUMPS AND TENNIS COURTS26

523	Siting of Swimming Pools.....	26
524	Safety Measures concerning Swimming Pools.....	27
525	Air Conditioning Units and Heat Pumps	27
526	Siting of Tennis Courts	28

SECTION G – ANTENNAS, TELECOMMUNICATION TOWERS, WIND TURBINES AND SOLAR COLLECTORS 28

527	Antennas	28
528	Telecommunication Towers and Antennas.....	28
529	Wind Turbines	28
530	Solar Collectors	28

SECTION H - SAND PITS, GRAVEL PITS AND QUARRIES28



531	Setbacks and Buffer Zones to be Respected	28
SECTION I - MANMADE CONSTRAINTS		29
532	Storage of Dangerous Materials, Contaminated Sites and Required Setbacks from Natural Gas and Gas Pipelines and Other Sites	29
533	Siting of High Energy Transportation Infrastructure.....	29
CHAPTER 6		
PROVISIONS PERTAINING TO SIGNAGE		
600	Permitted Signs	30
601	Public Road Signs	30
602	Areas where Signs are Prohibited	30
603	Maintenance and Removal.....	30
604	Prohibited Signs	30
605	Signs Permitted without a Certificate of Authorisation.....	30
606	Signs Authorised on a Residential Lot.....	31
607	Commercial Signs	31
608	Signs Identifying an Agricultural or Ecological Activity in an Agricultural or Conservation Zone.....	32
609	Directional Signs	32
610	Sign Lighting.....	32
611	Materials.....	32
CHAPTER 7		
SPECIFIC PROVISIONS FOR THE PROTECTION OF THE NATURAL ENVIRONMENT AND FOR NATURAL CONSTRAINTS		
SECTION A - MEASURES PERTAINING TO SHORES AND THE LITTORAL.....		33
700	Lakes and Watercourses Subject To Regulations.....	33
701	Provisions concerning Shores.....	33
702	Measures concerning littoral zone.....	34
703	Installation of a Dock.....	35
704	Measures concerning Marinas	35
SECTION B - INTERVENTIONS WITHIN THE FLOODPLAIN		37
705	Measures concerning the High-Velocity Zone (0-20Year recurrence) of Floodplains.....	37
706	Permitted Structures and Works.....	37
707	Constructions and Works Eligible for an Exemption.....	38
708	Measures concerning the Low-Velocity Zone (20-100 year return flood) of Floodplains	38
709	Flood-Proofing Measures applicable to Structures and Works in Floodplains.....	39
710	Proposed Criteria to Determine the Acceptability of a Derogation Request:	39
SECTION C - INTERVENTIONS IN SLOPED AREAS AND ZONES SUBJECT TO GROUND MOVEMENTS		40
711	Requirements for Lots with Slopes of 20% or More	40
712	Requirements within Zones Subject to Ground Movements.....	40
713	Delimitation of the Potentially Unstable Strip of Land:.....	40
SECTION D - CONSERVATION OF WOODED AREAS AND TREE CUTTING.....		40
714	Tree Conservation on Public Property.....	40
715	Tree Protection during Construction	40
716	Tree Cutting.....	41
SECTION E - MEASURES RELATING TO GROUND WATER CATCHMENT POINTS		41



717	Obligation to Obtain an Authorisation.....	41
718	Appropriate Techniques and Materials.....	41
719	Requirements to Carry Out Works	41
720	Location.....	41
721	Cleaning, Disinfecting and Maintenance of a Water Catchment Installation and Water Analysis.....	42
722	Special Provisions for Farming Areas	42
723	Special Measures concerning Sludge	43
724	Requirements around Public and Private Wells	43
SECTION F - PROVISIONS RELATING TO THE PROTECTION OF WETLANDS		44
725	Constructions, works, backfill or excavation works, dredging or extraction works in a wetland.....	44
726	Protection belt pertaining to a wetland not adjacent to a lake or a watercourse	44
CHAPTER 8		
PROVISIONS FOR RESIDENTIAL ZONES (R)		
800	Construction of Residential Dwellings	45
801	Accessory Buildings	45
802	Permanent Car Shelters (Car-ports).....	45
803	Temporary Buildings and Storage	46
804	Parking	46
805	Front Landscaping of Residential Dwellings and Driveways	46
806	Additional Uses	46
807	Integrated Residential Project	48
808	Special Provisions for Residential Zones R-21 and R-22.....	49
CHAPTER 9		
PROVISIONS FOR COMMERCIAL ZONES (C)		
900	Commercial Establishments	51
901	Mixed Use Buildings.....	51
902	Additional Uses for Dwellings	51
903	Outdoor Storage.....	51
904	Outdoor Display.....	51
905	Accessory Buildings to Commercial Establishments	52
906	Landscaping of Front Yards and Road Accesses.....	52
907	Commercial Buildings Adjacent to Residential Lots	53
908	Loading and Unloading Platforms	53
909	Storage of Trash and Recycling Bins:	53
910	Provisions pertaining to Vehicle Service Establishments	53
911	Provisions pertaining to Outdoor Cafés/Terraces.....	54
CHAPTER 10		
PROVISIONS FOR RECREATIONAL ZONES (REC)		
1000	Accessory Buildings to a Recreational Establishment.....	55
CHAPTER 11		
PROVISIONS FOR PUBLIC ZONES (P)		
1100	Accessory Buildings to Public Uses	56
CHAPTER 12		
PROVISIONS PERTAINING TO AGRICULTURAL ZONES (A)		



1200	Buildings authorized in the Agricultural Zone	57
1201	Commercial establishments authorized in the Agricultural Zone	57
1202	Private Stables, Arenas and Horse Shelters	57
1204	Services and Public Equipment Authorized in the Agricultural Zone	58
1205	Existing Non-Agricultural Buildings or Buildings Not Required For Agricultural Purposes.....	58
1207	Management of Odours Inherent to Agricultural Activities.....	60
1208	Provisions Applicable In a 500 Meter (0.0 to 0.5m) Radius Surrounding the Urbanization Perimeter	60
1209	Provisions Applicable In A One Kilometre (0.5 to 1.0km) Radius Surrounding the Urbanization Perimeter	60
1210	Provisions Applicable In A 1.5 kilometre (1.0 to 1.5km) Radius Surrounding the Urbanization Perimeter in the Section Subject to Dominating Summer Winds	60
1212	The Separating Distances Relative to Storage of Fertilizers Located More Than 150 metres from a Breeding Facility	69
1213	The Separating Distances Relative To the Spreading of Fertilizers	70
1214	Location Standards For a Breeding Facility or Exercise Run Exposed to Dominating Summer Winds.....	71
1215	Pig Farms.....	71
1216	Nonconforming Agricultural Buildings, Agricultural Uses and Agricultural Land Uses Protected by Acquired Rights 71	
1217	Extension of a Nonconforming Agricultural Building, Use, or Land Use	71
1218	Replacing a Nonconforming Agricultural Building.....	71
1219	Rebuilding a Nonconforming Agricultural Building Protected by Acquired Rights	71

CHAPTER 13

PROVISIONS APPLICABLE IN CONSERVATION ZONES (CONS)

1300	Authorized Uses and Restrictions	72
------	--	----

CHAPTER 14

USES AND STANDARDS TABLE

1400	General Provisions	73
1401	Rules of interpretation	73
1402	Lot Dimensions.....	73
1403	Building Construction	73
1404	Building Type.....	73
1405	Setbacks.....	73
1406	Reports.....	74
1407	Natural Constraints and Standards	74
1408	SPAIP or CDP By-Laws	74
1409	Special Requirements	74
	COMING INTO FORCE	74

APPENDIX « A »

Permits and Certificates By-Law No. 529	75
---	----

APPENDIX « B »

Zoning Map no. 2009-01	75
------------------------------	----

APPENDIX « C »

Use and Standards Table	75
-------------------------------	----

APPENDIX « D »

Definition of terms	75
---------------------------	----

APPENDIX « E »

By-Law n° 509 concerning trees	75
--------------------------------------	----