

TABLE OF MAJOR CHANGES TO BYLAWS 767-2024 and 768-2024 FOLLOWING THE PUBLIC CONSULTATION

Topic of the by-law	Proposed by-law	Modifications made to proposed by-law
Width of the shore for vacant lots	15 metres	15 metres, with exception measures when the widening of the shore makes the construction of a main building impossible
Interventions in wetlands	Interventions, including the construction, backfilling and excavation works, drainage, tree cutting, harvesting, hunting and trapping prohibited in wetlands with few exceptions	Reduction of prohibitions without restrictions to allow harvesting, hunting and trapping; Withdrawal of permission for businesses to carry out work in wetlands with permits from the Ministry of the Environment.
Minimum diameter of a tree requiring a tree cutting permit	Diameter of 5 centimetres measured 1.3 metres from the ground	Diameter of 10 centimetres measured 1.3 metres from the ground (as in the existing regulation)
Tree cutting for golf courses	Possibility for golf courses to obtain a tree cutting permit allowing them to fell up to 10% of trees per calendar year	Withdrawal of this permission to golf courses
Remarkable trees	Prohibition on the felling of remarkable trees unless they are dead, dying or dangerous and a report is produced indicating that felling is the only solution	This report will be produced at the Town's expense.
Tree cutting clearance around buildings	Tree cutting clearance permitted around accessory buildings reduced to 1 metre and swimming pools reduced to 3 metres	Reduction of tree cutting clearance permitted around accessory constructions. The proposed clearance for accessory buildings is to increase to 2 metres, and 4 metres for swimming pools
Fines for tree cutting without a permit	Increase in fine amounts	Revision of the amounts to comply with the new provincial requirement adopted in December 2023
Park contribution for the construction of a new house on a vacant lot	Contribution of 10%	Contribution of 2.5% for the construction of a single-family residence; Contribution of 10% in other cases (e.g. construction of an apartment or condo building)

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Park contribution for the demolition and reconstruction of a house	Contribution of 10% No contribution required in the event of a disaster (ex. fire, flood, etc.)	No contribution required for the demolition and reconstruction within 24 months of a single-family residence; No contribution required in the event of a disaster; Contribution of 10% in other cases (e.g. demolition of a building for the construction of an apartment or condo building)
Park contribution for the renovation of more than 33% of the volume of an existing construction	Contribution of 10%	No contribution required
Park contribution for the addition of two or more units in an existing building	Contribution of 10%	Contribution of 10%
Park contribution for the addition of a commercial building of more than 25% of its original floor area	Contribution of 10%	No contribution required
Park contribution for the change of use in an existing building	Contribution of 10%	No contribution required
20% park contribution in the central sector	Central sector corresponding to the urban perimeter (see appendix to the draft by-law)	Redefinition of the central sector to include only areas with potential for new residential development at higher density; this newly redefined zone is subject to the 20% contribution