



**BY-LAW NO 689-2017**  
**ZONING**  
**APPENDIX « D »**  
**USES AND STANDARDS TABLE**

ZONES ⇨ PERMITTED USES □□□□□□□□□□ □	R-1	A-2	R-3	P-4	R-5	A-6	R-7	R-7	R-7	R-7	C-8
<b>DWELLING</b>											
Single-family	√	√ (1)	√		√	√ (1)	√ (3)	√ (4)	√ (4)	√ (4)	√
Two-family											√
Multi-family											
Boarding house											√
Seniors' residence											
<b>BUSINESS</b>											
Retail business/Category 1											√
Retail business/Category 2											
Administrative services											√
Cultural services											
Financial services											
Personal services											
Professional services											√
Recreational services/Category 1											
Recreational services/Category 2											
Recreational services/Category 3											
Recreational services/Category 4											
Road services/Category 1											
Road services/Category 2											
Technical services/Category 1											
Technical services/Category 2											√ (2)
Tourist services/Category 1											
Tourist services/Category 2											
<b>PUBLIC</b>											
Public services/Category 1			√	√	√		√		√	√	√
Public services/Category 2											
Public services/Category 3											
<b>CONSERVATION</b>											
<b>AGRICULTURE</b>		√ (1)				√ (1)					
<b>SPECIFIC USES</b>											
Permitted							(5)	(5)	(5)	(5)	(2)
Not permitted											
<b>NOTE:</b>	(1) See articles 1200 to 1219. (2) Landscapers and lawn maintenance (3) Lot not served by water and sewers systems. (4) Lot not served by water and sewers systems. (5) Subject to the integrated residential project contained in the zoning by-law.										



	ZONES ⇨											
STANDARDS □□□□□□□□□□ ↓	R-1	A-2	R-3	P-4	R-5	A-6	R-7	R-7	R-7	R-7	C-8	
<b>LOT</b>												
Min. surface (m <sup>2</sup> )	3,700	5,000	2,800		1,400	5,000	2,800	500	500	162.5	1,850	
Min. depth (m)	75 (1)							25	25	25		
Min. façade (m)	57	57	45		24.4	57	45	20	20	6.5	38	
<b>BUILDING</b>												
Max. gable roof height (floors)	2½	2½	2½		2½	2½	2½	2½	2½	2½	2½	
Max. flat roof height (floors)	2	2	2		2	2	2	2	2	2	2	
Maximum height (m)	11	11	11		11	11	11	11	11	11	11	
Min. construction surface m <sup>2</sup>	150	150	80		80	150	130	75	75	65	92 (2)	
<b>STRUCTURE</b>												
Detached	√	√	√	√	√	√	√	√			√	
Semi-detached									√			
Townhouse										√		
<b>SETBACKS</b>												
Min. front setback (m)	12	12	6		6	12	9	5	5	7	8	
Min. lateral setbacks(m)	4.5	4.5	3		3	4.5	4.5	3	0/2.5	0	3	
Min. rear setback (m)	9	9	6		6	9	9	7	7	7	8	
<b>RATIOS</b>												
Max. dwelling/building	1	1	1		1	1	1	1	2	6	1 or 2	
Max. lot occupation %	20	10	20		20	10	20	20	30	40	30	
Land occupation density								(3)	(3)	(3)		
<b>NATURAL CONSTRAINTS</b>												
Riparian corridor	√	√										
Flood prone area	√	√										
<b>AIP BY-LAW</b>												
<b>EFP BY-LAW</b>												
<b>AMENDMENTS</b>												
<b>SPECIAL PROVISIONS</b> (1) If riparian to a river (2) 75 m <sup>2</sup> for a two-family dwelling The maximum floor surface for a commercial establishment has been set at 4,000 m <sup>2</sup> . (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.												



ZONES ⇄	Cons-9	R-10	R-11	Cons-12	R-13	CONS-14	R-15	R-15	R-15	
PERMITTED USES □□□□□□□□□□										
↓										
<b>DWELLING</b>										
Single-family		√	√		√		√ (1)	√ (2)	√ (2)	
Two-family										
Multi-family										
Boarding house										
Seniors' residence										
<b>BUSINESS</b>										
Retail business/Category 1										
Retail business/Category 2										
Administrative services										
Cultural services										
Financial services										
Personal services										
Professional services										
Recreational services/Category 1										
Recreational services/Category 2										
Recreational services/Category 3										
Recreational services/Category 4										
Road services/Category 1										
Road services/Category 2										
Technical services/Category 1										
Technical services/Category 2										
Tourist services/Category 1										
Tourist services/Category 2										
<b>PUBLIC</b>										
Public services/Category 1		√	√		√		√	√	√	
Public services/Category 2										
Public services/Category 3										
<b>CONSERVATION</b>	√			√		√				
<b>AGRICULTURE</b>										
<b>SPECIFIC USES</b>										
Permitted										
Not permitted										
<b>NOTES</b>										
(1) Lot not served by water and sewers systems.										
(2) Lot served by water and sewers systems.										



ZONES ⇨	Cons-9	R-10	R-11	Cons-12	R-13	CONS-14	R-15	R-15	R-15	
<b>STANDARDS</b> □□□□□□□□□□ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )		3,700	2,800		3,700		2,800	500	162.5	
Min. depth (m)		75 (1)			75 (1)			25	25	
Min. façade (m)		57	45		57		45	20	6.5	
<b>BUILDING</b>										
Max. gable roof height (floors)		2½	2½		2½		2½	2½	2½	
Max. flat roof height (floors)		2	2		2		2	2	2	
Maximum height (m)		11	11		11		11	11	11	
Min. construction surface m <sup>2</sup>		150	130		150		130	75	65	
<b>STRUCTURE</b>										
Detached		√	√		√		√			
Semi-detached								√		
Townhouse									√	
<b>SETBACKS</b>										
Min. front setback (m)		12	9		12		9	5	7	
Min. lateral setbacks(m)		4.5	4.5		4.5		4.5	0/2.5	0	
Min. rear setback (m)		9	9		9		9	7	7	
<b>RATIOS</b>										
Max. dwelling/building		1	1		1		1	2	6	
Max. lot occupation %		20	20		20		20	30	40	
Land occupation density								(2)	(2)	
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor		√			√					
Flood prone area		√			√					
<b>AIPP BY-LAW</b>										
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b>										
(1) If riparian to a river (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.										



ZONES ⇌	<b>R-16</b>	<b>R-16</b>	<b>R-16</b>	<b>P-17</b>	<b>P-18</b>	<b>P-19</b>	<b>P-20</b>	<b>R-21</b>		
<b>PERMITTED USES</b> □□□□□□□□□□ □										

**DWELLING**

Single-family	√	√						√ (2)		
Two-family										
Multi-family										
Boarding house										
Seniors' residence										

**BUSINESS**

Retail business/Category 1										
Retail business/Category 2										
Administrative services										
Cultural services										
Financial services										
Personal services										
Professional services			√ (1)							
Recreational services/Category 1										
Recreational services/Category 2										
Recreational services/Category 3										
Recreational services/Category 4										
Road services/Category 1										
Road services/Category 2										
Technical services/Category 1										
Technical services/Category 2										
Tourist services/Category 1										
Tourist services/Category 2										

**PUBLIC**

Public services/Category 1	√	√	√	√	√	√	√	√		
Public services/Category 2					√		√			
Public services/Category 3										

**CONSERVATION**

**AGRICULTURE**

**SPECIFIC USES**

Permitted			√ (1)					√ (2)		
Not permitted										

**NOTES**

(1) Healthcare establishment

(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.



ZONES ⇄	R-16	R-16	R-16	P-17	P-18	P-19	P-20	R-21		
<b>STANDARDS</b> □□□□□□□□□□ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )	2,800	1,400 (3)	2,800 (4)		5,000		2,800	2,800		
Min. depth (m)							75 (5)			
Min. façade (m)	45	24.4	45		45		24.4	45		
<b>BUILDING</b>										
Max. gable roof height (floors)	2½	2 (1)	2 (1)					2½		
Max. flat roof height (floors)	2				3		3	2		
Maximum height (m)	11				15		15	11		
Min. construction surface m <sup>2</sup>	130	85	130					150		
<b>STRUCTURE</b>										
Detached	√		√		√		√	√		
Semi-detached										
Townhouse		√								
<b>SETBACKS</b>										
Min. front setback (m)	9	9	14		(2)		(2)	12		
Min. lateral setbacks(m)	4.5	4.5	(2)		(2)		(2)	4.5		
Min. rear setback (m)	9	9	14		(2)		(2)	9		
<b>RATIOS</b>										
Max. dwelling/building	1	6						1		
Max. lot occupation %	20	25	20		25		25	20		
Land occupation density								(6)		
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor								√		
Flood prone area								√		
<b>AIIP BY-LAW</b>										
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b>										
(1) Minimum roof pitch: 4/12										
(2) Height of main building										
(3) and 270 m <sup>2</sup> per dwelling										
(4) and 230 m <sup>2</sup> per bed										
(5) If riparian to a river										
(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.										



ZONES ⇨	R-22	R-22	CONS -23	R-24	R-24	R-24	R-24	R-25	R-25	R-25	R-25
<b>PERMITTED USES</b> □□□□□□□□□□ ⇩											
<b>DWELLING</b>											
Single-family	√	√		√	√			√ (3)	√ (4)	√ (4)	√ (4)
Two-family											
Multi-family		√			√		√ (2)				
Boarding house											
Seniors' residence		√			√						
<b>BUSINESS</b>											
Retail business/Category 1											
Retail business/Category 2											
Administrative services											
Cultural services											
Financial services											
Personal services											
Professional services							√ (3)				
Recreational services/Category 1											
Recreational services/Category 2											
Recreational services/Category 3											
Recreational services/Category 4											
Road services/Category 1											
Road services/Category 2											
Technical services/Category 1											
Technical services/Category 2											
Tourist services/Category 1											
Tourist services/Category 2											
<b>PUBLIC</b>											
Public services/Category 1	√	√		√	√	√	√	√		√	√
Public services/Category 2											
Public services/Category 3											
<b>CONSERVATION</b>											
			√								
<b>AGRICULTURE</b>											
<b>SPECIFIC USES</b>											
Permitted	(2)	(2)	√ (4) (1)	(2)	(2)	√ (3)	√ (2)	(5)	(5)	(5)	(5)
Not permitted											
<b>NOTES</b>											
(1) Seniors' residence (2) Healthcare establishment (3) Nature trail (1) Nature trail (2) Subject to the integrated residential project contained in the zoning by-law. A maximum of 250 dwellings are authorized within these zones. (3) Lot not served by water and sewers systems. (4) Lot not served by water and sewers systems. (5) Subject to the integrated residential project contained in the zoning by-law.											



ZONES ⇨		R-22	R-22	CONS -23	R-24	R-24	R-24	R-24	R-25	R-25	R-25	R-25
STANDARDS □□□□□□□□□□ ↓												
<b>LOT</b>												
Min.	surface (m <sup>2</sup> )	2,800 162.5	1,012 (1)		2,800 162.5	1,012 (1)	(2)	(3)	3,700	500	500	162.5
Min.	depth (m)	75 (1) 25	75 (1) 25		75 (1) 25	75 (1) 25	75 (1)	75 (1)	75 (1)	25	25	25
Min.	façade (m)	45 6.5	57 20		57 6.5	57 20	57	57	57	20	20	6.5
<b>BUILDING</b>												
Max. (floors)	gable roof height	2½	2½ 3½		2½	2½ 3½	2½	2½	2½	2½	2½	2½
Max. (floors)	flat roof height	2	2 3		2	2 3	2	2	2	2	2	2
	Maximum height (m)	11	11 12		11	11 12	11	11	11	11	11	11
	Min. construction surface m <sup>2</sup>	130 65	150		130 65	85 150	130	130	150	75	75	65
<b>STRUCTURE</b>												
	Detached	√	√		√	√	√	√	√	√		
	Semi-detached										√	
	Townhouse	√	√		√	√						√
<b>SETBACKS</b>												
Min.	front setback (m)	12 7	12 5		12 7	12 5	12	12	12	5	5	7
Min.	lateral setbacks(m)	4.5 5	4.5 5		4.5 5	4.5 5	4.5	4.5	4.5	3	0/2.5	0
Min.	rear setback (m)	9 7	9 7		9 7	9 7	9	9	9	7	7	7
<b>RATIOS</b>												
Max.	dwelling/building	4 6	6 20		4 6	6 20			1	1	2	6
Max.	lot occupation %	20 40	35		20 40	35	20	35	20	20	30	40
	Land occupation density	(2)	(2)		(2)	(2)			(3)	(3)	(3)	(3)
<b>NATURAL CONSTRAINTS</b>												
	Riparian corridor	√	√	√	√	√	√	√	√	√	√	√
	Flood prone area	√	√	√	√	√	√	√	√	√	√	√
<b>AIP BY-LAW</b>												
		√	√		√	√						
<b>EFP BY-LAW</b>												
<b>AMENDMENTS</b>												
<b>SPECIAL PROVISIONS</b>												
(1) If riparian to a river (2) 500 m <sup>2</sup> per bed (3) 500 m <sup>2</sup> per dwelling (1) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest (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. (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.												





ZONES ⇨  PERMITTED USES □□□□□□□□□□ □		Rec-26	Rec-26	C-27	C-27	C-27	C-27	C-27	C-27		
<b>DWELLING</b>											
Single-family		√		√	√	√					
Two-family							√				
Multi-family								√ (1)	√		
Boarding house				√							
Seniors' residence											
<b>BUSINESS</b>											
Retail business/Category 1										√	
Retail business/Category 2											
Administrative services										√	
Cultural services										√	
Financial services										√	
Personal services										√	
Professional services								√ (2)	√		
Recreational services/Category 1										√	
Recreational services/Category 2										√	
Recreational services/Category 3			√ (3)								
Recreational services/Category 4											
Road services/Category 1											
Road services/Category 2											
Technical services/Category 1											
Technical services/Category 2											
Tourist services/Category 1										√	
Tourist services/Category 2										√	
<b>PUBLIC</b>											
Public services/Category 1										√	
Public services/Category 2										√	
Public services/Category 3										√	
<b>CONSERVATION</b>											
<b>AGRICULTURE</b>											
<b>SPECIFIC USES</b>											
Permitted			√ (3)						√ (1.2)	√ (4)	
Not permitted											
<b>NOTE:</b> (1) Including seniors' residences (2) Healthcare establishment (3) Sailing club (4) Notwithstanding Article 500 or "Appendix D: Definition", the abovementioned uses are permitted in accessory buildings if, upon adoption of this amendment, the accessory building has already been built AND the main building serves a commercial purpose. Accessory buildings that are subject to this provision may not be expanded.											



<b>ZONES ⇄</b>											
<b>STANDARDS</b> □□□□□□□□□□ ↓	<b>Rec-26</b>	<b>Rec-26</b>	<b>C-27</b>	<b>C-27</b>	<b>C-27</b>	<b>C-27</b>	<b>C-27</b>	<b>C-27</b>	<b>C-27</b>		
<b>LOT</b>											
Min. surface (m <sup>2</sup> )	2,800	3,700	1,400	1,400	162.5	700	(3)	1,850 (3)			
Min. depth (m)	75 (5)	75 (5)									
Min. façade (m)	45	57	24.4	24.4	6.5	24.4	20	24.4			
<b>BUILDING</b>											
Max. gable roof height (floors)	2½	2½	2½	2½	2½	2½	3½	2½ (8)			
Max. flat roof height (floors)	2	2	2	2	2	2	3	2 (8)			
Maximum height (m)	11	11	11	11	11	11	13.5 (7)	11 (8)			
Min. construction surface m <sup>2</sup>	130	200	92	75	75	75	75	75 (6)			
<b>STRUCTURE</b>											
Detached	√	√	√				√	√	√		
Semi-detached				√					√		
Townhouse					√						
<b>SETBACKS</b>											
Min. front setback (m)	9	12	3	3	3	3	3	3			
Min. lateral setbacks(m)	4.5	4.5	3.7	0/3.7	0 (4)	3.7	3.7	3.7			
Min. rear setback (m)	9	9	8	8	8	8	8	5			
<b>RATIOS</b>											
Max. dwelling/building	1		1	2	6	2					
Max. lot occupation %	20	20	35	35	35	35	35	50 (8)			
Land occupation density	(9)		(9)	(9)	(9)	(9)	(9)	(9)			
<b>NATURAL CONSTRAINTS</b>											
Riparian corridor	√	√									
Flood prone area	√	√									
<b>AIIP BY-LAW</b>											
			√	√	√	√	√	√			
<b>EFP BY-LAW</b>											
<b>AMENDMENTS</b>											
<b>SPECIAL PROVISIONS</b>											
(1) Minimum roof pitch of 4/12											
(2) 75 m <sup>2</sup> per dwelling unit											
(3) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest											
(4) Minimum of 3.7 meters at building extremities											
(5) If riparian to a river											
(6) Maximum floor surface of 2,000 m <sup>2</sup> per establishment											
(7) Dormers are limited to a maximum height of 11 meters.											
(8) The standards contained in the multi-family column for mixed-use buildings fully apply to their residential portion.											
(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.											



ZONES ⇌	R-28	P-29	P-30	R-31	P-32	R-33	P-34	R-35	R-36	
<b>PERMITTED USES</b> □□□□□□□□□□□□ □										
<b>DWELLING</b>										
Single-family	√			√		√		√	√	
Two-family										
Multi-family										
Boarding house										
Seniors' residence										
<b>BUSINESS</b>										
Retail business/Category 1										
Retail business/Category 2										
Administrative services										
Cultural services										
Financial services										
Personal services										
Professional services										
Recreational services/Category 1										
Recreational services/Category 2										
Recreational services/Category 3										
Recreational services/Category 4										
Road services/Category 1										
Road services/Category 2										
Technical services/Category 1										
Technical services/Category 2										
Tourist services/Category 1										
Tourist services/Category 2										
<b>PUBLIC</b>										
Public services/Category 1	√	√	√	√	√	√		√	√	
Public services/Category 2							√			
Public services/Category 3										
<b>CONSERVATION</b>										
<b>AGRICULTURE</b>										
<b>SPECIFIC USES</b>										
Permitted										
Not permitted										
<b>NOTES</b>										



ZONES ⇨	R-28	P-29	P-30	R-31	P-32	R-33	P-34	R-35	R-36	
<b>STANDARDS</b> □□□□□□□□□□ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )	1,400			2,800		2,800	5,000	3,700	2,800	
Min. depth (m)								75 (1)		
Min. façade (m)	24.4			45		45	45	57	45	
<b>BUILDING</b>										
Max. gable roof height (floors)	2½			2½		2½		2½	2½	
Max. flat roof height (floors)	2			2		2	3	2	2	
Maximum height (m)	11			11		11	15	11	11	
Min. construction surface m <sup>2</sup>	70			130		100		150	130	
<b>STRUCTURE</b>										
Detached	√			√		√	√	√	√	
Semi-detached										
Townhouse										
<b>SETBACKS</b>										
Min. front setback (m)	4.5			9		9	(2)	12	9	
Min. lateral setbacks(m)	2			4.5		4.5	(2)	4.5	4.5	
Min. rear setback (m)	5			9		9	(2)	9	9	
<b>RATIOS</b>										
Max. dwelling/building	1			1		1		1	1	
Max. lot occupation %	35			20		20	25	20	20	
Land occupation density	(3)			(3)		(3)		(3)	(3)	
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor								√		
Flood prone area								√		
<b>AIIP BY-LAW</b>										
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b>										
(1) If riparian to a river (2) Height of main building (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.										



ZONES ⇨  PERMITTED USES □□□□□□□□□□ □	P-37	Cons-38	P-39	R-40	Rec-41	P-42	P-43	R-44		
↓										
<b>DWELLING</b>										
Single-family			√	√				√		
Two-family										
Multi-family										
Boarding house										
Seniors' residence										
<b>BUSINESS</b>										
Retail business/Category 1										
Retail business/Category 2										
Administrative services										
Cultural services										
Financial services										
Personal services										
Professional services										
Recreational services/Category 1										
Recreational services/Category 2										
Recreational services/Category 3					√					
Recreational services/Category 4										
Road services/Category 1										
Road services/Category 2										
Technical services/Category 1										
Technical services/Category 2										
Tourist services/Category 1										
Tourist services/Category 2										
<b>PUBLIC</b>										
Public services/Category 1	√		√	√	√	√	√	√		
Public services/Category 2			√(2)							
Public services/Category 3						√	√			
<b>CONSERVATION</b>										
		√(1)(3) (4)								
<b>AGRICULTURE</b>										
<b>SPECIFIC USES</b>										
Permitted		√(1)(3) (4)	√(2)							
Not permitted										
<b>NOTES</b>										
(1) Bird rehabilitation and nature interpretation										
(2) Church										
(3) Wild birds and bird rehabilitation educational program										
(4) Wild bird product sales over a maximum floor surface of 16.5 m <sup>2</sup>										



ZONES ⇨	P-37	Cons-38	P-39	R-40	Rec-41	P-42	P-43	R-44		
<b>STANDARDS</b> □□□□□□□□□□ □ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )		3,700		2,800	3,700	4,000	4,000	2,750		
Min. depth (m)										
Min. façade (m)		57		45	57	45	45	45		
<b>BUILDING</b>										
Max. gable roof height (floors)		2½	2½	2½	2½	2	2	2½		
Max. flat roof height (floors)		2	2	2	2	2	2	2		
Maximum height (m)		12	12	11	11	11	11	15		
Min. construction surface m <sup>2</sup>		100	150	130	150	65	10	130		
<b>STRUCTURE</b>										
Detached		√	√	√	√	√	√	√		
Semi-detached										
Townhouse										
<b>SETBACKS</b>										
Min. front setback (m)		12	12	9	12	9	6	9 (1)		
Min. lateral setbacks(m)		4.5	4.5	4.5	4.5	9	6	4.5 (2)		
Min. rear setback (m)		9	9	9	9	9	6	9		
<b>RATIOS</b>										
Max. dwelling/building			1	1		0	0	1		
Max. lot occupation %		15	20	20	15	15	15	20		
Land occupation density										
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor			√							
Flood prone area										
<b>AIIP BY-LAW</b>										
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b>										
<p>(1) When buildings exceed eleven meters (11 m) in height, a front setback of one meter (1 m) must be added for each five-tenths of a meter (0.5 m) that exceeds the eleven meter height (11 m), up to a maximum of fifteen meters (15 m) in height.</p> <p>(2) When buildings exceed eleven meters (11 m) in height, a lateral setback of one meter (1 m) must be added for each five-tenths of a meter (0.5 m) that exceeds the eleven meter height (11 m), up to a maximum of fifteen meters (15 m) in height.</p>										



ZONES ⇨  PERMITTED USES □□□□□□□□□□ □		Rec-45	A-46	P-47	R-48	R-49	A-50	R-51	R-52	Cons-53	P-54
<b>DWELLING</b>	↓										
Single-family			√ (1)		√	√	√ (1)	√	√		
Two-family											
Multi-family											
Boarding house											
Seniors' residence											
<b>BUSINESS</b>											
Retail business/Category 1											
Retail business/Category 2											
Administrative services											
Cultural services											
Financial services											
Personal services											
Professional services											
Recreational services/Category 1											
Recreational services/Category 2											
Recreational services/Category 3		√									
Recreational services/Category 4											
Road services/Category 1											
Road services/Category 2											
Technical services/Category 1											
Technical services/Category 2											
Tourist services/Category 1											
Tourist services/Category 2											
<b>PUBLIC</b>											
Public services/Category 1		√		√	√	√		√	√		√
Public services/Category 2											
Public services/Category 3											√
<b>CONSERVATION</b>										√	
<b>AGRICULTURE</b>			√ (1)				√ (1)				
<b>SPECIFIC USES</b>											
Permitted											
Not permitted											
<b>NOTES</b> (1) See articles 1200 to 1219.											



ZONES ⇨	Rec-45	A-46	P-47	R-48	R-49	A-50	R-51	R-52	Cons-53	P-54
<b>STANDARDS</b> □□□□□□□□□□ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )	40,000	3,700		2,800	3,700	5,000	2,800	3,700		2,800
Min. depth (m)					75 (1)	75 (1)	75 (1)	75 (1)		
Min. façade (m)	57	45		45	45	57	48.7	45		30
<b>BUILDING</b>										
Max. gable roof height (floors)	2½	2½		2½	2½	2½	2½	2½		2½
Max. flat roof height (floors)	2	2		2	2	2	2	2		2
Maximum height (m)	15	11		11	11	11	11	11		12
Min. construction surface m <sup>2</sup>	150	150		130	150	150	150	150		100
<b>STRUCTURE</b>										
Detached	√	√		√	√	√	√	√		√
Semi-detached										
Townhouse										
<b>SETBACKS</b>										
Min. front setback (m)	12	12		9	12	12	12	12		9
Min. lateral setbacks(m)	6	4.5		4.5	4.5	4.5	4.5	4.5		4.5
Min. rear setback (m)	12	9		9	9	9	9	9		9
<b>RATIOS</b>										
Max. dwelling/building		1		1	1	1	1	1		
Max. lot occupation %	10	10		20	20	10	20	20		30
Land occupation density										
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor			√		√	√	√	√	√	√
Flood prone area			√		√	√	√	√	√	√
<b>AIIP BY-LAW</b>										
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b> (1) If riparian to a river										





ZONES ⇨	R-55	R-55	R-56	R-56	P-57	P-58	R-59	R-59	R-59	R-59
<b>PERMITTED USES</b> □□□□□□□□□□ □										
<b>DWELLING</b>										
Single-family			√ (2)	√ (2)			√	√		
Two-family									√	
Multi-family										√
Boarding house										
Seniors' residence	√ (1)									
<b>BUSINESS</b>										
Retail business/Category 1										
Retail business/Category 2										
Administrative services										
Cultural services										
Financial services										
Personal services										
Professional services										
Recreational services/Category 1										
Recreational services/Category 2										
Recreational services/Category 3										
Recreational services/Category 4										
Road services/Category 1										
Road services/Category 2										
Technical services/Category 1										
Technical services/Category 2										
Tourist services/Category 1										
Tourist services/Category 2										
<b>PUBLIC</b>										
Public services/Category 1		√	√	√			√	√	√	√
Public services/Category 2					√ (3,4)	√				
Public services/Category 3					√ (3)					
<b>CONSERVATION</b>										
<b>AGRICULTURE</b>										
<b>SPECIFIC USES</b>										
Permitted	(1)				(4)					
Not permitted										
<b>NOTES</b>										
(1) Seniors' integrated residential projects (see Article 806), whether or not they integrate the following additional uses: banking counter and financial advisors, travel agency, medical consultation office, pharmacy, small hair salon, small convenience store, catering service, restaurant/bar and lounge, adapted health and fitness centre, laundry service, domestic assistance, private swimming pools, tennis courts. (2) A maximum of 49 dwellings are authorized within this zone. Planned detached single-family dwellings must be part of an integrated residential project (see Article 806). (3) Two (2) main buildings are authorized in this zone but must be separated by a minimum setback of 5 meters. (4) A church on lot 1 833 067										



ZONES →	R-55	R-55	R-56	R-56	P-57	P-58	R-59	R-59	R-59	R-59
<b>STANDARDS</b> □□□□□□□□□□ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )	60,705 (1)		2,750 (4)	3,640 (4)	1,000	800	500	162.5	250	(7)
Min. depth (m)							25	25	25	25
Min. façade (m)	45 (2)		24.4	130	20	20	20	6.5	20	20
<b>BUILDING</b>										
Max. gable roof height (floors)	3	3	2½	2½	2½	2½	2½	2½	2½	3½
Max. flat roof height (floors)			2	2	2	2	2	2	2	3
Maximum height (m)	15 (3)	15 (3)	11	11	11	11	12	11	12	12
Min. construction surface m <sup>2</sup>	2,600		120	80	75	75	75	65	75	150
<b>STRUCTURE</b>										
Detached	√	√	√		√	√	√		√	√
Semi-detached				√						
Townhouse								√		
<b>SETBACKS</b>										
Min. front setback (m)	50	50	9	6	8	5	5	7	5	5
Min. lateral setbacks(m)	15	15	4.5	0 and 6	4	3	3	0 (6)	3	3
Min. rear setback (m)	50	50	9	6	8	5	7	7	7	7
<b>RATIOS</b>										
Max. dwelling/building			1	2	0	0	1	6	2	20
Max. lot occupation %	25	50	25	25 (5)	50	50	30	40	30	35
Land occupation density	(8)	(8)					(9)	(9)	(9)	(9)
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor										
Flood prone area										
<b>AIIP BY-LAW</b>										
	√	√	√	√	√	√	√	√	√	√
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b>										
(1) Maximum of two (2) main buildings per lot.										
(2) Minimum secondary façade: 20.m										
(3) Minimum roof pitch: 4/12.										
(4) The zone must be accessible from a new street connecting directly to Côte Saint-Charles.										
(5) A minimum of 50% of the forest cover must be preserved on each lot.										
(6) Minimum of 5 meters at building extremities.										
(7) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest.										
(8) 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 for the period of 2017 to 2021, of 16 dwellings per hectare for the period of 2022 to 2026 and of 18 dwellings per hectare for the period of 2027 to 2031.										
(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 82 dwellings per hectare.										



ZONES ⇌	R-60	R-60	R-60	R-60	R-60	R-61	R-61	R-61	R-61	R-61
<b>PERMITTED USES</b> □□□□□□□□□□ □ ↓										
<b>DWELLING</b>										
Single-family	√	√			√	√	√			
Two-family			√					√		
Multi-family				√					√	
Boarding house										
Seniors' residence										
<b>BUSINESS</b>										
Retail business/Category 1										√ (1)
Retail business/Category 2										
Administrative services										
Cultural services										
Financial services										
Personal services										
Professional services										√ (1)
Recreational services/Category 1										
Recreational services/Category 2										
Recreational services/Category 3										
Recreational services/Category 4										
Road services/Category 1										
Road services/Category 2										
Technical services/Category 1										
Technical services/Category 2										
Tourist services/Category 1										
Tourist services/Category 2										
<b>PUBLIC</b>										
Public services/Category 1	√	√	√	√	√	√	√	√	√	√
Public services/Category 2										
Public services/Category 3										
<b>CONSERVATION</b>										
<b>AGRICULTURE</b>										
<b>SPECIFIC USES</b>										
Permitted										(1)
Not permitted										
<b>NOTES</b>										
(1) Health-related businesses and services only										



ZONES ⇨	R-60	R-60	R-60	R-60	R-60	R-61	R-61	R-61	R-61	R-61
<b>STANDARDS</b> □□□□□□□□□□ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )	162.5	500	250	333 (2)	500	500	162.5	250	(2)	1,400
Min. depth (m)	25	25	25	25	25	25	25	25	25	25
Min. façade (m)	6.5	20	20	20	20	20	6.5	20	20	24.4
<b>BUILDING</b>										
Max. gable roof height (floors)	2½	2½	2½	2½ 3½	2½	2½	2½	2½	2½ 3½	2½
Max. flat roof height (floors)	2	2	2	2 3	2	2	2	2	2 3	2
Maximum height (m)	11	11	11	11 12	11	11	11	11	11 12	11
Min. construction surface m <sup>2</sup>	65	75	75	75	75	75	65	75	75	75
<b>STRUCTURE</b>										
Detached			√	√	√	√		√	√	√
Semi-detached		√								
Townhouse	√						√			
<b>SETBACKS</b>										
Min. front setback (m)	5	5	5	5	5	7	7	7	7	7
Min. lateral setbacks(m)	0 (1)	0/2.5	2.5	2.5 5	2.5	3	0 (1)	3	3 5	3
Min. rear setback (m)	7	7	7	7	7	7	7	7	7	7
<b>RATIOS</b>										
Max. dwelling/building	6	2	2	3	1	1	6	2	20	0
Max. lot occupation %	40	30	30	30	30	30	40	30	30	40
Land occupation density	(3)	(3)	(3)	(3)	(3)	(4)	(4)	(4)	(4)	
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor										
Flood prone area										
<b>AIIP BY-LAW</b>										
	√	√	√	√	√	√	√	√	√	√
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b>										
(1) Minimum of 5 meters at the building extremities (2) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest (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. (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.										



ZONES ⇨  PERMITTED USES □□□□□□□□□□ ⇩	R-62	R-63	CONS -64	P-65	P-66	P-67	P-68	R-69	R-70	R-70
<b>DWELLING</b>										
Single-family		√						√	√	
Two-family										
Multi-family										√
Boarding house										
Seniors' residence	(3)									√
<b>BUSINESS</b>										
Retail business/Category 1										
Retail business/Category 2										
Administrative services										
Cultural services										
Financial services										
Personal services										
Professional services										
Recreational services/Category 1										
Recreational services/Category 2										
Recreational services/Category 3										
Recreational services/Category 4										
Road services/Category 1										
Road services/Category 2										
Technical services/Category 1										
Technical services/Category 2										
Tourist services/Category 1										
Tourist services/Category 2										
<b>PUBLIC</b>										
Public services/Category 1		√		√	√	√ (2)	√	√	√	√
Public services/Category 2										
Public services/Category 3					√					
<b>CONSERVATION</b>										
			√ (1)							
<b>AGRICULTURE</b>										
<b>SPECIFIC USES</b>										
Permitted	(3)					(2)			(4)	(4)
Not permitted										
<b>NOTES</b>										
(1) Nature interpretation										
(2) Accessory buildings for main use										
(3) Seniors' residential complexes, whether or not they integrates the following additional uses: Medical consultation office, pharmacy, small hair salon, small convenience store, restaurant, adapted health and fitness centre, laundry service.										
(4) Subject to the integrated residential project contained in the zoning by-law.										



ZONES ⇨	R-62	R-63	Cons-64	P-65	P-66	P-67	P-68	R-69	R-70	R-70
<b>STANDARDS</b> □□□□□□□□□□ ↓										
<b>LOT</b>										
Min. surface (m <sup>2</sup> )	7,000	1,400			4,000	2,000		1,400	162.5	(1)
Min. depth (m)	90				25	25			25	25
Min. façade (m)	35	24.4			75	75		24.4	6.5	20
<b>BUILDING</b>										
Max. gable roof height (floors)	2½	2½			2	2		2½	2½	3½
Max. flat roof height (floors)	2	2			2	2		2	2	3
Maximum height (m)	11	11			11	11		11	11	12
Min. construction surface m <sup>2</sup>	75	70			100			100	65	150
<b>STRUCTURE</b>										
Detached	√	√			√	√		√		√
Semi-detached										
Townhouse									√	
<b>SETBACKS</b>										
Min. front setback (m)	5	4.5			4	3		7	7	5
Min. lateral setbacks(m)	3	2			4.5	4.5		4.5	5	5
Min. rear setback (m)	8	5			9	9		7	7	7
<b>RATIOS</b>										
Max. dwelling/building		1			0	0		1	6	20
Max. lot occupation %	50	35			50	25		30	40	35
Land occupation density	(2)	(2)						(2)	(3)	(3)
<b>NATURAL CONSTRAINTS</b>										
Riparian corridor								√		
Flood prone area								√		
<b>AIIP BY-LAW</b>	√					√			√	√
<b>EFP BY-LAW</b>										
<b>AMENDMENTS</b>										
<b>SPECIAL PROVISIONS</b>										
(1) Minimum of 700 square meters or 80 square meters per dwelling, whichever is largest (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. (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.										