



**BY-LAW NO. 689-2017**  
**BY-LAW TO FURTHER AMEND ZONING BY-LAW 526**

WHEREAS the Town of Hudson is governed by the Cities and Towns Act and the Act Respecting Land Use Planning and Development;

WHEREAS Notice of Motion of the presentation of this By-law has been given at the regular sitting of the Municipal Council of the Town of Hudson, duly called and held on May 1<sup>st</sup>, 2017;

WHEREAS the Municipal Council must update certain provisions contained in Zoning by-law in accordance with by-law no. 167-15-1 of the Vaudreuil-Soulanges RCM;

WHEREAS a draft by-law entitled "BY-LAW TO FURTHER AMEND ZONING BY-LAW 526 – COMPLIANCE WITH THE LAND USE REVISED PLAN OF THE MRCVS" was adopted by resolution of the Municipal Council of Hudson, at its regular sitting, duly called and held on May 1<sup>st</sup>, 2017;

WHEREAS a public consultation meeting on the draft By-law was duly called and held on May 23, 2017;

WHEREAS a copy of this by-law was issued to each member of the Municipal Council within two juridical days before the meeting was held and all Municipal Council members declared having read it and renounced to its reading.

WHEREAS this by-law was submitted for examination of compliance with the relevant objectives and all additional Vaudreuil-Soulanges RCM plan documents, in accordance with the applicable provisions contained in the Act Respecting Land Use Planning and Development;

**1. Preamble:**

The preamble forms an integral part of this zoning by-law amendment, as if it were reproduced here in its entirety.

**2. Purpose of the By-Law**

This by-law sets forth the following objectives:

- To amend the Anthropic Constraints standards;
- To remove one Shoreline Boat Shelter standard;
- To amend Forest Conservation and Tree Cutting standards;
- To amend the Zoning Plan;
- To amend the Uses and Standards grid;
- To amend the Definitions article.

**3. Anthropic Constraints Amendment**

Zoning by-law no. 526 has been amended to include the following article after "Article 533: Major Energy Transmission Infrastructure Development":

**"534 Harmonious Cohabitation of Uses Along the Rail Network**

The following provisions will apply to the area bordering the rail network:

1. Main residential buildings must be constructed at a minimum distance of 15 meters from the boundary of the railway right-of-way;



2. Main institutional buildings must be constructed at a minimum distance of 15 meters from the boundary of the railway right-of-way;
3. Children's playgrounds must be constructed in parks at a minimum distance of 15 meters from the boundary of the railway right-of-way;

Notwithstanding the abovementioned provisions, the minimum distance between the main building and the boundary of the railway right-of-way may be reduced to 5 meters for any lot subdivided on the effective date of this by-law."

#### 4. Shoreline Boat Shelter Standard Removal

Zoning by-law no. 526 has been amended to remove subparagraph h) from the first paragraph of "Article 701: Shoreline Provisions", which read as follows:

"h) Boat shelters are subject to the following conditions:

- Shelters must be constructed within the five (5) meter wide opening located along a river or lake's shoreline strip;
- Shelters must not be constructed less than 1.5 meters from the high-water mark;
- Shelters must be constructed to:
  - i. Prevent any modification of the shoreline;
  - ii. Prevent any degradation of the landscape.
- The following exterior cladding materials are prohibited:
  - i. Tarred brown or mineralized paper, brick paper, cardboard paper or any similar paper;
  - ii. Paints and coatings that simulate, or attempt to simulate, natural materials like stone or wood, or artificial materials like brick or concrete;
  - iii. Non-ribbed sheet metal;
  - iv. Polythene and similar materials;
  - v. Concrete blocks;
- Shelters must not exceed the following dimensions:
  - Width: 5 meters
  - Depth: 9 meters
  - Height: 4 meters"

#### 5. Forest Conservation and Tree Cutting Amendment

Zoning by-law no. 526 has been amended to include the following article after "Article 716: Tree Cutting":

**"716-1 Forest Cover Protection Within Metropolitan Forests and Forest Corridors**

The provisions contained in this article will apply to any forest cover contained within the metropolitan forests and forest corridors identified in the Planning Program.

The provisions contained in this article will take precedence over any other by-law provision.

All tree cutting is prohibited within metropolitan forests and forest corridors.

Notwithstanding the previous paragraph, the following measures will be authorized upon the issuance of a certificate of authorization:



1. Sanitation cutting;
2. Improvement and release cutting;
3. Selection cutting;
4. Cutting to remove trees that pose a threat to individuals, along with those that may cause property damage;
5. Cutting to create a clearing, in accordance with the Civil Code of Québec;
6. Cutting for river work;
7. Cutting to create a window or access, in accordance with shoreline provisions;
8. Cutting to control invasive alien species;
9. Cutting to create or maintain a maximum 5 meter wide strip on either side of a draining ditch;
10. Cutting a maximum of 12 cords (3.6 cubic meters) per year on surfaces greater than 1 hectare to harvest firewood for personal residential use on the same lot. Cords from sugar bushes will not be subject to these limits;
11. Cutting for the purpose of construction, along with all construction-related work, in accordance with the Uses and Standards grid and, where applicable, upon authorization from the *Commission de la protection du territoire agricole du Québec* (CPTAQ) for identified agricultural zone uses. The following conditions will apply:
  - a. Cutting for residential expansion, construction and development, up to a maximum clearing of 20% for all lots of 3,000 to 4,999 square meters, and up to a maximum clearing of 10% for all lots of 5,000 square meters or more;
  - b. Cutting for soil cultivation purposes on properties owned by agricultural producers. On a single occasion, agricultural producers are permitted to clear a maximum surface of 3 hectares without exceeding 10% of the lot's total surface and without compromising biodiversity preservation, natural drainage and forest cover protection, or any related ecological functions. When replanting an agricultural wildland of 1 or more hectares, an analysis must be performed by a forest engineer to determine the type of wildland involved. Replanting is authorized for herbaceous wildlands. Studies must be conducted to determine the potential use of any shrub or tree wildland. Clear cutting is prohibited in all cases.
  - c. Cutting to construct an authorized agricultural building is only permitted within the required construction area and within a 5-meter strip measured horizontally from the walls of any main building, or within a 2-meter strip from the walls of any accessory building. No more than 20% of the lot's total forest cover may be cleared;
  - d. Cutting for the conservation, protection and promotion of natural environments, or for purposes associated with buildings and projects involved in these activities, must be limited to a maximum width of 4 meters for all trails and activities covering a maximum of 5% of the lot's total forest cover;

The certificates of authorization provided for in paragraphs 1, 2, 3, 4 and 10 will not be required when cutting for syrup production purposes.

As provided for in paragraphs 1, 2 and 3, when cutting involves a 20% stem removal threshold or more over 15 years, without exceeding 30%, a silvicultural prescription approved by a duly certified forest engineer must be provided to indicate the methods that will be used to promote and regenerate forest cover on any lot targeted by a certificate of authorization request involving 2 or



more hectares, notwithstanding cutting for syrup production purposes.

In all cases involving a forest cover of 4 hectares or more, a forest management plan must be issued when requesting a certificate of authorization in order to provide information on the populations involved and the measures proposed regarding the owner's objectives, notwithstanding cutting for syrup production purposes."

## 6. Zoning Plan Amendment

Zoning by-law no. 526, Appendix B, has been amended as follows:

- By expanding the R-28 zone using part of the R-33 zone, as shown in Appendix A herein;
- By expanding the R-55 zone using part of the R-33 zone, as shown in Appendix B herein;
- By expanding the CONS-14 zone using part of the R-15 zone, as shown in Appendix C herein;
- By creating the R-70 zone using part of the R-15 zone, as shown in Appendix D herein;

## 7. Uses and Standards Table Amendment

Zoning by-law no. 526, Appendix C, has been amended as follows:

- By adding "Seniors' Residence" under "Boarding House" for zones R-1, A-2, R-3, P-4, R-5, A-6, R-7, C-8, R-16, P-17, P-18, P-19; P-20, R-21, R-22, Cons-23, R-24, R-25, Rec-26, C-27, R-28, P-29, P-30, R-31, P-32, R-33, P-34, R-35, R-36, P-37, Cons-38, P-39, R-40, Rec-41, P-42, P-43, R-44, Rec-45, A-46, P-47, R-48, R-49, A-50, R-51, R-52, Cons-53 and P-54;
- By replacing "Autonomous Seniors' Residence" with "Senior's Residence" for zones Cons-9, R-10, R-11, Cons-12, R-13, Cons-14 and R-15;
- By adding "Land occupation density" under "Max. land occupation %" for all zones;
- By amending the first column in zone R-7 with the following:
  - By adding the note "(3)" after the checkmark "✓" vis-à-vis "Single-family";
  - By adding the note "(5)" vis-à-vis "Permits";
- By adding a second column in zone R-7 with the following provisions:
  - By adding a checkmark and the note "✓ (4)" vis-à-vis "Single-family";
  - By adding a checkmark "✓" vis-à-vis "Public services/Category 1";
  - By adding the note "(5)" vis-à-vis "Permits";
  - By adding the number "500" vis-à-vis "Min. surface (m<sup>2</sup>)";
  - By adding the number "25" vis-à-vis "Depth (m) min.";
  - By adding the number "20" vis-à-vis "Min. façade (m)";
  - By adding the number "2½" vis-à-vis "Max. gable roof height (floors)";
  - By adding the number "2" vis-à-vis "Max. flat roof height (floors)";



- By adding the number “11” vis-à-vis “Maximum height (m)”;
- By replacing the number “75” vis-à-vis “Min. construction surface m<sup>2</sup>”;
- By adding a checkmark “✓” vis-à-vis “Detached”;
- By adding the number “5” vis-à-vis “Min. front setback (m)”;
- By adding the number “3” vis-à-vis “Min. lateral setbacks (m)”;
- By adding the number “7” vis-à-vis “Min. rear setback (m)”;
- By adding the number “1” vis-à-vis “Max. dwelling/building”;
- By adding the number “20” vis-à-vis “Land occupation %”;
- By adding the note “(3)” vis-à-vis “Land occupation density”;
- By adding a third column in zone R-7 with the following provisions:
  - By adding a checkmark and the note “✓ (4)” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the note “(5)” vis-à-vis “Permits”;
  - By adding the number “500” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “20” vis-à-vis “Min. façade (m)”;
  - By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
  - By adding the number “11” vis-à-vis “Maximum height (m)”;
  - By replacing the number “75” vis-à-vis “Min. construction surface m<sup>2</sup>”;
  - By adding a checkmark “✓” vis-à-vis “Detached”;
  - By adding the number “5” vis-à-vis “Min. front setback (m)”;
  - By adding the number “0/2.5” vis-à-vis “Min. lateral setbacks (m)”;
  - By adding the number “7” vis-à-vis “Min. rear setback (m)”;
  - By adding the number “2” vis-à-vis “Max. dwelling/building”;
  - By adding the number “30” vis-à-vis “Land occupation %”;
  - By adding the note “(3)” vis-à-vis “Land occupation density”;
- By adding a fourth column in zone R-7 with the following provisions:
  - By adding a checkmark and the note “✓ (4)” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the note “(5)” vis-à-vis “Permits”;
  - By adding the number “162.5” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “6.5” vis-à-vis “Min. façade (m)”;



- By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
- By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
- By adding the number “11” vis-à-vis “Maximum height (m)”;
- By replacing the number “65” vis-à-vis “Min. construction surface m<sup>2</sup>”;
- By adding a checkmark “✓” vis-à-vis “Tract”;
- By adding the number “7” vis-à-vis “Min. front setback (m)”;
- By adding the number “0” vis-à-vis “Min. lateral setbacks (m)”;
- By adding the number “7” vis-à-vis “Min. rear setback (m)”;
- By adding the number “6” vis-à-vis “Max. dwelling/building”;
- By adding the number “40” vis-à-vis “Land occupation %”;
- By adding the note “(3)” vis-à-vis “Land occupation density”;
- By amending the “Notes” box from zone R-7 with the following:
  - By adding the note “(3)” as follows:

“(3) Lot not served by water and sewers systems.”
  - By adding the note “(4)” as follows:

“(4) Lot not served by water and sewers systems.”
  - By adding the note “(5)” as follows:

“(5) Subject to the integrated residential project contained in the zoning by-law.”
- By amending the “Special Provisions” box from zone R-7 with the following:
  - By adding the note “(3)” as follows:

“(3) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with a net density of 12.5 dwellings per hectare.”
- By amending the first column in zone R-15 with the following:
  - By adding the note “(1)” after the checkmark “✓” vis-à-vis “Single-family”;
- By adding a second column in zone R-15 with the following provisions:
  - By adding a checkmark and the note “✓ (2)” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the number “500” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “20” vis-à-vis “Min. façade (m)”;
  - By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;



- By adding the number “11” vis-à-vis “Maximum height (m)”;
- By adding the number “75” vis-à-vis “Min. construction surface m<sup>2</sup>”;
- By adding a checkmark “✓” vis-à-vis “Detached”;
- By adding the number “5” vis-à-vis “Min. front setback (m)”;
- By adding the number “0/2.5” vis-à-vis “Min. lateral setbacks (m)”;
- By adding the number “7” vis-à-vis “Min. rear setback (m)”;
- By adding the number “2” vis-à-vis “Max. dwelling/building”;
- By adding the number “30” vis-à-vis “Land occupation %”;
- By adding the note “(2)” vis-à-vis “Land occupation density”;
- By adding a third column in zone R-15 with the following provisions:
  - By adding a checkmark and the note “✓ (2)” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the number “162.5” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “6.5” vis-à-vis “Min. façade (m)”;
  - By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
  - By adding the number “11” vis-à-vis “Maximum height (m)”;
  - By replacing the number “65” vis-à-vis “Min. construction surface m<sup>2</sup>”;
  - By adding a checkmark “✓” vis-à-vis “Tract”;
  - By adding the number “7” vis-à-vis “Min. front setback (m)”;
  - By adding the number “0” vis-à-vis “Min. lateral setbacks (m)”;
  - By adding the number “7” vis-à-vis “Min. rear setback (m)”;
  - By adding the number “6” vis-à-vis “Max. dwelling/building”;
  - By adding the number “40” vis-à-vis “Land occupation %”;
  - By adding the note “(2)” vis-à-vis “Land occupation density”;
- By amending the “Notes” box from zone R-15 with the following:
  - By adding the note “(1)” as follows:

“(1) Lot not served by water and sewers systems.”
  - By adding the note “(2)” as follows:

“(2) Lot not served by water and sewers systems.”
- By amending the “Special Provisions” box from zone R-15 with the following:
  - By adding the note “(2)” as follows:



“(2) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 14 dwellings per hectare between 2017 and 2021, 16 dwellings per hectare between 2022 and 2026, and 18 dwellings per hectare between 2027 and 2031.”

- By amending the first column in zone R-21 with the following:
  - By adding the note “(2)” after the checkmark “✓” vis-à-vis “Single-family”;
  - By adding the note “(2)” after the checkmark “✓” vis-à-vis “Permits”;
  - By amending the note “(1)” with the note “5” vis-à-vis “Min. depth (m)”;
  - By adding the note “(6)” vis-à-vis “Land occupation density”;
- By amending the “Notes” box from zone R-21 with the following:
  - By adding the note “(2)” as follows:

“(2) Maximum of 6 dwellings inside the zone; see Article 808 of the zoning by-law. Subject to the integrated residential project contained in the zoning by-law.”
- By amending the “Special Provisions” box from zone R-21 with the following:
  - By adding the note “(5)” with the following:

“(5) If riparian to a river”;
  - By adding the note “(6)” with the following:

“(6) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 1.5 dwellings per hectare.”
- By amending the first column in zone R-22 with the following:
  - By adding the note “(2)” vis-à-vis “Permits”;
  - By replacing the number “2,800” vis-à-vis “Min. surface (m<sup>2</sup>)” with the number “162.5”;
  - By replacing the number and note “75 (1)” vis-à-vis “Min. depth (m)” with the number “25”;
  - By replacing the number “45” vis-à-vis “Min. façade (m)” with the number “6.5”;
  - By replacing the number “130” vis-à-vis “Min. construction surface m<sup>2</sup>” with the number “65”;
  - By removing the checkmark “✓” vis-à-vis “Detached”;
  - By adding a checkmark “✓” vis-à-vis “Tract”;
  - By replacing the number “12” vis-à-vis “Min. front setback (m)” with the number “7”;
  - By replacing the number “4.5” vis-à-vis “Min. lateral setbacks (m)” with the number “5”;



- By replacing the number “9” vis-à-vis “Min. rear setback (m)” with the number “7”;
- By replacing the number “1” vis-à-vis “Max. dwelling/building” with the number “6”;
- By replacing the number “20” vis-à-vis “Max. land occupation %” with the number “40”;
- By adding the note “(2)” vis-à-vis “Land occupation density”;
- By adding a checkmark “✓” vis-à-vis “SPAIP By-Law”;
- By amending the second column in zone R-22 with the following:
  - By removing the checkmark “✓” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Multi-family”;
  - By adding a checkmark “✓” vis-à-vis “Seniors’ Residence”;
  - By adding the note “(2)” vis-à-vis “Permits”;
  - By replacing the number “1,012” vis-à-vis “Min. surface (m<sup>2</sup>)” with the note “1”;
  - By replacing the number and note “75 (1)” vis-à-vis “Min. depth (m)” with the number “25”;
  - By replacing the number “57” vis-à-vis “Min. façade (m)” with the number “20”;
  - By replacing the number “2½” vis-à-vis “Max. gable roof height (floors)” with the number “3½”;
  - By replacing the number “2” vis-à-vis “Max. flat roof height (floors)” with the number “3”;
  - By replacing the number “11” vis-à-vis “Maximum height (m)” with the number “12”;
  - By adding a checkmark “✓” vis-à-vis “Detached”;
  - By removing the checkmark “✓” vis-à-vis “Tract”;
  - By replacing the number “12” vis-à-vis “Min. front setback (m)” with the number “5”;
  - By replacing the number “4.5” vis-à-vis “Min. lateral setbacks (m)” with the number “5”;
  - By replacing the number “9” vis-à-vis “Min. rear setback (m)” with the number “7”;
  - By replacing the number “6” vis-à-vis “Max. dwelling/building” with the number “20”;
  - By adding the note “(2)” vis-à-vis “Land occupation density”;
  - By adding a checkmark “✓” vis-à-vis “SPAIP By-Law”;
- By adding the note “(4)” vis-à-vis “Permits” in the Cons-23 column with the note “1”;
- By amending the first column in zone R-24 with the following:
  - By adding the note “(2)” vis-à-vis “Permits”;



- By replacing the number “2,800” vis-à-vis “Min. surface (m<sup>2</sup>)” with the number “162.5”;
- By replacing the number and note “75 (1)” vis-à-vis “Min. depth (m)” with the number “25”;
- By replacing the number “57” vis-à-vis “Min. façade (m)” with the number “6.5”;
- By replacing the number “130” vis-à-vis “Min. construction surface m<sup>2</sup>” with the number “65”;
- By removing the checkmark “✓” vis-à-vis “Detached”;
- By adding a checkmark “✓” vis-à-vis “Tract”;
- By replacing the number “12” vis-à-vis “Min. front setback (m)” with the number “7”;
- By replacing the number “4.5” vis-à-vis “Min. lateral setbacks (m)” with the number “5”;
- By replacing the number “9” vis-à-vis “Min. rear setback (m)” with the number “7”;
- By replacing the number “1” vis-à-vis “Max. dwelling/building” with the number “6”;
- By replacing the number “20” vis-à-vis “Max. land occupation %” with the number “40”;
- By adding the note “(2)” vis-à-vis “Land occupation density”;
- By adding a checkmark “✓” vis-à-vis “SPAIP By-Law”;
- By amending the second column in zone R-24 with the following:
  - By removing the checkmark “✓” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Multi-family”;
  - By adding a checkmark “✓” vis-à-vis “Seniors’ Residence”;
  - By adding the note “(2)” vis-à-vis “Permits”;
  - By replacing the number “1,012” vis-à-vis “Min. surface (m<sup>2</sup>)” with the note “1”;
  - By replacing the number and note “75 (1)” vis-à-vis “Min. depth (m)” with the number “25”;
  - By replacing the number “57” vis-à-vis “Min. façade (m)” with the number “20”;
  - By replacing the number “2½” vis-à-vis “Max. gable roof height (floors)” with the number “3½”;
  - By replacing the number “2” vis-à-vis “Max. flat roof height (floors)” with the number “3”;
  - By replacing the number “11” vis-à-vis “Maximum height (m)” with the number “12”;
  - By replacing the number “85” vis-à-vis “Min. construction surface m<sup>2</sup>” with the number “150”;
  - By adding a checkmark “✓” vis-à-vis “Detached”;



- By removing the checkmark “✓” vis-à-vis “Tract”;
- By replacing the number “12” vis-à-vis “Min. front setback (m)” with the number “5”;
- By replacing the number “4.5” vis-à-vis “Min. lateral setbacks (m)” with the number “5”;
- By replacing the number “9” vis-à-vis “Min. rear setback (m)” with the number “7”;
- By replacing the number “6” vis-à-vis “Max. dwelling/building” with the number “20”;
- By adding the note “(2)” vis-à-vis “Land occupation density”;
- By adding a checkmark “✓” vis-à-vis “SPAIP By-Law”;
- By removing the third and fourth columns from zone R-24;
- By amending the first column in zone R-25 with the following:
  - By adding the note “(3)” after the checkmark “✓” vis-à-vis “Single-family”;
  - By adding the note “(5)” vis-à-vis “Permits”;
  - By adding the note “(3)” vis-à-vis “Land occupation density”;
- By adding a second column in zone R-25 with the following provisions:
  - By adding a checkmark and the note “✓ (4)” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the note “(5)” vis-à-vis “Permits”;
  - By adding the number “500” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “20” vis-à-vis “Min. façade (m)”;
  - By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
  - By adding the number “11” vis-à-vis “Maximum height (m)”;
  - By adding the number “75” vis-à-vis “Min. construction surface m<sup>2</sup>”;
  - By adding a checkmark “✓” vis-à-vis “Detached”;
  - By adding the number “5” vis-à-vis “Min. front setback (m)”;
  - By adding the number “3” vis-à-vis “Min. lateral setbacks (m)”;
  - By adding the number “7” vis-à-vis “Min. rear setback (m)”;
  - By adding the number “1” vis-à-vis “Max. dwelling/building”;
  - By adding the number “20” vis-à-vis “Land occupation %”;
  - By adding the note “(3)” vis-à-vis “Land occupation density”;
  - By adding a checkmark “✓” vis-à-vis “Riparian corridor”;



- By adding a checkmark “✓” vis-à-vis “Flood prone area”;
- By adding a third column in zone R-25 with the following provisions:
  - By adding a checkmark and the note “✓ (4)” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the note “(5)” vis-à-vis “Permits”;
  - By adding the number “500” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “20” vis-à-vis “Min. façade (m)”;
  - By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
  - By adding the number “11” vis-à-vis “Maximum height (m)”;
  - By adding the number “75” vis-à-vis “Min. construction surface m<sup>2</sup>”;
  - By adding a checkmark “✓” vis-à-vis “Detached”;
  - By adding the number “5” vis-à-vis “Min. front setback (m)”;
  - By adding the number “0/2.5” vis-à-vis “Min. lateral setbacks (m)”;
  - By adding the number “7” vis-à-vis “Min. rear setback (m)”;
  - By adding the number “2” vis-à-vis “Max. dwelling/building”;
  - By adding the number “30” vis-à-vis “Land occupation %”;
  - By adding the note “(3)” vis-à-vis “Land occupation density”;
  - By adding a checkmark “✓” vis-à-vis “Riparian corridor”;
  - By adding a checkmark “✓” vis-à-vis “Flood prone area”;
- By adding a fourth column in zone R-25 with the following provisions:
  - By adding a checkmark and the note “✓ (4)” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the note “(5)” vis-à-vis “Permits”;
  - By adding the number “162.5” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “6.5” vis-à-vis “Min. façade (m)”;
  - By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
  - By adding the number “11” vis-à-vis “Maximum height (m)”;
  - By replacing the number “65” vis-à-vis “Min. construction surface m<sup>2</sup>”;
  - By adding a checkmark “✓” vis-à-vis “Tract”;
  - By adding the number “7” vis-à-vis “Min. front setback (m)”;



- By adding the number “0” vis-à-vis “Min. lateral setbacks (m)”;
- By adding the number “7” vis-à-vis “Min. rear setback (m)”;
- By adding the number “6” vis-à-vis “Max. dwelling/building”;
- By adding the number “40” vis-à-vis “Land occupation %”;
- By adding the note “(3)” vis-à-vis “Land occupation density”;
- By adding a checkmark “✓” vis-à-vis “Riparian corridor”;
- By adding a checkmark “✓” vis-à-vis “Flood prone area”;
- By amending the “Notes” box in zones R-22, Cons-23, R-24 and R-25 with the following:
  - By replacing the note “(1)” with the following:

“(1) Nature trail”
  - By replacing the note “(2)” with the following:

“(2) Subject to the integrated residential project contained in the zoning by-law. A maximum of 250 dwellings are authorized within these zones.”
  - By replacing the note “(3)” with the following:

“(3) Lot not served by water and sewers systems.”
  - By adding the note “(4)” as follows:

“(4) Lot not served by water and sewers systems.”
  - By adding the note “(5)” as follows:

“(5) Subject to the integrated residential project contained in the zoning by-law.”
- By amending the “Special Provisions” box in zones R-22, Cons-23, R-24 and R-25 with the following:
  - By replacing the note “(1)” with the following:

“(1) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest.”
  - By replacing the note “(2)” with the following:

“(2) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 17.5 dwellings per hectare.”
  - By replacing the note “(3)” with the following:

“(3) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 14 dwellings per hectare between 2017 and 2021, 16 dwellings per hectare between 2022 and 2026, and 18 dwellings per hectare between 2027 and 2031.”
- By replacing the number “1,850” vis-à-vis “Min. surface (m<sup>2</sup>)” with the note “3” in the sixth column of zone C-27;



- By adding the note “(9)” vis-à-vis “Land occupation density” in the first column of zone Rec-26, and in every column of zone C-27;
- By adding the following note in the “Special Provisions” box in the first column of zone Rec-26, and in every column of zone C-27;

“(9) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 14 dwellings per hectare between 2017 and 2021, 16 dwellings per hectare between 2022 and 2026, and 18 dwellings per hectare between 2027 and 2031.”

- By adding the note “(3)” vis-à-vis “Land occupation density” for zones R-28, R-31, R-33, R-35 and R-36;
- By adding the following note in the “Special Provisions” box for zones R-28, R-31, R-33, R-35 and R-36:

“(3) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 14 dwellings per hectare between 2017 and 2021, 16 dwellings per hectare between 2022 and 2026, and 18 dwellings per hectare between 2027 and 2031.”

- By amending the first column in zone R-55 with the following:
  - By adding a checkmark “✓” vis-à-vis “Single-family”;
  - By removing the checkmark and note “✓ (1)” vis-à-vis “Seniors’ Residence”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By replacing the number and note “60,705 (1)” vis-à-vis “Min. surface (m<sup>2</sup>)” with the number “162.5”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By replacing the number and note “45 (2)” vis-à-vis “Min. façade (m)” with the number “6.5”;
  - By replacing the number “3” vis-à-vis “Max. gable roof height (floors)” with the number “2½”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
  - By replacing the number and note “15 (3)” vis-à-vis “Max. height (m)” with the number “11”;
  - By replacing the number “2,600” vis-à-vis “Min. construction surface m<sup>2</sup>” with the number “65”;
  - By removing the checkmark “✓” vis-à-vis “Detached”;
  - By adding a checkmark “✓” vis-à-vis “Tract”;
  - By replacing the number “50” vis-à-vis “Min. front setback (m)” with the number “7”;
  - By replacing the number “15” vis-à-vis “Min. lateral setback (m)” with the number “5”;
  - By replacing the number “50” vis-à-vis “Min. rear setback (m)” with the number “7”;
  - By adding the number “6” vis-à-vis “Max. dwelling/building”;



- By replacing the number “25” vis-à-vis “Max. land occupation %” with the number “40”;
- By adding the note “(1)” vis-à-vis “Land occupation density”;
- By amending the second column in zone R-55 with the following:
  - By adding a checkmark “✓” vis-à-vis “Multi-family”;
  - By adding a checkmark “✓” vis-à-vis “Seniors’ Residence”;
  - By adding the note “(1)” vis-à-vis “Permits”;
  - By adding the note “(5)” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Min. depth (m)”;
  - By adding the number “20” vis-à-vis “Min. façade (m)”;
  - By replacing the number “3” vis-à-vis “Max. gable roof height (floors)” with the number “3½”;
  - By adding the number “3” vis-à-vis “Max. flat roof height (floors)”;
  - By replacing the number and note “15 (3)” vis-à-vis “Max. height (m)” with the number “12”;
  - By adding the number “150” vis-à-vis “Min. construction surface m<sup>2</sup>”;
  - By replacing the number “50” vis-à-vis “Min. front setback (m)” with the number “5”;
  - By replacing the number “15” vis-à-vis “Min. lateral setback (m)” with the number “5”;
  - By replacing the number “50” vis-à-vis “Min. rear setback (m)” with the number “7”;
  - By adding the number “20” vis-à-vis “Max. dwelling/building”;
  - By replacing the number “50” vis-à-vis “Land occupation %” with the number “35”;
  - By adding the note “(1)” vis-à-vis “Land occupation density”;
- By amending the first, second and third columns in zone R-59 with the following:
  - By adding the note “(2)” vis-à-vis “Land occupation density”;
- By amending the fourth column in zone R-59 with the following:
  - By replacing the note “7” vis-à-vis “Min. surface (m<sup>2</sup>)” with the note “5”;
  - By adding the note “(2)” vis-à-vis “Land occupation density”;
- By amending the “Notes” box from zone R-55 with the following:
  - By replacing the note “(1)” with the following:

“(1) Subject to the integrated residential project contained in the zoning by-law.”
- By replacing the note “4” vis-à-vis “Min. surface (m<sup>2</sup>)” with the note “3” in both columns of zone R-56;



- By replacing the note “5” vis-à-vis “Max. land occupation %” with the note “4” in the second column of zone R-56;
- By amending the “Special Provisions” box in zones R-55 and R-59 with the following:
  - By replacing the note “(1)” with the following:

“(1) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 18 dwellings per hectare.”
  - By replacing the note “(2)” with the following:

“(2) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 82 dwellings per hectare.”
  - By replacing the note “(3)” with the following:

“(3) The zone must be accessed from a new street connecting directly to Côte Saint-Charles.”
  - By replacing the note “(4)” with the following note:

“(4) A minimum of 50% of the forest cover must be preserved on each lot.”
  - By replacing the note “(5)” with the following note:

“(5) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest.”
  - By removing the note “(6)”;
  - By removing the note “(7)”;
- By amending the fourth column in zone R-60 with the following:
  - By replacing the number “333” vis-à-vis “Min. surface (m<sup>2</sup>)” with the note “2”;
  - By replacing the number “2½” vis-à-vis “Max. gable roof height (floors)” with the number “3½”;
  - By replacing the number “2” vis-à-vis “Max. flat roof height (floors)” with the number “3”;
  - By replacing the number “11” vis-à-vis “Maximum height (m)” with the number “12”;
  - By replacing the number “2.5” vis-à-vis “Min. lateral setbacks (m)” with the number “5”;
- By adding the note “(3)” vis-à-vis “Land occupation density” in every column of zone R-60;
- By adding the following note in the “Special Provisions” box for every column of zone R-60:

“(3) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 14 dwellings per hectare between 2017 and 2021, 16 dwellings per hectare between 2022 and 2026, and 18 dwellings per hectare between 2027 and 2031.”



- By amending the fourth column in zone R-61 with the following:
  - By replacing the number “2½” vis-à-vis “Max. gable roof height (floors)” with the number “3½”;
  - By replacing the number “2” vis-à-vis “Max. flat roof height (floors)” with the number “3”;
  - By replacing the number “11” vis-à-vis “Maximum height (m)” with the number “12”;
  - By replacing the number “3” vis-à-vis “Min. lateral setback (m)” with the number “5”;
- By adding the note “(4)” vis-à-vis “Land occupation density” in the first four columns of zone R-61;
- By adding the following note in the “Special Provisions” box for the first four columns of zone R-61:

“(4) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 97 dwellings per hectare.”
- By adding the note “(2)” vis-à-vis “Land occupation density” for zones R-62, R-63 and R-69;
- By adding a first column in zone R-70 for the following:
  - By adding a checkmark “✓” vis-à-vis “Single-family”;
  - By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
  - By adding the note “(4)” vis-à-vis “Permits”;
  - By adding the number “162.5” vis-à-vis “Min. surface (m<sup>2</sup>)”;
  - By adding the number “25” vis-à-vis “Depth (m) min.”;
  - By adding the number “6.5” vis-à-vis “Min. façade (m)”;
  - By adding the number “2½” vis-à-vis “Max. gable roof height (floors)”;
  - By adding the number “2” vis-à-vis “Max. flat roof height (floors)”;
  - By adding the number “11” vis-à-vis “Maximum height (m)”;
  - By replacing the number “65” vis-à-vis “Min. construction surface m<sup>2</sup>”;
  - By adding a checkmark “✓” vis-à-vis “Tract”;
  - By adding the number “7” vis-à-vis “Min. front setback (m)”;
  - By adding the number “5” vis-à-vis “Min. lateral setbacks (m)”;
  - By adding the number “7” vis-à-vis “Min. rear setback (m)”;
  - By adding the number “6” vis-à-vis “Max. dwelling/building”;
  - By adding the number “40” vis-à-vis “Land occupation %”;
  - By adding the note “(3)” vis-à-vis “Land occupation density”;
  - By adding a checkmark “✓” vis-à-vis “SPAIP By-Law”;
- By adding a second column in zone R-70 with the following provisions:



- By adding a checkmark “✓” vis-à-vis “Multi-family”;
- By adding a checkmark “✓” vis-à-vis “Seniors’ Residence”;
- By adding a checkmark “✓” vis-à-vis “Public services/Category 1”;
- By adding the note “(4)” vis-à-vis “Permits”;
- By adding the note “(1)” vis-à-vis “Min. surface (m<sup>2</sup>)”;
- By adding the number “25” vis-à-vis “Min. depth (m)”;
- By adding the number “20” vis-à-vis “Min. façade (m)”;
- By adding the number “3½” vis-à-vis “Max. gable roof height (floors)”;
- By adding the number “3” vis-à-vis “Max. flat roof height (floors)”;
- By adding the number “12” vis-à-vis “Maximum height (m)”;
- By adding the number “150” vis-à-vis “Min. construction surface m<sup>2</sup>”;
- By adding a checkmark “✓” vis-à-vis “Detached”;
- By adding the number “5” vis-à-vis “Min. front setback (m)”;
- By adding the number “5” vis-à-vis “Min. lateral setbacks (m)”;
- By adding the number “7” vis-à-vis “Min. rear setback (m)”;
- By adding the number “20” vis-à-vis “Max. dwelling/building”;
- By adding the number “35” vis-à-vis “Land occupation %”;
- By adding the note “(3)” vis-à-vis “Land occupation density”;
- By adding a checkmark “✓” vis-à-vis “SPAIP By-Law”;
- By amending the “Notes” box from zone R-70 with the following:
  - By adding the note “(4)” with the following:

“(4) Subject to the integrated residential project contained in the zoning by-law.”
- By amending the “Special Provisions” box in zones R-62, R-63, R-69 and R-70 with the following:
  - By adding the note “(1)” as follows:

“(1) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest.”
  - By adding the note “(2)” as follows:

“(2) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 14 dwellings per hectare between 2017 and 2021, 16 dwellings per hectare between 2022 and 2026, and 18 dwellings per hectare between 2027 and 2031.”
  - By adding the note “(3)” as follows:

“(3) With the exception of infill lots, all vacant lots served by water and sewer systems, along with those intended for redevelopment, must comply with an average gross density of 16 dwellings per hectare.”



The grids have been amended accordingly and attached to Appendix E herein.

## 8. Definitions Amendment

Zoning by-law no. 526, Appendix D, has been amended as follows:

- By replacing the following definition:

**“Sanitation cutting**

The harvesting of dead, damaged or diseased trees to cleanse the forest by preventing the spread of parasites and diseases.”

- By adding the following definitions in alphabetical order:

**“Forest management plan**

A document signed by a duly certified forest engineer to provide an overall perspective on a given lot’s forest potential and to plan forestry operations that can optimize the promotion of forest environments. This plan must include the following, minimum components: a description of the property’s tree population, a schematic plan of the wooded area, the location of all trees to be cut using a scaled plan, the dimensions and species of all trees to be cut, optimal usage strategies for the property’s resources, and an action plan designed in accordance with the owners’ objectives.

**Silvicultural prescription**

A document signed by a duly certified forest engineer, containing silvicultural prescriptions for the silvicultural treatment of tree populations.

**Infill lot**

A vacant lot located in a built sector, with dimensions (depth and façade) and surfaces similar to those of adjacent lots.”

## 9. Repealed By-Law

Any by-law or part thereof that is contrary or irreconcilable with the provisions contained in this by-law is hereby repealed.

## 10. Entry Into Force

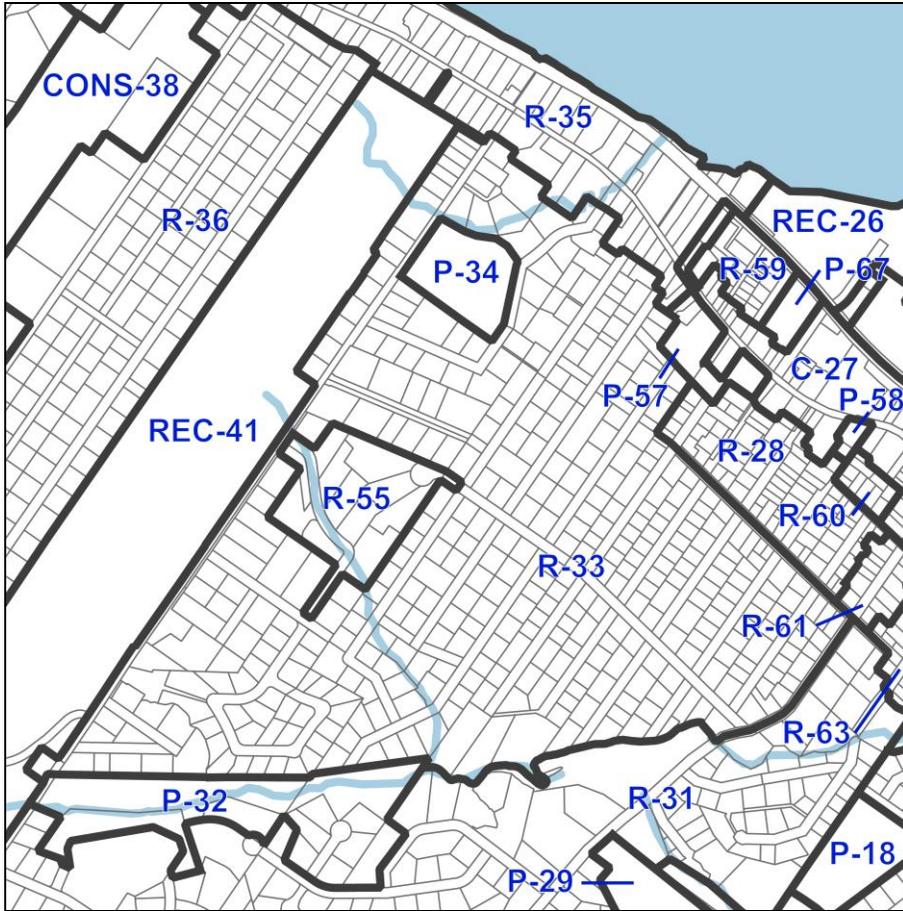
This by-law shall come into force in accordance with the law.

**ADOPTED**

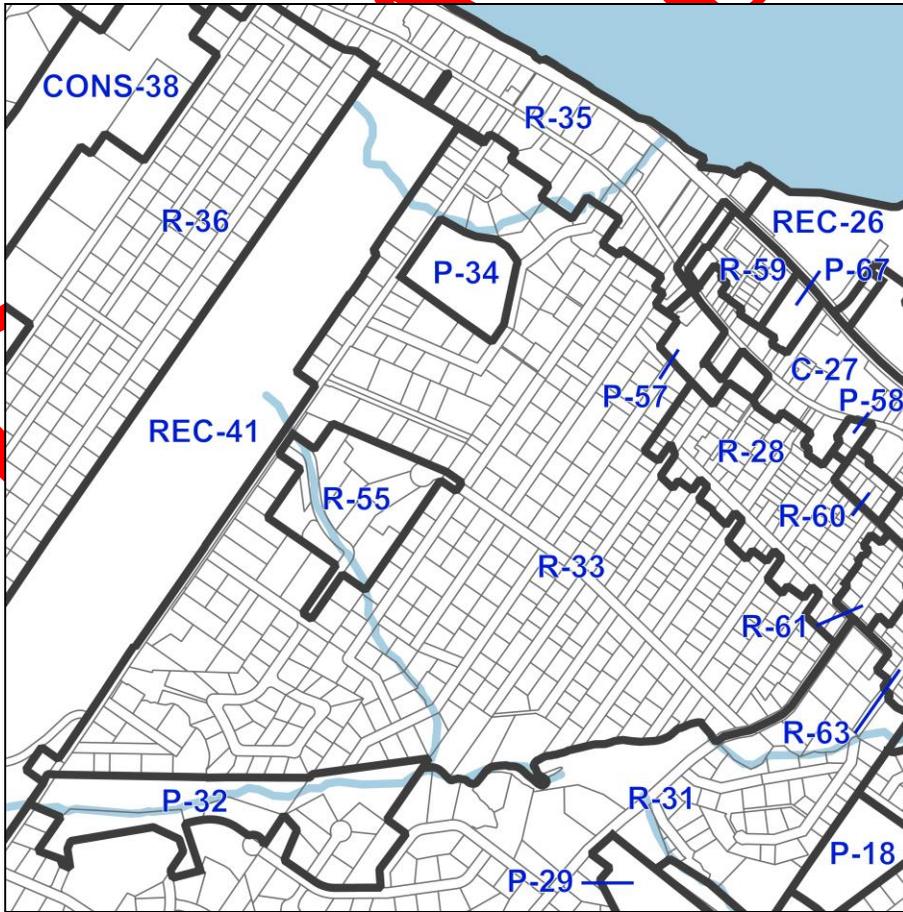
**DRAFT**

**APPENDIX A**

**ZONE R-28 - BEFORE**



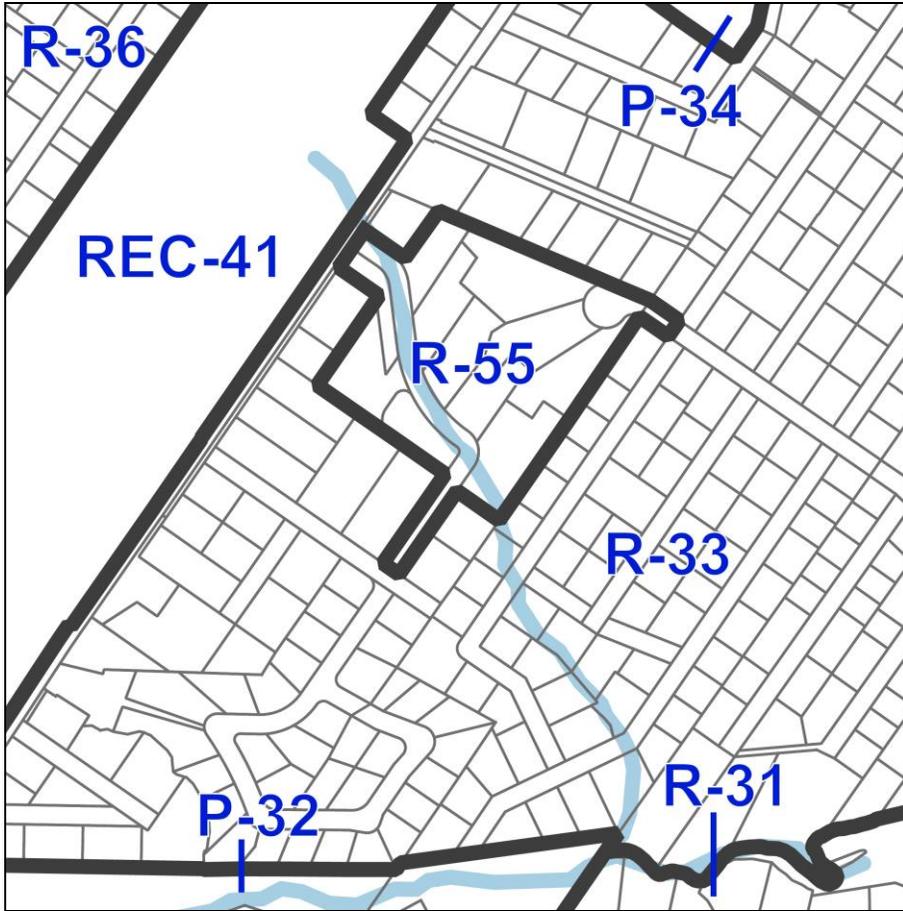
**ZONE R-28 - AFTER**



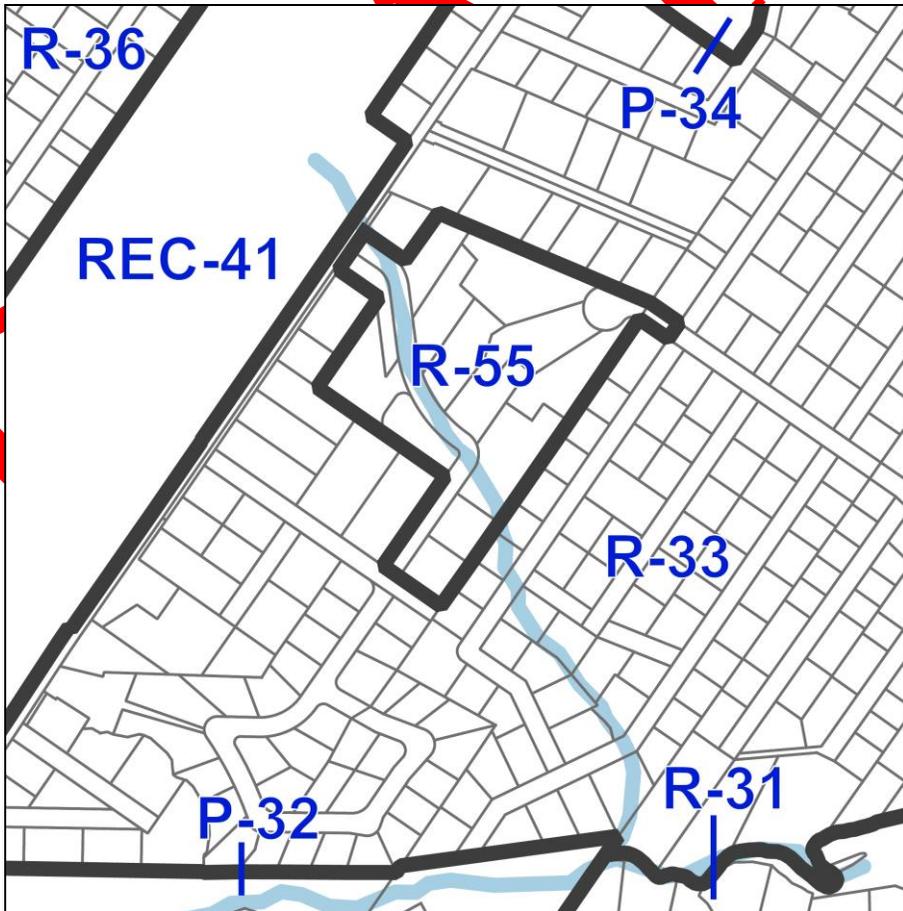
**DRAFT**

**APPENDIX B**

ZONE R-55 - BEFORE



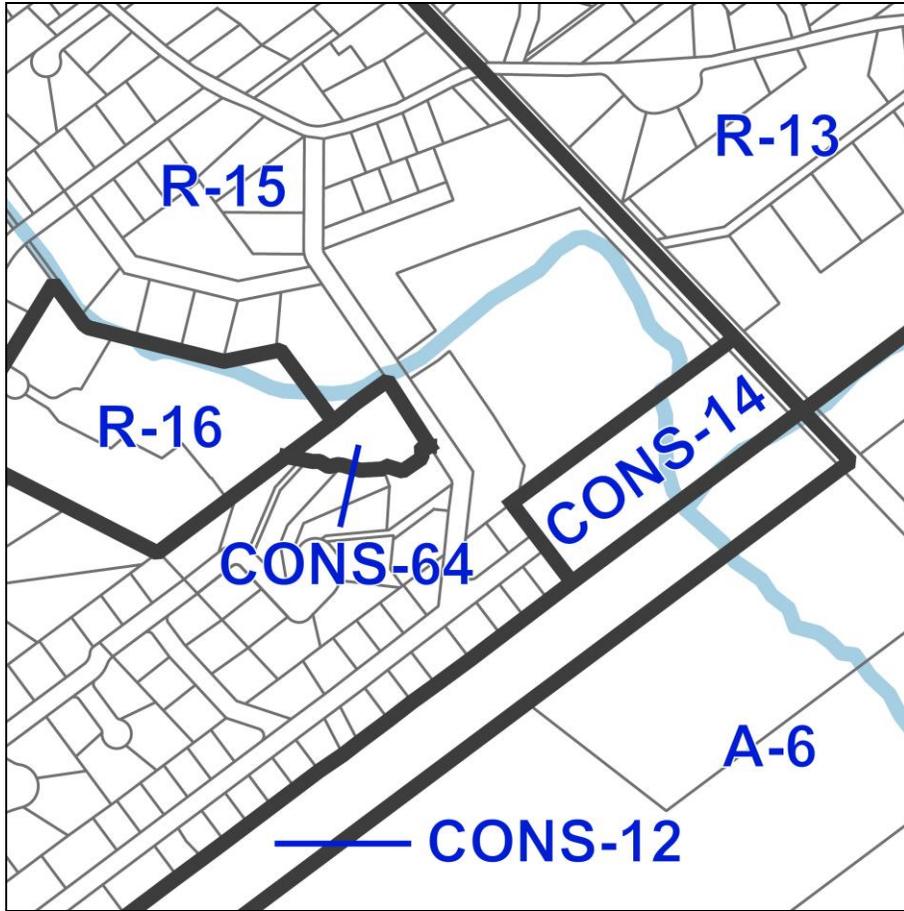
ZONE R-55 - AFTER



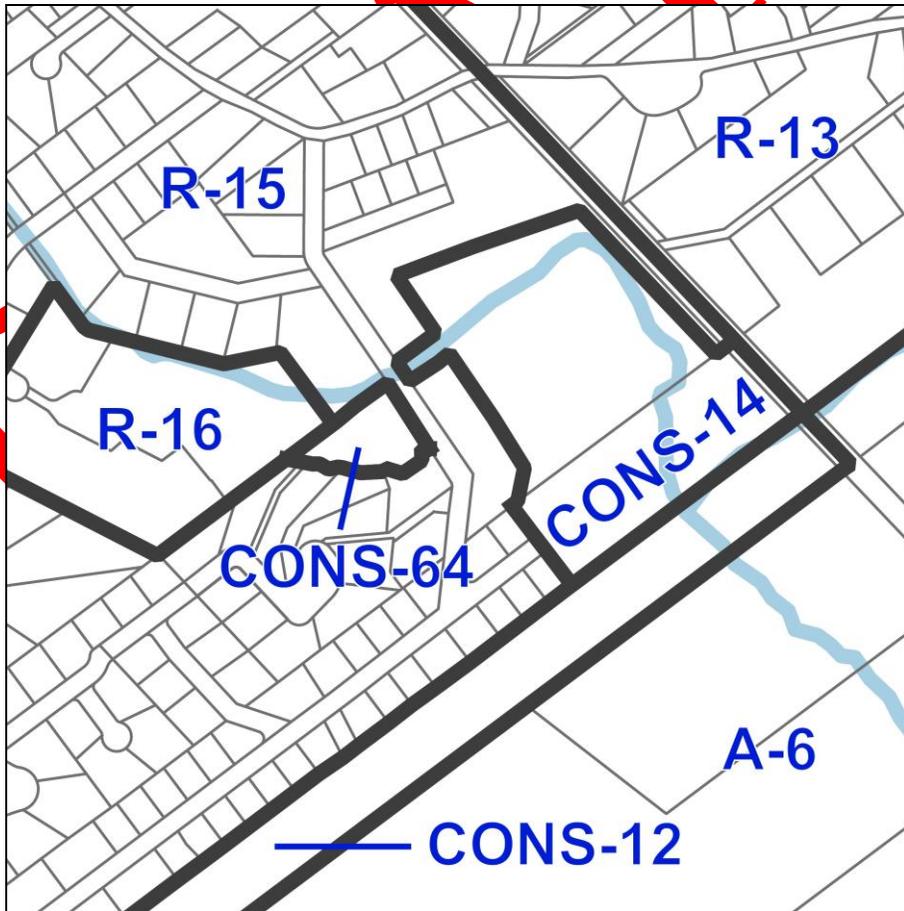
**DRAFT**

**APPENDIX C**

ZONE CONS-14 - BEFORE



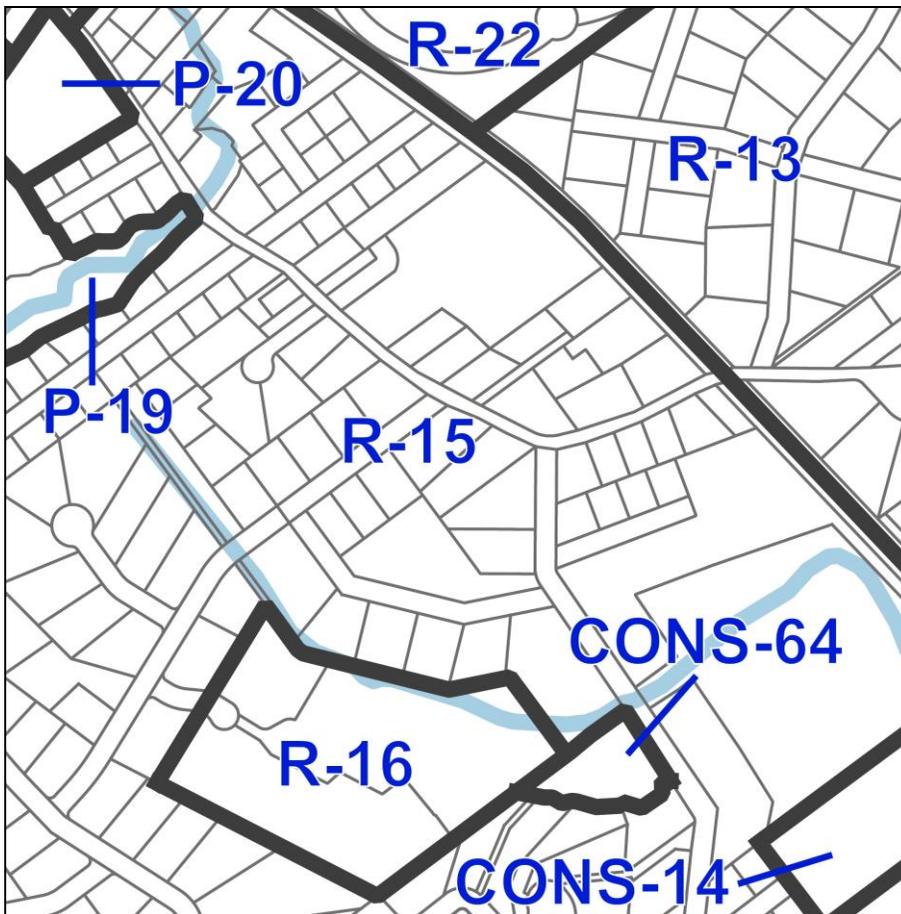
ZONE CONS-14 - AFTER



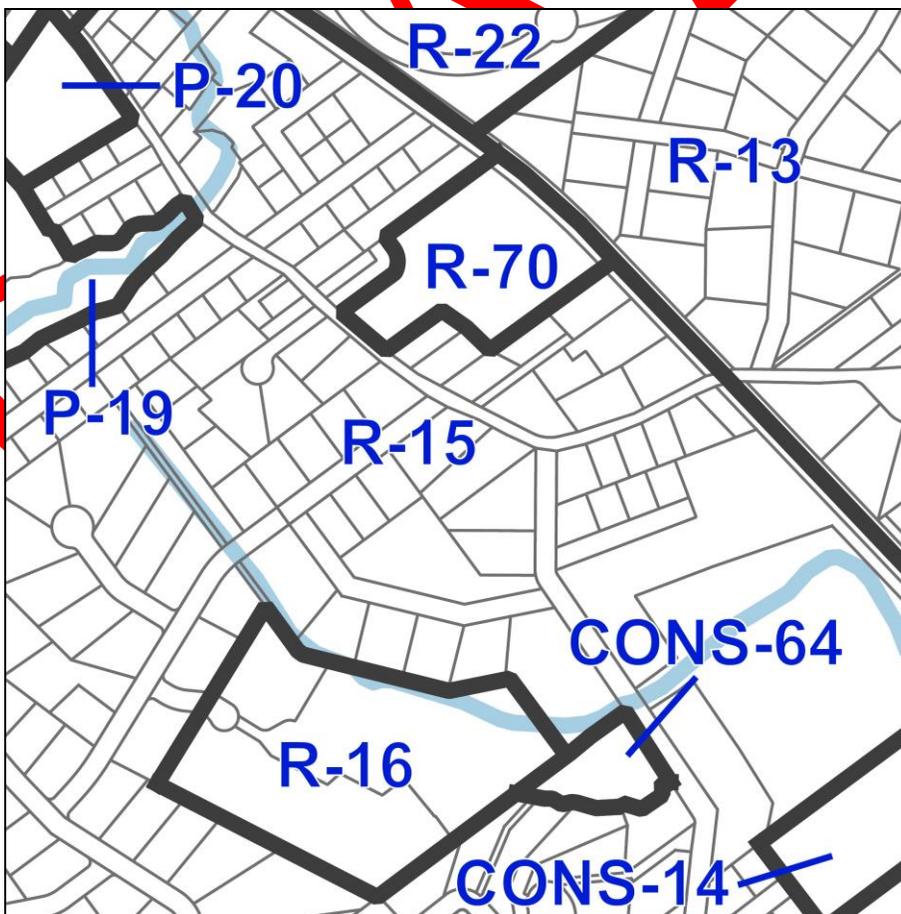
**DRAFT**

**APPENDIX D**

ZONE R-15 - BEFORE



ZONES R-15 AND R-70 - AFTER



**DRAFT**

**APPENDIX E**