



100 Old Chelsea Road, Chelsea, Quebec J9B 1C1

MUNICIPALITY OF CHELSEA

Zoning By-law Number 636-05

"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

ADMINISTRATIVE COMPILATION

This current edition of the Zoning By-law Number 636-05 of the Municipality of Chelsea contains all of the regulatory texts that have been adopted since its effective date of June 28, 2005. The following table illustrates the amendments made as of this date: **June 1st, 2020**.

Update No.	By-law No.	Description	Notice of Motion	Effective Date
1	659-05	Provisions with respect to main and secondary buildings, the keeping of horses and alpacas, the protection of waterfronts, shores and flood plains, buffer zones, storage areas, and zones CA-219 and PAE-3	Dec. 5, 2005	May 18, 2006
2	673-06	Provisions with respect to the amendments of the limits of the zone EN-R1-111, to swimming pools, to zones of the CDP as well as to zones aimed by a by-law for SPAIP	June 5, 2006	Oct. 19, 2006
3	683-06	Amendment of the boundaries of the zone PAE-224 within the zone RA-239 as demonstrated on the map PZ-636-05-05 dated February 26, 2007	Dec. 4, 2006	May 17, 2007
4	697-07	Amendment of the boundaries of the zone PAE-73 within the zone RA-74 as demonstrated on the map PZ-636-05-05 dated October 18, 2007	Aug. 7, 2007	Nov. 14, 2007
5	710-08	Provisions concerning the establishment of a parking area for vehicles on another lot and amending limits of the zone EN-CE-126 within the zone EN-120	Feb. 4, 2008	Aug. 25, 2008
6	704-07	Amend specific provisions respecting zones CA-219 & PAE-220, terminology, integrated residential and commercial projects, buildings and secondary constructions and the specifications grid as shown on the map PZ-636-05-07 dated September 15, 2008	Jan. 7, 2008	March 19, 2009
7	714-08	Ensure the implementation of the wastewater treatment facility in the Farm Point sector inside a residential zone by creating Zone RA-314 and modify the perimeter of the Zone RA-54	May 5, 2008	April 16, 2009
8	713-08	Provisions concerning flood plains	April 7, 2008	June 23, 2009

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9	741-09	Provisions respecting the amendment of the specifications grid for Zone LA-212	July 6, 2009	Dec. 17, 2009
10	752-09	Provisions respecting the amendment of the specifications grid for Zone CC-307	Jan. 11, 2010	June 2, 2010
11	765-10	Provisions respecting construction standards for waterfront properties	June 7, 2010	Sept. 16, 2010
12	771-10	Provisions respecting construction limits in landslide zones located in the boundaries of the Chelsea Creek Domain Project	Oct. 4, 2010	Jan. 24, 2011
13	785-11	Extend the provision of By-law Number 681-06 respecting SPAIP to specific commercial zones in Farm Point	May 2, 2011	Sept. 19, 2011
14	793-11	Provisions respecting wetlands	July 4, 2011	Oct. 24, 2011
15	794-11	Provisions respecting landslide zones	Aug. 2, 2011	Nov. 28, 2011
16	797-11	Ensure the concordance with the adoption of the SPP for the Centre-Village	Aug. 16, 2011	Feb. 8, 2012
17	811-12	Provisions respecting the amendment of the Zoning Map PZ-636-05-01	Jan. 9, 2012	Aug. 30, 2012
18	854-13	Provisions in order to create the zones RA-110 and AG-151	April 8, 2013	Aug. 15, 2013
19	831-12	Provisions to increase the Zone RA-37, create the Zones RA-106, AG-107 as well as the conservation Zones PU-108 and PU-109	July 3, 2012	September 23, 2013
20	873-14	Provisions respecting the amendment of the specifications grid for the zone CA-204	Jan. 13, 2014	June 26, 2014
21	893-14	Provisions respecting terminology as well as those relating to the parking of heavy equipment and utility vehicles	July 7, 2014	August 14, 2014
22	882-14	Provisions respecting the amendment of the specifications grid for zone CC-403 in order to authorize daycares in the sector	April 15, 2014	August 25, 2014
23	883-14	Provisions respecting the amendment of the specifications grid for zones RA-301 and RA-314 to allow a retirement home in the Farm Point sector	May 5, 2014	Oct. 30, 2014

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24	887-14	Provisions respecting the amendment of the specifications grid for zones CC-308 and CC-311 to allow a service station in the Farm Point sector	June 2, 2014	Oct. 30, 2014
25	906-14	Provisions concerning properties near derogatory roads and rights-of-way	October 6, 2014	November 13, 2014
26	936-15	Provisions concerning the maximum floor space for an additional apartment	May 4, 2015	March 9, 2016
27	938-15	Provisions concerning the specifications grid for zone IA-402	June 1, 2015	March 9, 2016
28	945-15	Amend the perimeter of the PAE-95 zone to create zones RA-102, PU-103 and AG-104 as shown on the map PZ-636-06-16 dated December 7, 2015 for the purposes of implementing the Mountain Estates project	Sept. 8, 2015	March 9, 2016
29	946-15	Provisions regarding the specifications grid for the zone RA-263 (Curling Centre)	Oct. 5, 2015	May 16, 2016
30	950-15	Provisions regarding the specifications grid for the zone IA-401 (Car Dealership)	Dec. 7, 2016	May 16, 2016
31	952-15	Amending the terminology in the legislative and interpretive clauses	Dec. 7, 2015	May 16, 2016
32	963-16	Provisions to include de PU-228 zone to the specific provisions applicable to accessory buildings in the Centre-Village multi-purpose area	April 4, 2016	July 5, 2015
33	971-16	Provisions to adjust the zones RA-264, CA-216 and CA-210 for the purposes of allowing mix uses in the zone located in the North-East end of Old Chelsea Road	June 6, 2016	Oct. 25, 2016
34	975-16	Provisions with respect to the Specifications Grid for the zone IA-402	July 7, 2016	Feb. 16, 2017
35	998-16	Provisions regarding areas prone to landslides	October 3, 2016	Feb.16, 2017
36	970-16	Provisions amending the specifications grid of the zone CA-209 in order to allow a craft microbrewery in the Centre-Village sector	June 6, 2016	May 23, 2017
37	1011-17	Provisions regarding setbacks	February 6, 2017	May 23, 2017
38	1005-17	Provisions regarding tree cutting	March 6, 2017	Sept. 25, 2017

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39	1015-17	Provisions to amalgamate specific public and residential zones, as well as to allow for “isolated single-detached dwelling” and “attached single-family dwelling” sub-group uses applicable in the scope of the Chelsea Creek Estates project	June 5, 2017	Sept. 25, 2017
40	1022-17	Provisions concerning the specifications grid for zone IA-404	June 5, 2017	Sept. 25, 2017
41	1023-17	Provisions concerning signage	June 5, 2017	Sept. 25, 2017
42	1029-17	Provisions regarding signs for housing projects	August 8, 2017	Nov. 24, 2017
43	1030-17	Provisions regarding recreation and tourism group use	August 8, 2017	Nov. 24, 2017
44	1048-18	Provisions applicable to lots located inside the multi-purpose service area of the Centre-Village	February 6, 2018	June 22, 2018
45	1058-18	Provisions applicable buildings and primary uses	February 6, 2018	June 22, 2018
46	1067-18	Provisions to include the C\$ sub-group use to the specifications grid of the zone CC-99	April 3, 2018	Sept. 26, 2018
47	1070-18	Provisions applicable to lots located inside the multi-purpose service area of the Centre-Village	May 1 st , 2018	Sept. 26, 2018
48	1075-18	Provisions on parking, entrance driveways and access lanes	June 5, 2018	Sept. 26, 2018
49	1086-18	Special provision applicable to in-ground swimming pools of the Chelsea Creek project	August 7, 2018	Dec. 3, 2018
50	1084-18	Provisions on single-family row dwellings	August 7, 2018	January 8, 2019
51	1116-19	Provisions to create zones RA-152 (residential) and LA-153 (recreation and tourism) within the LA-60 zone	May 7, 2019	September 26, 2019
52	1123-19	Provisions regarding commercial parking as a secondary service to the business service group	May 7, 2019	September 24, 2019
53	1119-19	Provisions on tree planting requirement on private land located in urban perimeters	September 3, 2019	January 20, 2020

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ZONING BY-LAW
NUMBER 636-05

54	1122-19	Provisions concerning the definition of a carport	September 3, 2019	January 20, 2020
55	1129-19	Provisions on coating materials for secondary buildings in specific zones	September 3, 2019	January 20, 2020
56	1132-19	Provisions concerning rear and side setbacks for secondary buildings located on small lots	November 5, 2019	February 24, 2020
57	1139-19	Provisions to expand the zone CB-227 within a part of the zone RA-229 and to introduce the sub-group “C6” (tourists and handicrafts) to the zone CB-227	December 3 rd , 2019	June 1 st , 2020
58	1147-20	Provisions regarding the rear setback for secondary buildings (Hendrick Farm)	June 1 st , 2020	

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

1. LEGISLATIVE AND INTERPRETIVE CLAUSES

1.1 TITLE OF THE BY-LAW

This by-law bears number 636-05 and shall be known as the Municipality of Chelsea Zoning By-law.

1.2 OBJECTIVES

In an effort to organize a framework for the activities of Municipality of Chelsea citizens and visitors to the area, this by-law prescribes measures designed to foster desirable evolution of the various establishments and development projects by establishing principles and conditions for location and development.

In brief, the Zoning By-law is designed to promote quality of life by:

- a.** Controlling land use and density, to better plan a network of public infrastructures and facilities that are used to the full and are therefore both socially and economically productive;
- b.** Facilitating land use groupings of common interest and permitting a range of diverse uses when these are deemed desirable for the well-being of Chelsea citizens;
- c.** Prohibiting uses that could impede the development of common interest groups and the preservation of existing common interest groups;
- d.** Seeking in the long term a decrease in uses inconsistent with other uses in the immediate area.

1.3 SUBJECT TERRITORY

This by-law, whose provisions apply to all individuals and legal persons established in the public or private interest, applies to all land within Municipality of Chelsea territorial boundaries.

1.4 REPEALED BY-LAWS

The Municipality of Chelsea's Zoning By-law number 507-99, its amendments and afferent plans, is hereby repealed and replaced by this by-law:

All other afferent regulations inconsistent with this by-law are also repealed. Said replacement in no way affects procedures instituted by virtue of the repealed by-laws, which shall continue under the authority of the repealed by-laws until final judgment and execution. Furthermore, they do not affect permits or certificates issued under the authority of the repealed by-laws.

1.5 SCOPE

This by-law applies to the use, occupation, or change in use or occupation, of any property, parcel, building or structure, or portion thereof.

Some of the provisions of this by-law apply, *inter alia*, to the construction, reconstruction, expansion, addition, modification, conversion, or repairs to a building or other structure.

1.6 AMENDING PROCEDURE

The provisions of this by-law will only be approved, modified, derogated or abrogated by an approved regulation pursuant to the provisions of the *Land Use Planning and Development Act*. (RSQ, Ch. A-19.1).

1.7 TERRITORIAL DIVISION FOR VOTING PURPOSES

Each zone identified by a zone number constitutes a voting unit pursuant to the terms of the *Land Use Planning and Development Act* (RSQ, Ch. A-19).

1.8 INTERPRETING THE TEXT

The headings in this by-law are legal part and parcel of this text. In the event of a contradiction between headings and the text, the text shall prevail:

- a.** Verbs in present tense include future tense;
- b.** The use of the singular includes the plural and vice versa, unless indicated by context;
- c.** The use of the words SHALL, WILL or MUST indicates an absolute obligation; the use of the words COULD, or MAY indicates an option;
- d.** The words WHOSOEVER or ANY PERSON include all moral and physical persons;
- e.** The words CORPORATION and MUNICIPALITY refer to the Municipality of Chelsea;
- f.** The word COUNCIL refers to Chelsea Municipal Council;
- g.** The abbreviation PSDAC refers to the Planning and Sustainable Development Advisory Committee of the Municipality of Chelsea;
- h.** The expression MASTER PLAN refers to the Municipal of Chelsea urban plan pursuant to the provisions of the Quebec *Land Use Planning and Development Act*;
- i.** A standard numbering system has been used for all by-laws. The first number refers to the chapter of the by-law, the second to the section of said chapter, the third to the sub-section, and the fourth to the article of the sub-section in question. For example, only the headings are numbered as follows:

1.	CHAPTER
1.5	SECTION
1.5.1	Sub-section
1.5.1.1	Article

All measurements are expressed in units of the International System of Units (IS, metric system).

1.9 INTERPRETING TABLES

The tables, diagrams, specification grids, symbols and other forms of expression other than the actual text referring to said items, are legal part and parcel of this document.

- 2 -

"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

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In the event of a contradiction between the text and tables, diagrams, graphs, symbols, and other forms of expression, the text shall prevail. In the event of a contradiction between a table and a graph, the graphic data shall prevail.

In the event that the restrictions or prohibitions in this by-law or any of its provisions prove to be inconsistent with or contradict any other provision of this by-law, the more stringent provision shall apply.

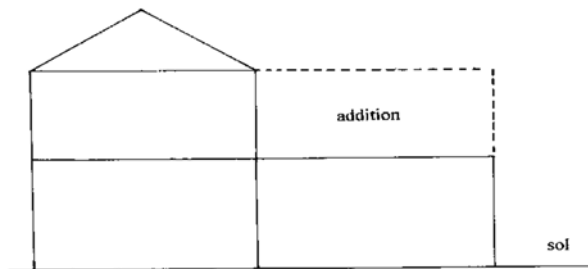
1.10 TERMINOLOGY

[A]

ABOVE-GROUND POOL. A swimming pool which is not dug out; includes inflatable-type pools.⁽²⁾

ADDITION. Extension to the volume, frame, fixed or permanent installations of a building or structure. Increasing floor space in a building without adding to the footprint surface area.

Drawing of an addition:



AGRICULTURAL OPERATION. Body of agricultural activities administered by a person owning or leasing the land or buildings.

AGRICULTURAL ZONE. See ZONE – AGRICULTURAL ZONE

APARTMENT. Room or suite of rooms in a building, having a separate entrance, designed to serve as a residence and equipped with private sanitation facilities, sleeping quarters, food preparation area and eating area. Excludes motels, hotels, boarding houses, or mobile homes.

ARTIST STUDIO. Space used as a workshop or area to create arts or crafts. ⁽¹⁶⁾

ARTS AND CRAFT. Activities that are performed by an artisan, a professional that works with his hands and that can be assisted by a maximum of three employees. ⁽¹⁶⁾

ARTS AND CRAFT WORKSHOP. Place where one or more artisans and their employees work. ⁽¹⁶⁾

ATTACHED MAIN BUILDING. Main building adjacent to only one other main building by a common side wall. ⁽¹⁶⁾

ATTIC. Habitable portion of a roof space, with floor surface area measured from the outer walls of the building.

AVERAGE GRADE. See GRADE (AVERAGE GRADE).

AWNING (or canopy). Small roof extending over a door or window to protect against sun or inclement weather.

⁽²⁾ Introduced by **By-law Number 673-06** (effective October 19, 2006)

⁽¹⁶⁾ Introduced by **By-law Number 797-11** (effective February 8, 2012)

[B]

BALCONY (gallery). Platform extending above the walls of a building, with or without balustrade or railing, may be protected by a roof supported by columns or other means.

BARN. Building used to store grain, straw, hay and/or agricultural equipment.

BASEMENT. Portion of a building that is partially below average soil grade with more than 2 metres exposed above said average soil grade. This measurement corresponds to the vertical distance between the average soil grade and the top of the floor on the ground level.

BILLBOARD. See **SIGN**

BOAT LAUNCH. Public or private facility enabling the launch of pleasure watercraft. Construction of this type must be approved by the Ministry of the Environment.

BUILDABLE AREA. Portion of the total surface area of a lot after prescribed area for mandatory setbacks has been removed.

BUILDING. Construction with a roof supported by columns or walls, used to shelter people, animals, or goods.

BUILDING ANNEX. Adjacent building joined to a main building by a common wall over a minimum distance of 3 metres and located on the same lot as said main building.

BUILDING - MAIN BUILDING. Building used for the land use prescribed for the zone in which it is located.

BUILDING - PUBLIC BUILDING. Any building belonging to a municipal, regional, provincial, federal, or other government as well as any building belonging to a school board, parish council or bishopric, as well as any building listed in the *Public Buildings Safety Act*.

BUILDING - TEMPORARY BUILDING. Building erected or installed for a special purpose and for a limited period of time.

BUILDING - SECONDARY BUILDING. Building detached from a main building located on the same lot. Use of a secondary building is reserved for the storage of goods that complement the primary use. In no instance must a secondary building be used for residential purposes; however, it may be used occasionally as a dormitory (without sanitation facilities). Unless otherwise noted in this by-law, in no instance must said building be equipped with sanitation facilities or running water.

BY-LAW - CONSTRUCTION BY-LAW. Urban planning regulation approved by a municipality that establishes construction rules pursuant to the *Land Use Planning and Development Act*.

BY-LAW—COMPREHENSIVE DEVELOPMENT PROGRAMME (CDP). Regulation permitting planning for a portion of a territory by zone, based on evaluation criteria. Said criteria establish for a given zone the general development principles and characteristics for that zone. Zone planning is presented in the form of a comprehensive development programme (CDP) that must be integrated into the Zoning By-law to permit execution.

In CDP zones, only farming uses are permitted. ⁽²⁾

BY-LAW RESPECTING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES (SPAIP). Regulation allowing criteria-based (rather than standards-based) control of building architecture and landscaping to ensure proper integration of new buildings and structures into the zone without altering the character of existing sectors.

(2) Amended by **By-law Number 673-06** (effective October 19, 2006)

BY-LAW - SUBDIVISION BY-LAW. Urban planning regulation approved by a municipal council that establishes subdivision rules and standards pursuant to the *Land Use Planning and Development Act*.

BY-LAWS - URBAN PLANNING BY-LAWS. Legal instrument to control occupation, construction, land use, and subdivision within municipal boundaries, consistent with the land development, use, zoning and density orientations outlined in the Master Plan.

BY-LAW - ZONING BY-LAW. Urban planning regulation approved by a municipal council, and that establishes zoning rules pursuant to the *Land Use Planning and Development Act* and the municipal Master Plan, as applicable. A municipality may divide its territory into zones, divide said zones into sectors, and specify, for each zone, the types of construction or use (residential, business, industrial, etc.) that are authorized or prohibited in each division. The Zoning Plan is therefore legal part and parcel of this Zoning By-law.

[C]

CANOPY. Cantilevered, roof-type construction, on a wall or supported by posts.

CARPORT. Space covered by a roof resting on posts and including the outer perimeter is closed in a proportion of up to sixty percent (60%) within an urban perimeter or of at most forty percent (40%) outside urban perimeters. Where one side of the shelter is formed by the wall of a building adjacent to the carport, the wall shall not be included in the calculation of the maximum percentage.⁽⁵⁴⁾

CELLAR. Portion of a building having at least two metres or less exposed above the average grade of the adjacent ground. This measurement corresponds to a vertical distance between average soil grade and the top of the floor on the ground level floor.

COMMERCIAL SIGN. See SIGN – COMMERCIAL SIGN.

COMMUNITY HOUSING. Dwelling housing a group of people, administered by a for-profit or not-for-profit organization or individual. Meals in this dwelling are prepared in a common kitchen.

Included in this group are:

- a.** group homes for physically and mentally challenged individuals;
- b.** seniors' residences;
- c.** senior's centres;
- d.** youth homes;
- e.** rooming houses;
- f.** religious community housing;
- g.** lodging and rehabilitation centres for all handicapped persons and individuals experiencing difficulties with social integration;
- h.** half-way houses for ex-convicts;
- i.** retirement, rest, and convalescent homes, orphanages;
- j.** student residences;
- k.** any other dwelling meeting the community housing definition.

COMPREHENSIVE DEVELOPMENT PROGRAMME BY-LAW (CDP). See BY-LAW – COMPREHENSIVE DEVELOPMENT PROGRAMME BY-LAW.

CONSTRUCTION BY-LAW. See BY-LAW – CONSTRUCTION BY-LAW.

CONSTRUCTION LINE. The variation in a construction line is the minimum difference (measured along the side lot line) between two imaginary lines located on the extension of the front wall of a building.

(54) Amended by **By-law Number 1122-19** (effective January 20, 2020)

If the wall of the line is interrupted, consider the portion of said wall that is nearest to the front lot line.

CORD (OF WOOD). Woodpile measuring 3.625 m³ (128 ft³) or pile 4 feet by 4 feet by 8 feet.

CUL-DE-SAC. Any road that ends in a dead end, i.e. does not connect with another road at one end

[D]

DAYCARE. Establishment for the care of children by day, or by day and night. In this by-law, the term DAYCARE encompasses regular and drop-in daycare as well as independent and in-school daycare and kindergarten but excludes home-based daycare services.

DBH (DIAMETER BREAST HEIGHT). Diameter of a tree at breast height (DBH) is measured at 1.30 metres above the ground.

DEPENDENCY. Secondary building used exclusively by the owner or tenant of an agricultural operation.

DEVELOPMENT PLAN. Planning instrument that establishes guidelines for the physical organization of MRC des Collines de l'Outaouais land by coordinating choices and decisions affecting the member municipalities, particularly the City of Gatineau through the auspices of the Joint Development Commission, and the Government of Quebec.

DIRECTIONAL SIGN. See SIGN – DIRECTIONAL SIGN.

DISPLAY - exterior. Outdoor exhibition of products during a limited period of time during the business hours of a given commerce.

DSH (DIAMETER AT STUMP HEIGHT). Diameter of a tree at root level.

DWELLING. Building or portion thereof containing one or more apartments designed to house people.

[E]

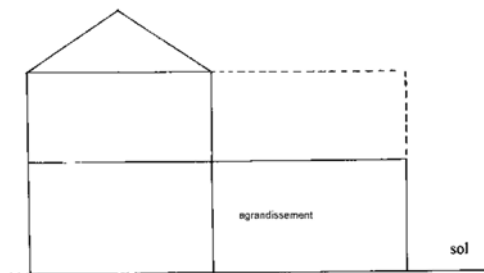
EAVES. Lower portion of a roof extending beyond the facade of a wall.

EMERGENCY STAIRS. Stairs attached to the outside of a building to allow occupants to reach the ground in the event of an emergency.

ENGINEER. Member of the *Ordre des ingénieurs du Québec*. In this by-law, the term ENGINEER includes soil mechanics engineer and soil engineer.

EXPANSION. Addition to the on-ground surface area of a building where the total surface area is occupied by one land use.

Sketch:



EXTERIOR FINISHING or Cladding (materials for). Materials used to cover the outside of a building.

EXTRACTION. Activities consisting of the open pit removal of materials for commercial or industrial purposes, to meet contractual obligations, or to build roads, dikes, or dams, excluding asbestos and metal mines, and or movable minerals pursuant to the *Environment Quality Act*.

Also included in this group are all processing and handling operations associated with extraction, including stone-cutting and crushing, cribbing, and the production of asphalt, cement, or concrete.

[F]

FACADE - MAIN FACADE OF A BUILDING. The portion of the building containing the main entrance.⁽³¹⁾

FAST FOOD RESTAURANT. Designates a small restaurant with counter service, without tables or stools, where light, take-out meals are prepared.

FENCE. Shared or independent installation designed to separate a property or portion thereof from another property or portion of the same property and/or restrict access.

FLASHING SIGN. See SIGN – FLASHING SIGN.

FOOTING. Any portion of a foundation designed to distribute the load on a load-bearing surface or piling (pile).

FOOTPRINT. The on-ground surface area of a building measured from the exterior walls of said building.

FOREST COVER. A screen formed by tops or crowns of trees that limits the amount of light reaching the ground and providing shade to the lower vegetation layer. ⁽³⁸⁾

FOREST ROAD. See ROAD – FOREST ROAD.

FOREST STAND. Group of trees having a uniform structure and composition and covering a minimum of two (2) hectares of land.

FOREST STAND (CATEGORY 1). Forest stand surface area containing a minimum of 30% of Category 1 trees (before harvesting).

FOREST STAND (CATEGORY 2). Forest stand surface area containing a minimum of 60% of Category 2 trees (before harvesting).

FOUNDATION. Portion of the building below the ground level and consisting of the walls, footings, sills, piles and posts that transmit the building load to the ground or bedrock on which the foundation is seated.

FUEL STATION. Commercial establishment primarily designed for the retail sales of automobile fuel (gasoline) and, as accessories, related products required for routine operation and maintenance of motor vehicles (see SERVICE STATION and MECHANICAL WORKSHOP).

[G]

GARAGE - PRIVATE. Secondary building or portion of a main building designed to house one or more motor vehicles. (see BUILDING - SECONDARY BUILDING)

GARAGE SALE. Activity involving the exchange of merchandise for money, usually out-of-doors.

GAZEBO. Structure built on an elevation; terrace or platform with extended view.

GRADE - AVERAGE GRADE. Average elevation of the ground (touching the building) around a building.

⁽³¹⁾ Amended by **By-law Number 952-15** (effective May 16, 2016)

⁽³⁸⁾ Introduced by **By-law Number 1005-17** (effective September 25, 2017)

GROSS DENSITY. Number of dwelling units that can be build per hectare of land, including in particular in the calculation the areas dedicated to streets, parks, public or community facilities, as well as areas that are not used on the property. Granny flats and additional apartments are excluded in the density calculation.⁽¹⁶⁾

GROUND FLOOR. Portion of a building constituting the first floor of a building entirely built above the average grade of the adjacent ground.

[H]

HARVESTING AREA (of a quarry, sand pit, or like operation). In an extraction zone, the surface of the ground used to extract minerals, housing the crushing and screening equipment, used for loading and storing extracted minerals and overburden.

HEAVY EQUIPMENT. Road vehicle or a combination of vehicles registered "L" by the *Société de l'assurance automobile du Québec*, that is to say, any vehicle with a net weight of over 3,000 kg designed and built primarily for the transportation of goods, with equipment that is permanently attached or both.⁽²¹⁾

HEDGE. Continuous line of rooted bushes or plants with branches that can be pruned (shaped).

HEIGHT IN METRES. Vertical distance between the average grade of the ground adjacent to the building and a horizontal plane passing through:

- a.** The highest portion of the roof assembly;
or
- b.** Any assembly belonging to the building.

[I]

IDENTIFICATION SIGN. See SIGN – IDENTIFICATION SIGN.

ILLUMINATED SIGN. See SIGN – ILLUMINATED SIGN.

ILLUMINATED, TRANSLUCENT SIGN. See SIGN – ILLUMINATED, TRANSLUCENT.

IMMOVABLE. Asset that cannot be moved or one considered such by law; includes all buildings, (fixed) structures, or property.

IN-GROUND POOL. A swimming pool with a bottom deeper than 325 millimetres (13 in.) below the ground level.⁽²⁾

INTEGRATED PROJECT. Homogeneous complex sharing common spaces and services. An integrated project generally consists of several main buildings constructed on a single lot and is made up of a set of buildings with uniform architecture. Parking and common areas are generally shared.⁽⁶⁾

ISOLATED SINGLE-FAMILY DWELLING. Detached, single-family dwelling not connected to another dwelling.

[L]

LAND. Ground surface that may consist of one or more contiguous lots or portions thereof, currently used or may be used for a primary use and constituting a single property.

⁽¹⁶⁾ Introduced by **By-law Number 797-11** (effective February 8, 2012)

⁽²¹⁾ Introduced by **By-law Number 893-14** (effective August 14, 2014)

⁽²⁾ Introduced by **By-law Number 673-06** (effective October 19, 2006)

⁽⁶⁾ Introduced by **By-law Number 704-07** (effective March 19, 2009)

LANE. Secondary access road, public or private, for the use of riparian areas already served by a public road.⁽³¹⁾

LIMITING DISTANCE. Distance between two (2) buildings which, in the case of an integrated project, must be kept free of any construction. ⁽⁶⁾

LIVING QUARTER. Interior portion of a building, including basement, closed, heat insulated, that can be inhabited throughout the year. Cellars and entrance halls are not considered living quarters.

LOFT (see also ATTIC). Building space between the ceiling of the upper floor and the sloped roof of the building.

LOGGING AREA. Opening in the forest cover of forest stands of category 2 species with maximum surface area of one hectare.

LOT. A lot is a parcel of land identified by a distinct number on the official cadastre plan or on a subdivision plan prepared and submitted pursuant to the provisions of the *Civil Code of Quebec*, a parcel of land identified in land transfer documents by metes and bounds, or the residual portion of a parcel of land identified by a distinct number, once removed from the properties identified in a property transfer deed by metes and bounds and subdivisions, including those prepared and submitted in compliance with the Quebec *Civil Code* and the *Cadastre Act*.

LOT - CONTIGUOUS LOT. Lot for which at least one lot line is shared or common in whole or in part with another lot line.

LOT - CORNER LOT. Lot located at a crossroads where the angle of intersection is less than one hundred thirty-five degrees (135°). A lot located beside a road at a point at which the line of the road describes an arc subtended by an angle less than one hundred thirty-five degrees (135°) is also considered a corner lot.

LOT - INSIDE LOT. Parcel other than a corner lot that is located alongside a road.

LOT - TRANSVERSAL LOT. Any lot other than a corner lot that opens on at least two (2) roads but has no rear lot line.

LOT - TRANSVERSAL CORNER LOT. Lot located on a double crossroad and having three front lot lines. The fourth line is the side lot line.

LOT LINE. Cadastre line used to delimit a parcel of land. Said determination is made by a registered land surveyor.

LOT LINE - SIDE LOT LINE. Line of demarcation between lots or properties. This perpendicular, or nearly perpendicular, line may be interrupted at the line of the road.

For lots along lakes or waterways, the side lot lines are the lot lines adjacent to and forming an angle with the shoreline.

[M]

MASTER PLAN. Urban planning instrument, adopted by council resolution, covering all Municipality of Chelsea land, and consisting of written, graphic and cartographic documents. The purpose of the Master Plan is to establish, pursuant to local needs, the various types of potential, environmental constraints, and choices made by Municipal Council, general development orientations for Chelsea territory, and general land use zoning, i.e. the spatial distribution of the various rural functions for which the land is to be used and the occupation densities for each sector.

(31) Introduced by **By-law Number 952-15** (effective May 16, 2016)

MECHANICAL WORKSHOP. Establishment used for repairs to motor vehicles and other types of mechanical equipment.

MIXED OR MULTIPLE USE. Occupation of a building or portion thereof for several different uses.

MOBILE EQUIPMENT. Road vehicle, other than a vehicle mounted on a truck chassis that is designed to perform a task, with the workstation forming part of the cab. A truck chassis is a frame fitted with the mechanical components found on a vehicle made for the transportation of passengers, goods or equipment.⁽²¹⁾

MOBILE HOME. Single-family dwelling measuring nine (9) metres or more in length, manufactured in a plant and transportable, arranged as an apartment and designed to be relocated on its own wheels to the property where it is intended to remain in perpetuity. A mobile home is equipped with septic system consistent with the standards of the appropriate ministry. The building may be installed on a concrete slab or permanent foundation.

MOBILE SIGN. See SIGN – MOBILE SIGN.

MODIFICATION. Any change, enlargement, conversion, or change in use of a building or structure.

MULTI-UNIT DWELLING. Residential building consisting of two (2) or more dwellings having no common wall between two (2) adjoining properties along a common lot line.⁽⁶⁾

[N]

NATURAL PARK. Signifies land designated to remain in its natural state. A natural park may have recreational trails going through it and include street furniture such as benches or picnic tables.⁽¹⁹⁾

[O]

OFF ROAD. Located outside the lines of the thoroughfare.

OFF ROAD PARKING. See PARKING – OFF ROAD.

OPEN SPACE RATIO. Ratio between the footprint of a building and the surface area of the lot or property. The open space ratio is usually expressed as a percentage.

OPENING. Any constructed space or pierced opening through a structure: archway, bow window, pet door, window recess, window, fence, skylight, view port, dormer, bull's eye, door, cellar window, trap door, vents, etc.

OWNER. Any person who possesses a building in any way whatsoever, including tenant for life, heir to an entail or emphyteutic lessee, or person occupying Crown land by virtue of a promise to purchase, occupancy permit or ticket of lease.

OVERHANG. Portion of a building extending past the wall line.

[P]

PARK AND PLAYGROUND. Refers to a parcel used for, or designated for, recreation, relaxation, or sports use by the general public. The park is sometimes equipped with community facilities.

PARKING - OFF ROAD. Unpaved area, other than a street or alley, used to park automobiles.

⁽²¹⁾ Introduced by **By-law Number 893-14** (effective August 14, 2014)

⁽⁶⁾ Amended by **By-Law Number 704-07** (effective March 19, 2009)

⁽¹⁹⁾ Introduced by **By-law Number 831-12** (effective September 23, 2013)

PARKING (lot).⁽⁴⁸⁾ Lot or collection of lots containing parking spaces, including entrances to parking spaces.

PARKING (spot).⁽⁴⁸⁾ Space required to park a motor vehicle; does not include entrances.

PARKING LOT.⁽⁴⁸⁾ Indoor or outdoor area used for individual parking slots including clearing and/or traffic lanes.

PARKING SPOT.⁽⁴⁸⁾ Place reserved for parking a motor vehicle in keeping with the provisions regarding dimensions and layout in various sections of the urban planning regulations.

PATIO. Outdoor paved space or on a wooden terrace devoted to recreational activities, attached or not to a dwelling.⁽³⁷⁾

PEDESTRIAN PATHWAY. Public passage reserved exclusively for pedestrian use.

PORCH. Covered or roofless construction extending out from the building and providing access to said building. If the porch is insulated and habitable during the winter, it forms part and parcel of the building.

PROFESSIONAL FORESTER. Member of the *Ordre des ingénieurs forestiers du Québec*.

PUBLIC UTILITIES. Comprises public services networks such as electricity, gas, telephone, aqueduct, sewer, and afferent accessories.

PUBLICITY PANEL. See SIGN – PUBLICITY PANEL.

[Q]

QUARRY. Area for activities consisting of the open pit removal of materials for commercial or industrial purposes, to meet contractual obligations, or to build roads, dikes, or dams, excluding asbestos and metal mines, and or movable minerals pursuant to the *Environment Quality Act*. Also included in this group are all processing and handling operations associated with extraction, including stone-cutting and crushing, cribbing, and the production of asphalt, cement, or concrete

[R]

REFLECTING SIGN. See SIGN – REFLECTING SIGN.

RENOVATION. Intervention within a building without increasing the floor area or footprint of the building.

ROAD. Private or public traffic lane constructed in a space for the purpose of vehicle movement.

ROAD - FOREST ROAD. Private road allowing access from a public thoroughfare to a stacking area and giving access to a single property.

ROADWAY (of a street). Land surface belonging to the Municipality or to any other public or private entity and designed for the passage of a street or other thoroughfare; also refers to the edges or perimeters of said space.

ROOM. Space designed to be used as a residence, with permanent access to sanitary facilities but without kitchen facilities.

ROW DWELLING UNITS. Main building part of a group of at least three main adjacent buildings sharing at least one common side wall with another main building.⁽¹⁶⁾

(48) Amended by **By-law Number 1075-18** (effective September 26, 2018)

(37) Introduced by **By-law Number 1011-17** (effective May 23, 2017)

(16) Introduced by **By-Law Number 797-11** (effective February 8, 2012)

[S]

SAND PIT (See **EXTRACTION**). Any area used for open-pit extraction of non-consolidated minerals, including sand or gravel, from a natural deposit, for commercial or industrial purposes.

SEMI-DETACHED DWELLING. Distinct building constructed on a single lot and intended to contain on (1) single dwelling and attached to another by a common wall.⁽⁶⁾

SERVICE STATION. Establishment used for the sale of fuel and other products required for motor vehicle operation, including washing, lubrication, and various repairs.

SETBACK. Urban planning prescription establishing the minimum depths of rear, front and side yards. The prescribed dimension establishes a setback line parallel to the rear, front and side lot lines.

SETBACK - FRONT SETBACK. Regulatory prescription establishing the minimum depth of the front yard. The prescribed dimension establishes a setback line parallel to the front lot line, unless otherwise indicated.

SETBACK - REAR SETBACK. Regulatory prescription establishing the minimum depth of the rear yard. The prescribed dimension establishes a setback line parallel to the rear lot line, unless otherwise indicated.

SETBACK - SIDE SETBACKS. Regulatory prescription establishing the minimum width of the side yards.

SMOKE DETECTOR. A smoke detector with incorporated alarm is designed to warn occupants when smoke is present inside the room or suite of rooms in which the device is installed.

SNACK BAR. Designates a small restaurant with counter service only; has tables and chairs but meals are not served at the tables.

SHED. See **BUILDING - SECONDARY BUILDING**.

SIGN. Any writing (letters, words, numbers), pictorial representation (illustration, drawing, engraving, image), emblem (device, symbol, or trademark), flag (banner, streamer, or pennant), or any other device having similar characteristics and meeting the following conditions:

- a.** Is attached, painted, or represented in any way whatsoever on or in a building or other structure; said sign is supported or free standing;
- b.** Is used to advise, inform, announce, claim, promote or for any other like purpose;
- c.** Is visible from the building exterior.

SIGN (height). The height of the sign is the vertical distance between the ground below and the highest point on the sign.

SIGN (surface). Area delimited by a continuous, actual or imaginary line around the outer edges of the sign, including any material used to distinguish the sign from its background but excluding mounts. When a sign carries a message or symbol on both faces, the area is measured on one side only, as long as the greatest distance between the two surfaces does not exceed one half metre (0.5 m). Furthermore, if the sign can be read on more than two faces, the area of each additional face shall be considered as that of a separate sign.

SIGN - COMMERCIAL. A sign attracting attention to a business, profession, product, services, or entertainment operated, practised, sold, or offered on the same property on which the sign is located.

SIGN - DIRECTIONAL. A sign that indicates a direction to a destination.

SIGN - IDENTIFICATION. Sign listing the names and address of the building occupants, or the names and addresses of the building itself, as well as authorized use, but without mentioning a product.

(6) Introduced by **By-Law Number 704-07** (effective March 19, 2009)

SIGN - FLASHING SIGN. A fixed, lighted sign on which the intensity and colour of the artificial light are not fixed and constant.

However, signs showing time, temperature, or other like information are not considered flashing signs if:

- a.** The surface area of the sign is less than 1.5 square metres;
- b.** Light colour and intensity do not change more than once per minutes, except numbers or light displays indicating temperature.

SIGN - ILLUMINATED. A sign designed to emit artificial light, either directly or by transparency, translucency, or reflection.

SIGN - ILLUMINATED, TRANSLUCENT. Sign designed to emit translucent artificial light through a combination of a light source placed inside the sign and a translucent wall.

SIGN - MOBILE. Sign mounted on a vehicle or portable sign (publicity, commercial, or identifying) installed on a trailer or other device used to move the sign from one location to another. This definition does not include vehicles transporting people or goods.

SIGN - PUBLICITY PANEL. A sign attracting attention to a business, profession, product, services, or entertainment operated, practised, sold, or offered on a property other than that on which the sign is located.

SIGN - REFLECTING. Sign whose illumination comes entirely from a fixed artificial light source not connected to the sign or remote from said sign.

SIGN - TEMPORARY. Any sign advertising community or civic projects, realty rental or sales, or other special events on a temporary basis.

SITE PLAN. Plan detailing an up-to-date survey including existing and proposed buildings, as applicable, and their locations, elevations, distances, surface areas, etc.

SPAIP (SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES. See BY-LAW – SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES.

SPECIFIC PROVISION. Prescription detailing an exception to one or more general rules; constitutes, or may constitute, an alternate regulation pursuant to the *Land Use Planning and Development Act*.

STANDARD (general and minimum). Urban planning prescription establishing required action in a given case; may be included in the document accompanying the MRC des Collines-de-l'Outaouais Development Plan.

STOOP. Small exterior staircase terminating in a platform that provides access to the ground floor of the building.

STOREY. Portion of a building delimited by the upper face of a floor and the upper face of the floor located immediately above, or, in the absence of an upper floor, by the ceiling. A basement is considered a storey for the purposes of calculating number of storeys. A cellar is not considered a storey or half-storey.

STREET. Designates a local traffic artery (for local traffic) for vehicle traffic and may provide access to waterfront properties, with or without kerbs or sidewalks. A street may be public or private.

STRUCTURE. Assembly of materials connected (or not) to the ground or fixed to any on-ground object including, without restriction, tanks, fuel pumps, platforms, pools, hangars, and buildings.

STRUCTURE – NON-CONFORMING STRUCTURE. Any construction inconsistent with this by-law.

SUBDIVISION. Cadastre operation by which a lot is parcelled in whole or in part pursuant to the provisions of the Quebec *Civil Code* to create an additional lot according to the provisions of the Subdivision By-law and subject to issuance of a Construction Permit for construction of a main building.

SUBDIVISION BY-LAW. See BY-LAW – SUBDIVISION BY-LAW.

SUGAR BUSH. Forest stand with surface area comprised at least 30% by maple trees.

SUMMIT. Highest point of a hill that dominates the landscape; visible from nearby roads and waterways. A summit features at least one slope greater than thirty percent (30%). The summit is usually covered with an extremely thin layer of erosion-prone soil (subject to erosion by wind and rain).

SURFACE AREA - BUILDABLE SURFACE AREA. Remainder of the total surface area of a lot once the following spaces have been removed:

- a.** Front setbacks according to zoning;
- b.** Front setbacks specific to regional roads;
- c.** Side setbacks according to zoning;
- d.** Setbacks for flood zones;
- e.** Setbacks for landslide zones;
- f.** Waterfront protection buffer zone;
- g.** Wetland protection buffer zone;
- h.** Rear setbacks according to zoning;
- i.** Any other provision of this by-law.

SURFACE AREA - LOT SURFACE AREA. Measurement of the on-ground space of a lot contained within the front, side, and rear lot lines.

SURFACE AREA - FLOOR SPACE. Area of the building floor measured from the outer face of the exterior walls. Cellars are excluded from this measurement. Building floor space is used to determine maximum dimensions established in Chapter 4 of the Zoning By-law.

SURFACE AREA - FOREST STAND SURFACE AREA. Total surface area of the cross section at DBH of all of the trees within one hectare, expressed in square metres per hectare (m²/ha). In terms of this by-law, forest stand surface area will be measured using a Factor 2 prism. The surface area will be evaluated by taking the average of numerous points of the prism.

SURFACE AREA - RESIDUAL SURFACE AREA. Following cutting of a forest stand, the surface area of trees standing after harvesting.

SURFACE AREA - TREE SURFACE AREA. Surface area of a cross-section (cross-cut) of a tree trunk measured at DBH.

SWIMMING POOL. A permanent or temporary indoor or outdoor pool, designed for swimming, bathing or any other aquatic recreation, and at least sixty (60) centimetres. For the purpose of this by-law, the term swimming pool includes private outdoor therapeutic baths, whirlpool baths and spas.

Excluded from this definition of swimming pool are all therapeutic baths, whirlpool baths and spas connected to a service establishment.

A swimming pool is a structure for the purpose of this zoning by-law and is subject to the provisions of section 4.4 of By-law Number 639-05.⁽²⁾

[T]

TEMPORARY GARAGE. Portable metal frame covered with a non-rigid material and used to shelter an automobile during the winter.

TEMPORARY SIGN. See SIGN – TEMPORARY SIGN.

TIMBER OR TREE MARKING. Operation to mark trees for harvesting (negative marking technique) or conservation (positive marking technique). Marking involves striping a tree with paint at DBH and at the base (as a control measure).

(2) Introduced by **By-law Number 673-06** (effective October 19, 2006)

TRAILER. Trailer, semi-trailer, or recreational vehicle less than nine (9) metres long, used or designed to be used for temporary use for recreational purposes, such as residence, commercial or industrial office or establishment, which shall not become an immovable, i.e. the trailer can be towed by a motor vehicle..

TRAILER PARK (MOBILE HOME PARK). Land subdivided into lots and specifically developed to house mobile homes with no more than one dwelling per lot. The minimum surface area of a mobile home lot is four thousand square metres (4,000 m²).

TREES. Species of ligneous (woody) plant with diameter equal to or greater than ten (10 cm) centimetres at DBH.

TREES CATEGORY 1. Ligneous plant category identified by the following species;

- a.** Softwood: white spruce, black spruce, red spruce, white pine, eastern hemlock and eastern white cedar.
- b.** Hardwood: yellow birch, bitter hickory, black cherry, burr oak, red oak, silver maple, sugar maple, red maple, white ash, black ash, beech, butternut, American elm, ironwood, and linden.

TREES CATEGORY 2. Ligneous plant category identified by the following species;

- a.** Softwood: tamarack, jack pine, red pine, and balsam fir.
- b.** Hardwood: white birch, grey birch, eastern poplar, large-toothed aspen, balsam poplar, and trembling aspen.

TREES - HEALTHY TREES. A tree that has been living for a long period of time, i.e. more than 25 years, and does not exhibit any obvious major defects. Trees considered healthy for the purposes of this by-law must not, as a minimum, exhibit the following:

- a.** More than two thirds (2/3) of the crown is damaged;
- b.** Presence of a hollow (rotten wood) or fungus on the trunk;
- c.** Mechanical injury extending horizontally over more than one third (1/3) of the circumference or vertically over more than three (3) times the diameter of the trunk.

TURRET. Tower with small cross section attached to a main building, on-ground or above ground.

[U]

URBAN PLANNING BY-LAWS. See BY-LAW – URBAN PLANNING BY-LAWS.

URBAN FURNITURE. Any structure or equipment located on public or private property and used for utilitarian or decorative purposes, for example, bus shelter, telephone booth, bench, fountain, light standard, mailbox, etc.

USE. Purpose for which a property, building, structure, establishment, location, or lot, in whole or in part, is used, occupied, destined, or prepared to be used or occupied.

USE – PRIMARY USE. Dominant use of a property or building. Unless otherwise specified, there can only be one primary use per property. The building utilized for the primary use must be erected before any secondary building or annex can be built, except for properties in the industrial use group.

USE – MIXED OR MULTIPLE. Authorized use of a building for two or more distinct purposes belonging to uses in different groups. Mixed use is authorized in zones where different use classes are identified on the Zoning Plan.

USE – TEMPORARY USE. Use authorized for pre-determined periods of time. A temporary use may or may not be entirely consistent with the provisions respecting permanent use.

UTILITY VEHICLE. Road vehicle with a net weight of 3,000 kg or less used primarily for commercial or business purposes.⁽²¹⁾

(21) Introduced by **By-law Number 893-14** (effective August 14, 2014)

[V]

VEHICLE ENTRANCE. Access to a sidewalk or road to allow vehicular traffic between the private property and the public thoroughfare.

VERANDA, SOLARIUM. Covered, walled balcony on the outside of a building. Each of the walls is open onto a surface area of 60% of the total surface area of each wall. Verandas must comply with established setbacks.

VESTED RIGHTS. Rights granted for a non-conforming use, lot or structure that existed prior to the effective date of regulations governing said use, lot or structure, or, said use, lot or structure having complied with standards in effect at the time of their creation. Once vested rights are recognized, said lot, structure or use is governed by provisions that apply to non-conforming uses, lots and structures.

[W]

WALL. Framed vertical construction used to enclose a space; may bear the load of building floors and/or roof.

WALL - COMMON WALL. Wall belonging to two (2) contiguous properties and erected on the dividing line between to two properties.

WALL - FRONT WALL. Building wall located closest and parallel to, or essentially parallel to the front lot line. The line of the front wall may be interrupted.

WALL - BLANK WALL. Building wall having no openings.

WALL - REAR WALL. Building wall located closest and parallel to, or essentially parallel to the rear lot line. The line of the rear wall may be interrupted.

WALL - RETAINING WALL. Any wall built to retain or support a bank of earth.

WALL - SIDE WALL. Building wall located nearest and parallel to, or essentially parallel to the side lot line. The line of the side wall may be interrupted.

WAREHOUSE. Building, structure or portion thereof used to store and handle objects, equipment, or materials.

WETLANDS. Wetlands are identified as Drainage 5 on the eco-forestry maps of the Quebec Ministry of Natural Resources. Wetlands are typified by slow drainage of water from precipitation or, occasionally, from groundwater.

WOODLOT. Lot having an area occupied by trees (having a diameter of ten (10) cm at a height of thirty (30) cm from the ground), comprising of a forest cover of 75% and more. ⁽³⁸⁾

[Y]

YARD. See YARD – BACK YARD, YARD – FRONT YARD, and YARD – SIDE YARD. Open space surrounded in whole or in part by walls, fences, or hedges, or delimited by lot lines on a property containing a main building.

YARD - BACK YARD.⁽⁵⁶⁾ Space, usually open, located behind the main building and delimited by the rear property line, the side lines of the lot, the rear wall of the main building and its straight extension to the side lines of land. See also "Yard diagram".

YARD - FRONT YARD.^{(31) (56)} Space, usually open, located in front of a main building and delimited by the front property line, the side lines of the lot, the front wall of the main building and its straight extension to the side lines of land. See also "Yard diagram".

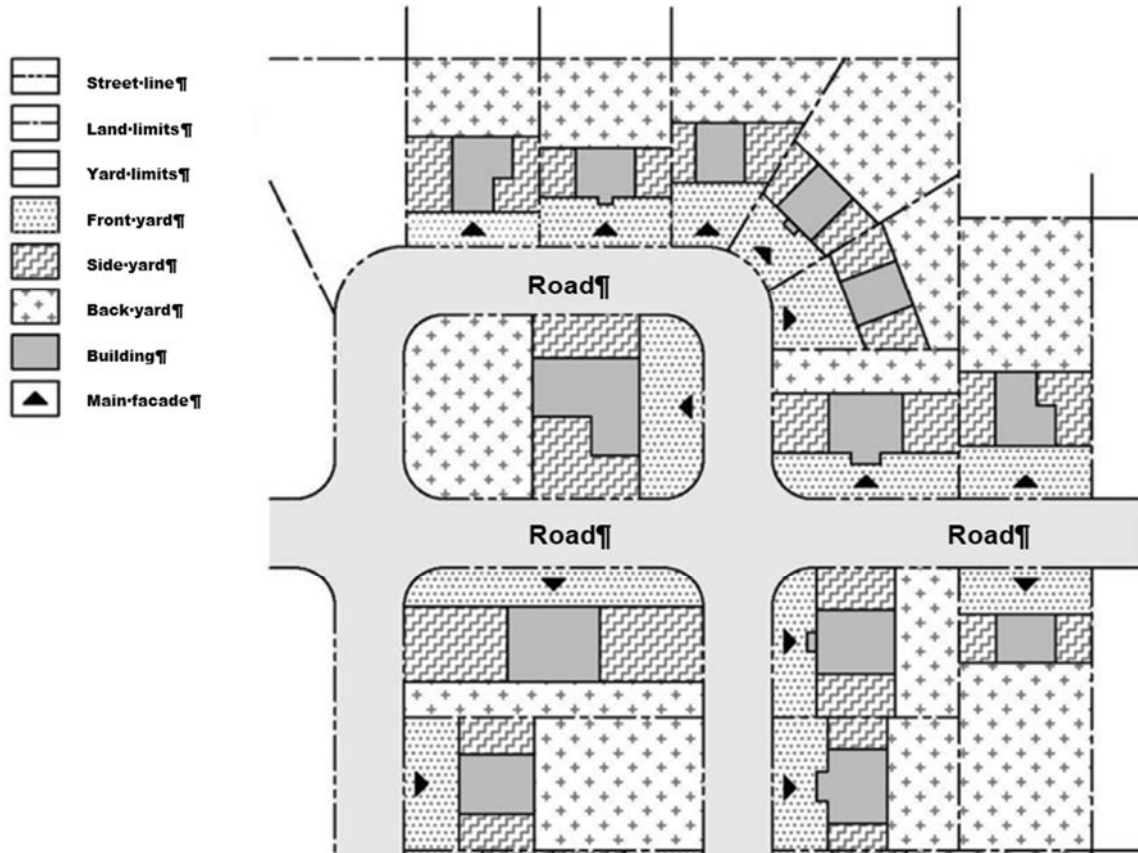
(38) Introduced by **By-law Number 1005-17** (effective September 25, 2017)

(56) Amended by **By-law Number 1132-19** (effective February 24, 2020)

(31) Amended by **By-law Number 952-15** (effective May 16, 2016)

YARD - SIDE YARD.⁽⁵⁶⁾ Space, usually open, located to the side of a main building and delimited by the side lot line, the side wall of the main building, the straight extension of the rear wall to the side lot line and the straight extension of the façade of the main building to the side lot line. See also "Yard diagram".

YARD DIAGRAM.⁽⁵⁶⁾



[Z]

ZONE. Identified in the Zoning Plan, a zone constitutes a portion of Municipality of Chelsea land determined according to a certain consistency of uses and structures permitted in the area. The zone may be divided into sectors.

ZONE (sectors of a). The Zoning Plan situates and identifies zoning sectors for all municipal land. The zoning sectors, identified by number, are used as voting units for eligible electors for purposes of approval, during approval or amendment to a by-law respecting certain elements of the Zoning By-law. The sectors located within a zone may be governed by varying construction standards.

ZONE - AGRICULTURAL ZONE. In terms of zoning, this term is reserved exclusively for land designated by and under the jurisdiction of the *Act respecting the preservation of agricultural land and agricultural activities*.

ZONING BY-LAW. See BY-LAW - ZONING BY-LAW.

ZONING PLAN. Plan showing the division of the territory into zones in an effort to regulate land use and development.

⁽⁵⁶⁾ Introduced by **By-law Number 1132-19** (effective February 24, 2020)

1.11 ATTACHED DOCUMENTS

The following documents forming legal part and parcel of this by-law:

- a. Zoning Plan – Municipality of Chelsea, ZP-636-05-01, prepared by the MRC des Collines-de-l’Outaouais geomatics department and duly signed by the Mayor and Director General of the Municipality of Chelsea on 13 April 2005;
- b. All tables, specification grids, graphs, and symbols contained in this by-law and its appendices;
- c. The plan known as the: *Plan des contraintes à l’occupation humaine* - Municipality of Chelsea (Human Land Use Restrictions map), MP-635-05-03, prepared by the MRC des Collines-de-l’Outaouais geomatics department, showing landslide risk areas;
- d. The plan known as the *Plan du réseau de transport* - Municipality of Chelsea (Transportation System Plan), MP-635-05-02, prepared by the MRC des Collines-de-l’Outaouais geomatics department, showing the roads system and its hierarchy;
- e. Flood risk map number 31G-12-102 (scale 1:10,000), prepared as part of the agreement, dated 15 October 1979, between the Government of Canada and the Government of Quebec, for part of the territory located downstream of Chelsea’s dam, constitutes the official reference for the purposes of this by-law; ⁽⁸⁾
- f. Municipal policy respecting wetlands mitigation measures and the community education initiative (attached at appendix);
- g. Parameters for limiting distances in agricultural zones, appendix respecting the number of animal units (Parameter A);
- h. Parameters for limiting distances in agricultural zones, appendix respecting basic distances (Parameter B);
- i. Parameters for limiting distances in agricultural zones, appendix respecting odour ratios by group and category of animal (Parameter C);
- j. Parameters for limiting distances in agricultural zones, appendix respecting types of manures (Parameter D);
- k. Parameters for limiting distances in agricultural zones, appendix respecting types of project (Parameter E);
- l. Parameters for limiting distances in agricultural zones, appendix respecting attenuation factor (Parameter F);
- m. Parameters for limiting distances in agricultural zones, appendix respecting use factor (Parameter G);
- n. Parameters for limiting distances in agricultural zones, appendix respecting location standards for a livestock facility or group with respect to a dwelling, protected immovable, or urban growth perimeter exposed to prevailing summer winds (Parameter H).

(8) Amended by **By-law Number 713-08** (effective June 23, 2009)

2. PROVISIONS RESPECTING THE ZONING PLAN

2.1 TERRITORIAL DIVISIONS

In an effort to regulate land uses permitted on Municipality of Chelsea land, the Municipality has divided said land into zones, each identified by a number corresponding to the Municipal Zoning Plan. These zones also establish sectors eligible to vote on issues concerning amendments to urban planning by-laws.

2.1.1 Identifying zones

To help pinpoint the various zones, the Zoning Plan uses the following numbering system:

- a.** Municipal land: 1 to 110⁽¹⁹⁾ and 151 to 199;⁽¹⁸⁾
- b.** Gatineau Park: 111 to 150;
- c.** Centre-Village multi-purpose area: 200 to 270;⁽¹⁶⁾
- d.** Farm Point multi-purpose area: 300 to 320;
- e.** Alonzo Wright Bridge multi-purpose area: 400 to 410;
- f.** Hollow Glen multi-purpose area: 99.

Some zoning numbers have been voluntarily reserved for subsequent use pursuant to future Zoning By-law amendments to create new zones.

The railway corridor constitutes a distinct zone identified on the Zoning Plan. The entire corridor belongs to the Municipality, from the southern to the northern borders of Chelsea. A legal description of the railway corridor may be found in the following legal documents:

1. Deed of Gift by Canadien Pacifique Ltée - Canadian Pacific Ltd. to the City of Hull, Municipality of the Western Part of Hull Township, and the Municipality of La Pêche, dated 19 December 1986, admitted before Me André Groulx, notary, bearing number 1602 in the minutes of said notary, and registered at the Gatineau Registration Division on 15 January 1987 under number 237 753;

⁽¹⁹⁾ Amended by **By-law Number 831-12** (effective September 23, 2103)

⁽¹⁸⁾ Amended by **By-law Number 854-13** (effective August 15, 2013)

⁽¹⁶⁾ Amended by **By-Law Number 797-11** (effective February 8, 2012)

2. Deed of Partition between the Municipality of Chelsea (formerly the Municipality of the Western Part of Hull Township), the City of Hull, and the Municipality of La Pêche, admitted before Me Luc Marion, notary, in January 1992, registered at the Gatineau Registration Division;
3. Graphic register number 7808, updated 15 August 1991.

2.1.2 Rules for interpreting the zoning plan

The Zoning Plan shows the division of Municipal land into zones. Each zone is identified by a separate and distinct number.

The Specifications Grid shows the groups of land uses allowed for each zone.

In the event that boundaries are inconsistent or appear to be inconsistent with the lines established in article 2.1.3.1, zoning boundaries shown on the Zoning Plan - Municipality of Chelsea, ZP-636-05-01 will constitute the reference of authority in like circumstances. In no instance shall the depths of these zones be less than minimum depth required for a lot covered by urban planning regulations applicable to each specific zone.

Unless otherwise specified by an amendment to the Zoning Plan, zones bounded by proposed public roads will retain said boundaries, even in the event that the location of said roads is amended by eventual approval of a subdivision plan.

Unless otherwise specified by an official amendment to the Zoning Plan, any zone bounded by a river or waterway will retain said boundaries, even in the event that the location of said river or waterway changes.

2.1.3 Rules for interpreting zoning boundaries

Boundaries on the Zoning Plan are shown using dotted red lines, as shown on the Plan Legend. Where no measurement is shown, distance is measured according to the plan scale. In the event that the exact location of the boundaries is unclear, the following rules apply:

2.1.3.1 General rules

In general, boundaries coincide with the following lines:

- a.** The centre line or extension thereof of existing, expropriated, registered or proposed roads;
- b.** The centre line of a railway corridor;
- c.** The centre line of a waterway;
- d.** Cadastre lines or the extension thereof;
- e.** Municipal boundaries;
- f.** Property lines or the extension thereof.

In the event that boundaries do not coincide with the afore-mentioned lines and the depth of the zone is indicated in metres, inside these lines.

2.1.3.2 Changing information

Some of the items of information affecting the Zoning Plan, such as updates to the Graphic Register, hydroelectric company rights-of-way, or other items that could modify original lot lines, may be corrected or updated without the need for an amendment to the Zoning Plan or Zoning By-law to reflect said corrections or updates.

2.2 SPECIFICATIONS GRID

The Specifications Grid specifies the land use groups and sub-groups approved for each zone. It also shows standards applicable for lots, construction, and special provisions.

With respect to setbacks shown on the Specifications Grid, said distances are general and do not prevail over special provisions shown in the text of this by-law, for example special provisions respecting minimum setbacks for properties along Highway 5, Route 105, or the railway corridor.

In the event of a contradiction between the information and standards contained in the text of the Master Plan By-law and the Specifications Grid, the text shall prevail.

2.2.1 Rules for interpreting the specifications grid

The uses shown on the Specifications Grid shall be interpreted in consideration of the following:

- a.** On the Specifications Grid, approved land use sub-groups are shown by the symbol X under each column representing a numbered zone;
- b.** Approved land use sub-groups are organized by land use group;
- c.** For a detailed definition of each land use approved within each land use sub-group, see Chapter 3 of this by-law.

The Specifications Grid also establishes special standards for each zone, if any.

2.2.2 Site planning standards

Front, side, and rear setbacks as well as minimum depth of a yard are expressed in metres.

On-ground surface area refers to the total surface area of the property or lot that may be occupied by a main building and adjacent secondary building, if any. This area is shown as a percentage on the Specifications Grid.

- a.** Maximum surface area of main buildings is expressed in square metres (m²);
- b.** Maximum surface area of secondary buildings is expressed in square metres (m²).

2.3 BUILDING AND PRIMARY USE ⁽⁴⁵⁾

Only one (1) main building is authorized per lot.

(45) Amended by **By-law Number 1058-18** (effective June 22, 2018)

3. GROUPS AND TYPES OF USE

Each use group includes a collection of similar sub-groups that are authorized within the main group.

USE GROUP	CODE	SUB-GROUP
RESIDENTIAL ⁽⁶⁾	R1	Isolated single-family dwelling
	R2	Mobile home
	R3	Multi-unit dwelling
	R4	Community housing
	R5	Semi-detached dwelling
BUSINESS SERVICES AND	C1	Professional business and services
	C2	Retail sales
	C3	Personal, financial and administrative services
	C4	Food services and lodging
	C5	Food services with discotheque and entertainment
	C6	Tourism and handicrafts
	C7	Vehicle repair services and various products
	C8	Scrap yards
	C9	Vehicle sales
	C10	Other vehicle-related business
	C11	Erotic/Adult business and services
RECREATION AND TOURISM	L1	Recreational and tourism activities
	L2	Cultural activities
PUBLIC ⁽¹⁹⁾	P1	Government
	P2	Religion, education, health and social services
	P3	Public utilities
	P4	Transportation infrastructure
	P5	Park and playground
	P6	Natural park
LIGHT-INDUSTRIAL	I1	Light industrial
	I2	Environmental industrial
	I3	Para industrial
EXTRACTION	E1	Extraction
AGRICULTURE	A1	Agriculture
GATINEAU PARK	EN	Green space
	EN-PN	Conservation of nature
	EN-PC	Preservation of scenic landscapes
	EN-MV	Development zone
	EN-R1	Residential pocket
	EN-L1	Camp Fortune
	EN-CE	O'Brien and Willson Estates
	EN-HI	Mackenzie King Estate
	EN-P3	Public services

GENERAL PROVISIONS

For the purposes of this by-law, land use sub-groups have been established according to compatibility, physical features, interdependency, and impact on public safety in the sector in question.

(6) Amended by **By-Law Number 704-07** (effective March 19, 2009)

(19) Amended by **By-law Number 831-12** (effective September 23, 2013)

If a use does not appear in a land use sub-group, said use shall be classified in the most similar sub-group.

The commercial land use group includes sub-groups of commercial uses that are similar in nature, influence, occupation of property, and building construction and occupation.

Each sub-group includes the uses and establishments noted in the list associated with each sub-group.

Unless otherwise indicated, parks, pathways, and green spaces are permitted in all zones.

3.1 RESIDENTIAL USE GROUP

3.1.1 R1 - Residential- Isolated single-family dwelling

This sub-group consists of residence in an isolated single-family home.

3.1.2 R2 - Residential – Mobile home

This sub-group consists of mobile-type homes. A mobile home structure must be used exclusively as a residence.

3.1.3 R3 - Residential – Multi-unit dwelling

This sub-group consists of dwellings having more than two apartment units.⁽²³⁾

3.1.4 R4 - Residential – Community housing

This sub-group consists of uses whose main activity is to provide public services to a group of people in an institution.

Included in this group:

- a.** Group homes for mentally and physically disabled;
- b.** Reception centres for the elderly;
- c.** Day centres;
- d.** Youth centres;
- e.** Boarding homes;
- f.** Community housing geared for the devout;
- g.** Accommodation and rehabilitation centres for the disabled of any kind and for those with difficulties in social integration;
- h.** Halfway houses for ex-offenders;
- i.** Retirement homes, nursing homes, rest homes, orphanages and residences;
- j.** Student housing;
- k.** Other housing meeting the definition of community housing.⁽²³⁾

⁽²³⁾ Amended by **By-law Number 883-14** (effective October 30, 2014)

⁽²³⁾ Amended by **By-law Number 883-14** (effective October 30, 2014)

3.1.5 R5 – Residential – Semi-detached dwelling

This sub-group consists of semi-detached single-family dwellings and will be approved pursuant of approval of a Comprehensive Development Programme (CDP).⁽⁶⁾

3.1.6 Specific provisions for the Centre-Village multi-purpose area⁽¹⁶⁾

Notwithstanding Sub-sections 3.1.3, 3.1.4 and 3.1.5, uses sub-groups “R3 – Residential - Multi-Unit Dwelling”, “R4 – Residential – Community Housing” and “R5 – Residential – Attached Single-Family Dwelling” within the Centre-Village multi-purpose area, as defined in Sub-section 2.1.1., sub-group uses are authorized without the need to produce a Comprehensive Development Programme (CDP) when marked by the symbol “X” in the Specifications Grid.

3.2 BUSINESS AND SERVICES GROUP

This group consists of retail sales businesses selling various products and serving the public and other businesses and services belonging to the following sub-groups.

3.2.1 C1 - Professional business and services

This sub-group consists of uses whose main activity is to provide professional services to individuals or firms.

For example, this sub-group includes:

- a.** Medical and health services (excluding veterinary services);
- b.** Legal services;
- c.** Architectural services;
- d.** Engineering services;
- e.** Accounting;
- f.** Appraisal services;
- g.** Photographic studios;

3.2.2 C2 - Retail sales

This sub-group consists of uses whose main activity is to sell products directly to the consumer.

For example, this sub-group includes retail sales of:

- a.** Food;
- b.** Hardware;
- c.** Construction products, without lumber yard;
- d.** Clothing;
- e.** Jewellery;
- f.** Pharmaceutical products;
- g.** Bread and baked goods;
- h.** Department stores;
- i.** Furniture;
- j.** Stationery items;

(6) Amended by **By-Law Number 704-07** (effective March 19, 2009)

(16) Introduced by **By-law Number 797-11** (effective February 8, 2012)

- k.** Sporting goods;
- l.** Gardening items, gardening centre.

3.2.3 C3 - Personal, financial and administrative services

This sub-group consists of uses whose main activity is to offer services related to individuals, finances, and administration.

For example, this sub-group includes:

- a.** Banking and credit services;
- b.** Dance studio;
- c.** Drivers education;
- d.** Art and music school;
- e.** Daycare;
- f.** Hair and beauty salon;
- g.** Personal health and well-being services;
- h.** Veterinary services;
- i.** Shoemakers;
- j.** Insurance brokers;
- k.** Appraisal services;
- l.** Building construction (business office only);
- m.** Business or personal association or similar organization;
- n.** Travel agency;
- o.** Laundry, dry-cleaning.

3.2.4 C4 - Food services and lodging

This sub-group consists of uses whose main activity is to offer food and lodging services without a discotheque or theatre.

For example, this sub-group includes:

- a.** Restaurants with or without alcohol permit;
- b.** Inns;
- c.** Hotels, motels, tourist homes, and bed & breakfast.

3.2.5 C5 - Food services with discotheque and entertainment venue

This sub-group consists of uses whose main activity is to offer food services with discotheque and/or entertainment venue.

For example, this sub-group includes:

- a.** Restaurants with or without alcohol permit;
- b.** Inns;
- c.** Hotels, motels;
- d.** Bar with or without entertainment;
- e.** Discotheque.

3.2.6 C6 - Tourism and handicrafts

This sub-group consists of uses whose main activity involves tourism and handcraft sales.

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

For example, this sub-group includes:

- a.** Art galleries;
- b.** Handicraft boutiques;
- c.** Antique shops;
- d.** Artisans' studios;
- e.** Florist.

3.2.7 C7 - Vehicle repair services and various products

This sub-group consists of uses whose main activity is to offer repair services for vehicles and various accessories. This class also includes auto body shops.

For example, this sub-group includes:

- a.** Small motor repair workshops;
- b.** Electrical appliance repair shops;
- c.** Tool repair shops;
- d.** Auto body shops;
- e.** Light and heavy vehicle repair services.

3.2.8 C8 - Scrap yards

This sub-group consists of uses whose main activity is recycling of vehicles and vehicle parts.

For example, this sub-group includes:

- a.** Scrap metal yard;
- b.** Scrap vehicle sales.

3.2.9 C9 - Vehicle sales

This sub-group consists of uses whose main activity is retail sales of automotive vehicles.

For example, this sub-group includes:

- a.** Retail sales of automotive vehicle;
- b.** Retail sales of vehicle parts;
- c.** Retail sales of various vehicles (motorcycles, watercraft, etc.);
- d.** Vehicle rentals.

3.2.10 C10 - Other vehicle-related business

This sub-group consists of uses whose main activity is to offer direct sales to individuals of petroleum products, gasoline, and oils. This group may also permit the retail sales of variety store food products. The group excludes any activity associated with vehicle repair.

For example, this sub-group includes:

- a.** Services station without vehicle service bay;
- b.** Service station with or without car wash;
- c.** Service station with or without variety store.

3.2.11 C11 - Erotic/Adult businesses and services

This sub-group consists of uses whose main activity is the sales of erotic and adult services and the types of services serving alcohol and/or presenting erotic entertainment, including nude waiters and strippers.

This sub-group also includes any establishment selling goods and services that, in an effort to increase demand for said goods and services, allows said goods and services to be provided by females displaying bare breasts, genitals, or buttocks, or by nude males.

3.3 RECREATION AND TOURISM ⁽⁴³⁾

This group includes sports, recreational, and cultural establishments.

As a complementary use to any of the mentioned uses are allowed bars, snack bars, restaurants, boutique shops, reception rooms and daycares.

3.3.1 L1 - Recreational and tourism activities

This sub-group consists of uses whose main activity is to offer recreational and leisure services.

For example, this sub-group includes:

- a.** Community parks;
- b.** Golf course;
- c.** Ski area;
- d.** Recreational facility (e.g. bowling alley);
- e.** Pleasure boating harbour, marina.

3.3.2 L2 - Cultural activities

This sub-group consists of uses whose main activity is to offer cultural services.

For example, this sub-group includes:

- a.** Entertainment venues;
- b.** Theatres;
- c.** Cinemas;
- d.** Museums.

3.4 PUBLIC USE GROUP

This group includes community establishments, facilities, and activities that are normally associated with public services. This group includes public, para-public, and private spaces and buildings where activities are associated with government, health, education, and public utilities.

3.4.1 P1 - Government use

This sub-group consists of uses whose main activity is public and involving executive, legislative, preventative, or judicial functions.

For example, this sub-group includes:

- a.** Municipal, regional and provincial administrative services;
- b.** Courts of justice;
- c.** Fire stations;
- d.** Postal services.

(43) Amended by **By-law Number 1030-17** (effective November 24, 2017)

3.4.2. P2 - Religion, education, health and social services

This sub-group consists of uses whose main activity is associated with religion, education, or public health.

For example, this sub-group includes:

- a.** Religious meeting place;
- b.** Presbytery;
- c.** Cemetery;
- d.** Nursery, elementary, or secondary school
- e.** Library;
- f.** Community centre or hall;
- g.** Health care centre (hospital);
- h.** Public health outlet (CLSC).

3.4.3. P3 - Public utilities

This sub-group consists of uses whose main activity is to offer public service facilities.

For example, this sub-group includes:

- a.** Public parking areas;
- b.** Hydroelectric stations.

3.4.4 P4 - Transportation infrastructure

This sub-group includes regional transportation infrastructures, such as highways.

3.4.5 P5 – Park and playground ⁽¹⁹⁾

This sub-group includes parks and playgrounds as defined in the section 1.10 “Terminology” of this by-law.

3.4.6 P6 – Natural park ⁽¹⁹⁾

This sub-group includes natural parks as defined in the section 1.10 “Terminology” of this by-law.

3.5 LIGHT INDUSTRIAL GROUP

This group includes manufacturers, factories, workshops, construction sites, and storage facilities. Operations consist of the fabrication, assembly, and/or conversion of any product whatsoever as well as storage facilities that may occasion inconvenience to the neighbourhood.

3.5.1 I1 - Light industrial

This sub-group consists of uses whose main activity is the transformation of products, which do not have negative impact, such as noise, odour, or dust, on the neighbouring sector.

For example, this sub-group includes:

- a.** Factories;
- b.** Manufacturers;
- c.** Machine shop.

⁽¹⁹⁾ Introduced by **By-law Number 831-12** (effective September 23, 2013)

3.5.2 I2 - Environmental industry

This sub-group consists of uses whose main activity is related to waste management and reduction.

For example, this sub-group includes:

- a.** Recyclable material sorting facility;
- b.** Solid waste recovery facility;
- c.** Recycling and processing plant.

3.5.3 I3 - Para industrial

This sub-group consists of uses whose main activity is storage or for an activity that requires extensive storage space due to the nature of same.

For example, this sub-group includes:

- a.** Construction services;
- b.** Transportation services;
- c.** Storage services;
- d.** Bulk material sales (e.g. earth, sand, gravel);
- e.** Retail sales of construction products (with lumber yard);
- f.** Retail sales of prefabricated homes and cottages.

3.6 EXTRACTION GROUP

3.6.1 E1 - Extraction

This sub-group consists of uses whose main activity is the extraction of raw materials.

For example, this sub-group includes:

- a.** Quarries;
- b.** Sand pits.

3.7 AGRICULTURAL GROUP

3.7.1 A1 - Agriculture

This sub-group consists of uses whose main activity is market gardening or animal husbandry (livestock operation). This class of activities comprises all land covered by the *Act respecting the preservation of agricultural land and agricultural activities*.

For example, this sub-group includes:

- a.** Animal husbandry;
- b.** Sugar bush;
- c.** On-site sales of locally produced goods;
- d.** Agricultural farms;
- e.** Farms with forestry operations;
- f.** Cultivated farms;
- g.** Farms producing fruit and vegetables, grains, and animal fodder for commercial sales;
- h.** Mixed animal husbandry;
- i.** Horticultural farms;
- j.** Institutional farms;
- k.** Experimental or university farms;

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

- l.** Dairy farms;
- m.** Isolated single-family dwelling;
- n.** Plant nurseries;
- o.** Commercial greenhouses.

3.8 GATINEAU PARK

All uses, activities and/or construction within Gatineau Park boundaries must be primarily designed for insertion into a recognized environmental area so designated by the National Capital Commission. Based on this common requirement, the various types of use permitted within Gatineau Park have been combined in a single land use group.

3.8.1 EN - Green space

This sub-group covers Gatineau Park, where construction and infrastructure development have been kept to a minimum.

For example, this sub-group includes:

- a.** Nature conservation activities;
- b.** Nature interpretation activities;
- c.** Cross-country skiing, hiking/walking, cycling, etc.

3.8.2 EN-PN - Conservation of nature

This land use sub-group is designed to preserve green space within the limits of the territory known as the Meech Creek Valley (the Valley). These spaces will not be used for any development and natural processes will be preserved and/or reintroduced gradually.

3.8.3 EN-PC - Preservation of scenic landscapes

This land use sub-group is designed to preserve open spaces within the limits of the territory known as the Meech Creek Valley. These open spaces are of significant visual importance to the Valley and their long-term preservation remains a top priority.

For example, this sub-group includes:

- a.** Pasturing;
- b.** Haying.

Refer to the Specifications Grid for special provisions, such as the requirement for a land and animal management report to ensure that the environment is unharmed and to ensure sustainable use of these areas. The Grid also specifies certain other conditions, such as the importance of fencing buffer zones along the Creek to protect said waterway, etc.

3.8.4 EN-MV - Development zone

This land use sub-group is designed to permit more concentrated used in certain sectors of the Meech Creek Valley. The uses permitted in the scenic landscape sub-group are also permitted in this sub-group.

For example, this sub-group includes:

- a.** Recreational and tourism activities;
- b.** Inns;
- c.** Haying;

- d.** Bed & breakfasts;
- e.** Pasturing;
- f.** Dump site restoration.

3.8.5 EN-R1 - Residential enclaves

This sub-group includes isolated single-family dwellings.

3.8.6 EN-L1 - Camp Fortune

This land use sub-group includes commercial recreation and tourism activities and uses associated with recreation, food services, and the arts. Outdoor storage is permitted.

For example, this sub-group includes:

- a.** Ski centre;
- b.** Year-round outdoor recreation centre;
- c.** Outdoor recreation base;

Secondary uses authorized for this zone include bars, snack bars, restaurant, boutique, reception hall, and daycare services.

3.8.7 EN-CE - O'Brien and Willson estates

This land use sub-group is designed to recognize and reinforce the uniqueness of these two heritage buildings. These buildings and their associated facilities afford considerable potential for development. Moreover, development of this site must be in keeping with the principles of sustainable development.

For example, this sub-group includes:

- a.** Conference centre;
- b.** Training centre;
- c.** Research centre;
- d.** Recreation centre;
- e.** Interpretation centre;
- f.** Reception hall.

In complement to the primary land use, food services (including a bar), lodging with a maximum of 20 rooms, and health and relaxation facilities will be allowed.

3.8.8 EN-HI - Mackenzie King Estate

This land use sub-group is designed to reinforce the historic values of this site.

For example, this sub-group includes:

- a.** Activities associated with a history interpretation centre.

3.8.9 EN-P3 - Public services

This land use sub-group covers establishments that provide services within Gatineau Park.

For example, this sub-group includes:

- a.** Visitor centre;
- b.** Administrative offices;
- c.** Municipal garage.

3.9 SECONDARY SERVICE AREAS

Objectives:

- a.** To enable people to use their residences to advantage as a workplace, while preserving the tranquility of the residential sector;
- b.** To reduce the use of motor vehicles for transit to the workplace or to acquire goods and services.

3.9.1 General rules

Secondary land use applies throughout Municipality of Chelsea territory. Types of secondary use apply solely to certain land use groups permitted in this by-law.

A secondary residential use must be compatible with the residential use group to which it belongs as well as with its immediate neighbourhood. In other words, secondary use or its derivatives must not constitute a nuisance for the neighbourhood in terms of noise, odours, dust, smoke, light, vibrations, and/or traffic posing a danger to area residents.

To receive approval, the secondary use must meet all of the requirements listed in section 3.9 of this by-law.

Only one secondary use shall be approved per parcel or property.

Any person wishing to operate a secondary use must obtain appropriate authorization from the Municipality.

3.9.2 Secondary residential use – Business

The presence of a commercial secondary use within an isolated single-family residential use will be permitted subject to the following conditions.

The Specifications Grid shows secondary uses permitted for each zone, where allowed.

Secondary residential business uses are divided into two groups, i.e.:

Uses permitted for Group A:

- a.** Studios for artists and artisans (sculptors, painters, ceramists, weavers, finishing carpenters)
- b.** In-home daycare services;
- c.** Designer/decorator;
- d.** Room rental (2 maximum);
- e.** Professional office (physician, attorney, engineer or consultant, etc.).

In addition to the conditions listed in sub-section 3.9.1, a Group A secondary residential business use must satisfy the following:

- 1.** The secondary use must be conducted inside the main building and occupy a maximum surface area of 40 square metres;
- 2.** The building or apartment resident only may carry out the secondary use;
- 3.** In no instance will additional parking space be authorized;
- 4.** No product display will be visible from outside the building;
- 5.** The building shall maintain its residential architectural image;
- 6.** One identification plaque may be installed, maximum size of 1858 square centimetres or 288 square inches. The maximum size for a property along Route 105 is 0.75 m². The sign shall be made of wood and installed on a wooden post. The plaque may only be lit by one single, white, non-flashing, bulb.
- 7.** No materials or containers may be stored outside the buildings;
- 8.** Only products made or developed by the resident may be sold on site.

Uses permitted for Group B:

- a.** Artists' studios (sculptor, painter, ceramist, weaver, finishing carpenter);
- b.** Designer/decorator;
- c.** Offices for general or specialty contractors;
- d.** Offices for business or management consultants;
- e.** Telemarketing offices;
- f.** Seamstress;
- g.** Shoemaker;
- h.** Distributor (without warehouse);
- i.** Arts trades and art galleries;
- j.** Stylists;
- k.** Photographers;
- l.** Promoters;
- m.** Tanning salons;
- n.** Hair salons;
- o.** Home-based daycare services;
- p.** Advertising;
- q.** Room rental (2 maximum);
- r.** Professional offices (physician, attorney, engineer, consultant, etc.);
- s.** Beautician/cosmetician;
- t.** Private dance, music or martial arts studios;
- u.** Personal well-being services (yoga, etc.);
- v.** Clothier.

Further to the conditions listed in sub-section 3.9.1, Group B secondary residential business use must satisfy the following:

- 1.** The secondary use must be conducted inside the main building and occupy a maximum surface area of 40 square metres;
- 2.** Small appliance repairs or artistic creation may only be performed in a secondary building if said building has a surface area of 40 square metres or less;
- 3.** The dwelling resident only may carry out the secondary use;
- 4.** In no instance will additional parking space be authorized;
- 5.** No product display will be visible from outside the building;
- 6.** The building shall maintain its residential architectural image;
- 7.** One identification plaque may be installed, maximum size of 1858 square centimetres or 288 square inches. The maximum size for a property along Route 105 is 0.75 m². The sign shall be made of wood and installed on a wooden post. The plaque may only be lit by one single, white, non-flashing, bulb;
- 8.** No materials or containers may be stored outside the buildings;
- 9.** Only products made or developed by the resident may be sold on site.

3.9.3 Secondary residential use – Bed & Breakfast

For the purposes of this by-law, shall be considered a bed & breakfast a home designed to welcome guests for short periods of time in return for remuneration. A certificate of authorization may be issued to operate a bed & breakfast on parcels or properties with surface area of 12,000 m² or on parcels or properties adjacent to the following main thoroughfares: Route 105, Notch Road, de la Montagne Road, Mine Road, Scott Road, Old

Chelsea Road, de la Rivière and St. Clément Road. With the application, the applicant shall include proof of authorization from the government agency responsible for this type of land use.

3.9.4 Secondary residential use – Additional apartment

The construction and rental of an additional apartment within an isolated single-family dwelling will be permitted subject to the following conditions:

- a.** There is no other secondary business use or bed & breakfast on the property;
- b.** The floor space of the additional apartment is not more than eighty (80) square metres;⁽²⁶⁾
- c.** The dwelling shall continue to appear to be an isolated single-family dwelling and must not take on the appearance of semi-detached housing;
- d.** The number of bedrooms in the main building shall not exceed six (6), including the main apartment and additional apartment);
- e.** The septic system must be assessed by a professional consultant to guarantee capacity and compliance with current standards in terms of the anticipated new volume of wastewater to be processed;
- f.** The additional apartment shall be built to Construction By-law standards.

3.9.5 Secondary residential use—Keeping of horses and alpacas

The keeping of a maximum of two (2) horses or a maximum of two (2) alpacas is permitted under the following conditions:

- a.** Keeping horses or alpacas is permitted only on lots located outside the Centre-Village multi-purpose area and Farm Point;
- b.** The minimum surface area of the lot where horses or alpacas are kept shall be 1.6 hectares (4 acres);
- c.** The stable or shed shall have a maximum footprint of 95 square metres. This footprint shall not be taken into account when calculating the maximum footprint established in sub-section 4.3.1;
- d.** The manure storage area shall be located at a maximum distance of
 - 1. 30 metres from any well,
 - 2. 30 metres from any waterway or lake, and
 - 3. 15 metres from a property boundary;

Moreover, manure shall be stored on a concrete slab, protected from the weather, in order to prevent leachate seepage into the environment. Likewise, a liquid collection device shall be incorporated in the concrete slab.

For manure storage on the lot, 1.2 hectares of grazing or farmland are required per animal. Failing this, a manuring agreement with a farmer shall be submitted to the Municipality;

- e.** Grazing or exercise areas shall be located at a minimum distance of 15 metres from any waterway or lake; and
- f.** Felling trees is not permitted for the purpose of providing a grazing or exercise area for animals nor for the purpose of enlarging an existing area.⁽¹⁾

3.9.6 Secondary light industrial use

Authorized secondary light industrial uses included counter sales of merchandise manufactured, assembled, or stored within the zone affecting the primary land use.

- a.** Cafeteria, restaurant.

(26) Amended by **By-law Number 936-15** (effective March 9, 2016)

(1) Introduced by **By-law Number 659-05** (effective May 18, 2006)

3.9.7 Secondary agricultural use

Secondary agricultural use is permitted in zones allowing this group of land uses.

- a.** Clubs or associations involving the study and observation of nature;
- b.** Counter or kiosk sales of locally produced farm products;
- c.** Farm wind generator;
- d.** Equitation;
- e.** Horse racing track;
- f.** Animal boarding and dressage services.

3.9.8 Commercial secondary use – Commercial parking⁽⁵²⁾

Underground commercial (pay) parking is permitted as a secondary use to a main use of the business and services use group.

3.10 TEMPORARY USE GROUP

3.10.1 General rules

All temporary uses must receive written consent from the Municipality.

3.10.2 Garage sales

One garage sale per property per year may be held for a maximum of two (2) days.

3.10.3 Fairs, carnivals, concerts and like use

Fairs, circuses, carnivals, indoor or outdoor shows, concerts, or other like temporary uses will be permitted subject to the following conditions (these provisions do not apply to community or neighbourhood events):

- a.** The event will take place within the Centre-Village or Farm Point multi-purpose areas or in the Camp Fortune zone EN-L1-123;
- b.** The event shall take place over a maximum period of four (4) consecutive days;
- c.** The event shall not operate between 1 AM and 9 AM daily;
- d.** The event promoter shall submit proof of at least two million dollars (\$2 million) in public liability insurance);
- e.** The event promoter shall submit a security and surveillance plan (by public security officials—fire, police);
- f.** The permit application must be received by the Municipality at least thirty (30) days prior to the date of the event. Said application shall include:
 - 1.** Name, address, and telephone number of the applicant or of the organization he represents;
 - 2.** A full description of the event and its duration;
 - 3.** Start and end times for each day of the event;
 - 4.** Location of the event, a site plan and list of proposed facilities;
 - 5.** Name of the event supervisor;
 - 6.** Payment of all applicable fees
- g.** The administering authority may require proof that interested parties have been advised of the event, especially community associations, residents, and businesses located near the event site.

(52) Introduced by **By-law Number 1123-19** (effective September 24, 2019)

3.10.4 Open air markets

This sub-group consists of uses whose main activity is the retail sales, from temporary outdoor facilities, of homemade crafts or food products.

Open air markets are subject to the following conditions:

- a.** The activity must be located in a zone other than residential RA;
- b.** The activity must be approved by Municipal Council resolution subject to conditions to be determined by Council;
- c.** The activity may take place on a property having a primary use.

4. REGULATORY PROVISIONS

4.1 MAIN BUILDING FOR RESIDENTIAL USE

Objectives:

- a.** To ensure the tranquility of residential zones;
- b.** To establish precise provisions to effectively control construction;
- c.** To protect the value of existing homes.

4.1.1 Minimum surface area and dimensions

4.1.1.1 Provisions applicable to a lot or land having a surface area 4,000 m² or more

The footprint of a main building in the residential land use group shall cover at least seventy-five square metres (75 m²), to be used as living quarters.

A main residential building shall be at least 6.5 metres wide.

4.1.1.2 Provisions applicable to a lot or land having a surface area less than 4,000 m²

On a lot or land smaller than 4,000 m² and protected by vested rights, maximum floor space for the main building shall be determined according to the surface area of the parcel or property and must be consistent with the following table:

Surface area of property or lot	Maximum floor surface area of main building
3,500 m ² to 3,999 m ²	2,750 ft ² (255 m ²)
3,000 m ² to 3,499 m ²	2,500 ft ² (232 m ²)
2,500 m ² to 2,999 m ²	2,000 ft ² (185 m ²)
2,000 m ² to 2,499 m ²	1,750 ft ² (162 m ²)
1,500 m ² to 1,999 m ²	1,500 ft ² (139 m ²)
1,000 m ² to 1,499 m ²	1,250 ft ² (116 m ²)

999 m ² or less	Reconstruction or expansion will be permitted on properties of 999 m ² or less if a structure was in place prior to 6 April 1999. In this case, the maximum floor surface area is 1,200 ft ² (1111 m ²). For vacant lots of 999 m ² or smaller, no new building construction will be allowed. ⁽¹⁾
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In all instances, the footprint of the main building in the residential land use group shall cover at least seventy-five square metres (75 m²), to be used as living quarters.

4.1.1.3 Floor Area Ratio within the Centre-Village multi-purpose area⁽¹⁶⁾

Articles 4.1.1.1 and 4.1.1.2 don't apply to lots located inside the Centre-Village multi-purpose area, as defined in Sub-section 2.1.1.

For "residential" uses, the maximum area floor surface of all buildings (main and accessory) located on the land is set at 40% of the area surface of the property.

The previous paragraph doesn't apply to lots fully serviced, as defined in the By-law Number 637-05 respecting Subdivisions, of zones RA-201, RA-224, RA-251, RA-259, RA-264, RA-267 and CA-216 for which applies only the "residential" use, a floor area ration of a maximum of 40% for all buildings (main and accessory) located on the property. ⁽⁴⁴⁾ ⁽⁴⁷⁾

Unless otherwise specified in the Specifications Grid of Chapter 9 for "residential" uses, the maximum area floor surface of a main building is set at 1500 square metres.

4.1.2 Maximum height

Maximum height in each zone for a main residential building is shown on the Specifications Grid.

4.1.3 Setbacks

Minimum setbacks in each zone for the construction of a main residential building are shown on the Specifications Grid.

4.1.4 Restrictions respecting type of building

The use of a private garage, bus, recreational vehicle, trolley car, or other like object or vehicle as a dwelling is strictly prohibited.

4.2 MAIN BUILDING FOR USE OTHER THAN RESIDENTIAL

Objectives:

- a.** To permit enhancement of existing operations;
- b.** To establish precise provisions to effectively control construction;
- c.** To protect the value of existing buildings.

General rules:

⁽¹⁾ Amended by **By-law Number 659-05** (effective May 18, 2006)

⁽¹⁶⁾ Introduced by **By-law Number 797-11** (effective February 8, 2012)

⁽⁴⁴⁾ Amended by **By-law Number 1048-18** (effective June 22, 2018)

⁽⁴⁷⁾ Amended by **By-law Number 1070-18** (effective September 26, 2018)

The type of main building permitted is governed by the use allowed for each Municipality of Chelsea zone. The land uses permitted in each zone are shown on the Specifications Grid.

4.2.1 Maximum surface area and dimensions

4.2.1.1 Provisions respecting maximum floor space

The size of buildings designed for a land use in the business and services, recreation and tourism, or extraction groups is subject to the following provisions. Where two provisions apply, the more stringent shall prevail.

Maximum floor surface area for all buildings. The maximum floor surface area of the main building is based on the area of the parcel or property and must be consistent with the following:

Property surface area (square metres)	Maximum floor surface for all buildings (total of all main and secondary buildings on the property)	Maximum floor surface of a building (main or secondary building)
from 1.0 m ² to 3,999 m ²	12% of the surface area of the property	N/A
4,000 m ² or more	15% of the surface area of the property	1,400 m ²

In no instance shall the floor surface of a building exceed 1,400 square metres (15,069.9 ft²).

Maximum floor surface for a main building. On a lot with surface area less than 4,000 square metres, the maximum floor surface area is shown on the following table:

Property surface area (square metres)	Maximum floor surface area of the main building
3,500 m ² to 3,999 m ²	3,000 ft ² (278 m ²)
3,000 m ² to 3,499 m ²	3,000 ft ² (278 m ²)
2,500 m ² to 2,999 m ²	2,500 ft ² (232 m ²)
2,000 m ² to 2,499 m ²	2,500 ft ² (232 m ²)
1,500 m ² to 1,999 m ²	2,000 ft ² (185 m ²)
1,000 m ² to 1,499 m ²	2,000 ft ² (185 m ²)
999 m ² or less	Reconstruction or expansion will be permitted on properties of 999 m ² or less if a structure was in place prior to 6 April 1999. In this case, the maximum floor surface area is 1,500 ft ² (139 m ²). For vacant lots 999 m ² or smaller, no new building construction will be allowed. ⁽¹⁾

4.2.1.1.1 Special provision applicable to area floor surface in the Centre-Village multi-purpose area⁽¹⁶⁾

Provisions of Article 4.2.1.1 are not applicable to lots located inside the Centre-Village multi-purpose area as defined under Sub-section 2.1.1. Unless otherwise specified in the Specifications Grid of Chapter 9, for “mixed uses (commercial and residential)” or “other than residential” the maximum area floor surface for all buildings (main and accessory) on a property is set at 50% of the total area surface.

The previous paragraph doesn’t apply to lots fully serviced, as defined in the By-law Number 637-05 respecting Subdivisions, of zones CA-202, CA-204, CA-209, CA-216, CB-225, CB-226, CB-233, CA-242, CA-266 and CA-268, for which applies only to “mixed uses (commercial or residential)” or “other than residential” a floor area ratio of a maximum of 40% for all buildings (main and accessory) located on the property.

(1) Amended by **By-law Number 649-05** (effective May 18, 2006)

(16) Introduced by **By-law Number 797-11** (effective February 8, 2012)

For “mixed uses (commercial and residential)” or “other than residential”, the maximum floor area of a main building is set at 1500 square metres.

Notwithstanding the previous paragraph, the maximum floor space of a building that has as a main use the “retail sale of food produce” is set at 2500 square metres.

4.2.1.2 Open space ratio

The open space ratio for all buildings (main and secondary) must not exceed the following maximum limits:

- a.** Business and services land use group - Maximum 50%;
- b.** Industrial land use group - Maximum 50%;
- c.** Public land use group - Maximum 50%.

4.2.2 Height

The maximum height of a main building in each zone is shown on the Specifications Grid.

4.2.3 Setbacks

Minimum setbacks in each zone for the construction of a main building are shown on the Specifications Grid.

4.3 SECONDARY BUILDING

Objectives:

To permit the construction of a building designed to store goods apart from the main building.

This building shall be used to store goods associated with the use of the main building.

General rules:

The secondary building may be attached to or detached from the main building. To be considered an attached building, the secondary building and the main building must share a common wall over a minimum distance of 3 metres.

Unless the lot or property already contains a main building, a construction permit for a main building must be issued before a construction permit can be issued for a secondary building.

Secondary buildings must be located on the same lot or property as the main building with which they are associated. In no instance will a secondary building be permitted on a lot or property that does not contain a main building.

Secondary buildings must comply with the same construction standards that apply to the main buildings located on the same lot or property, except in the case of an agricultural building.

The provisions of articles 4.3.1.1 and 4.3.1.2 do not apply to agricultural buildings or buildings used to house animals when said structures are located in a zone on the Zoning Plan that permits agricultural land uses.

Secondary buildings may not be equipped with toilets, running water, kitchen facilities, or septic system hook-up. However, this rule does not apply to a secondary building in the public use group. In other words, a property in the public use sector may have more than one septic system.

4.3.1 Secondary building for a secondary residential use

4.3.1.1 Footprint⁽⁶⁾⁽⁵⁴⁾

- a.** For a lot or property with a surface area of 4,000 m² or more, the maximum footprint of all detached secondary buildings shall be 95 m². When the secondary building is attached to the main building, no maximum footprint applies.
- b.** For a lot or property with surface area of less than 4,000 m², the maximum footprint of all detached secondary buildings shall be 75 m². When the secondary building is attached to the main building, the maximum footprint is 50 m².⁽¹⁾
- c.** ^{(12) (39)}
- d.** Notwithstanding the previous bullets a. and b., a carport is not counted in the maximum authorized footprint of secondary buildings, but it is included in the calculation of the floor area ratio. In an urban perimeter, the maximum footprint of such a shelter is set at fifty square meters (50 m²) per housing unit and four hundred square meters (400 m²) per lot.
- e.** When the structure has a car entrance door or does not meet the definition of a carport, the building is considered a secondary building for the purposes of this by-law.

4.3.1.2 Maximum height

The maximum height of detached secondary buildings is 6.5 metres. When a secondary building is attached to a main building, the maximum height is equal to that of the main building. Construction of a cellar or basement beneath a secondary building is strictly prohibited.

^{(12) (39)}

4.3.1.3 Setbacks⁽⁵⁶⁾

The minimum setbacks applied to construction of a secondary building for each zone are the same as those applying to the main building as shown on the Specifications Grid.

Notwithstanding the previous paragraph and any other provision of the Zoning By-law, on serviced lots located in the Centre-Village and having less than 4,000 m², secondary buildings can be implanted to a minimum of 1.5 meters from the side and rear lines.

When the secondary building is located 1.5 meters from a side or rear line and it is visible from a thoroughfare, a dense hedge must be planted, or an opaque fence must be installed.

4.3.1.4 Temporary garage

Plastic temporary shelters and garages are permitted from 15 October to 15 April.

To install a temporary garage, the setbacks established for the railway corridor, the highway and Route 105 are decreased to 4.5 metres.

A construction permit is not required for the installation of a temporary motor vehicle shelter.

⁽⁶⁾ Articles 4.3.1.1 and 4.3.1.2 amended by **By-Law Number 704-07** (effective March 19, 2009)

⁽⁵⁴⁾ Amended by **By-law Number 1122-19** (effective January 20, 2020)

⁽¹⁾ Amended by **By-law Number 659-05** (effective May 18, 2006)

⁽¹²⁾ Amended by **By-law Number 771-10** (effective January 24, 2011)

⁽³⁹⁾ Revoked by **By-law Number 1015-17** (effective September 25, 2017)

⁽⁵⁶⁾ Amended by **By-law Number 1132-19** (effective February 24, 2020)

4.3.2. Secondary building in cases of other than residential use

The maximum footprint of all detached secondary buildings shall be 95 m². When the secondary building is attached to the main building, no maximum footprint applies.⁽¹⁾

4.3.2.1 Special provisions applicable to accessory buildings in the Centre-Village multi-purpose area⁽¹⁶⁾⁽³²⁾

Notwithstanding the first two paragraphs of Section 4.3 of this By-law, in zones CB-225, CB-226, CB-232, CB-233, CB-234, PU-228, one of the uses, other than residential, already permitted in the Specifications Grid, is permitted in one of the accessory buildings. However, washrooms and running water will not be allowed within these buildings.

Notwithstanding the previous paragraph, in zones CB-225, CB-226, CB-233, CB-232, CB-234, PU-228, on a lot partially serviced or serviced as defined in the By-law Number 637-05 respecting Subdivisions, one of the uses, other than residential, already permitted in the Specifications Grid, is permitted in one of the accessory buildings under the condition that the building is connected to the aqueduct or sewer services.

4.3.2.2 Maximum height⁽⁵⁶⁾

The maximum height of a detached secondary building is 6.5 meters. When the secondary building is adjacent to the main building, the maximum height is that of the main building. It is forbidden to build a cellar or a basement under a secondary building.

4.3.2.3 Setbacks⁽⁵⁶⁾

Compliance of setbacks for the implantation of a secondary building are the same as those of the main building, all as indicated by zone in the Specifications grid.

Notwithstanding the previous paragraph and any other provision of the Zoning By-law, on serviced lots located in the Centre-Village and having less than 4,000 m², secondary buildings can be implanted to a minimum of 1.5 meters from the side and rear lines.

When the secondary building is located 1.5 meters from a side or rear line and it is visible from a thoroughfare, a dense hedge must be planted, or an opaque fence must be installed.

4.4 SETBACKS AND YARDS

Objectives:

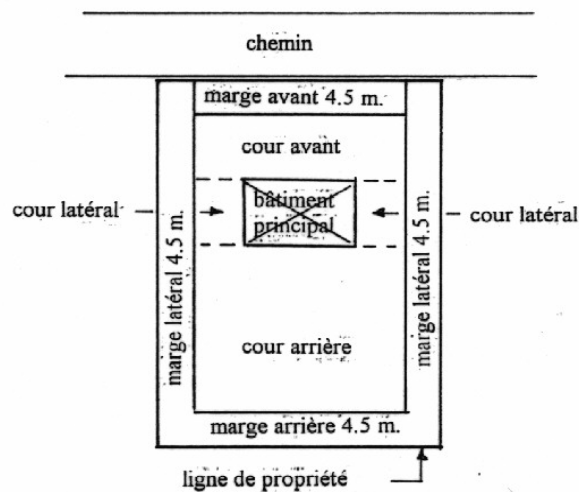
- a.** To preserve green space at the edges of a property.
- b.** To conserve spaces unobstructed by buildings or other structures.
- c.** To protect buildings and structures from the inherent dangers of a highway or railway corridor.

(1) Introduced by **By-law Number 659-05** (effective May 18, 2006)

(16) Introduced by **By-law Number 797-11** (effective February 8, 2012)

(32) Amended by **By-law Number 963-16** (effective July 5, 2016)

(56) Introduced by **By-law Number 1132-19** (effective February 24, 2020)



General rules – setbacks⁽³⁷⁾

Setbacks are spaces that must be left free of any building, structure, layout, equipment or vehicle (boat, trailer, motorized, etc.). Subject to the special provisions in Sub-sections 4.4.1 to 4.4.7, the specifications grid specifies, for each zone, the prescribed distances for the front, rear and side setbacks.

In the setbacks, no trees are to be cut except for the installation of septic systems, catchment works, or structures, buildings and developments listed in Sub-section 4.4.7 of this by-law.

General rules - yards⁽³⁷⁾

The spaces between the boundaries of the property and the main building are called yards. There are three (3) types of yard, the front yard, the side yards and the back yard. The sketch 4.4, above, illustrates these.

4.4.1 Setbacks along Route 105

Along Route 105, any new building must be built (set back) at least twenty (20) metres from the thoroughfare. However, in the Village Centre and Farm Point multi-purpose areas, the setback is 4.5 metres.

4.4.2 Siting along a highway

Along highways, any new building must be built at least forty-five (45) metres from the thoroughfare.

4.4.3 Siting along a railway corridor

Along a railway corridor, any new building must be built at least twenty (20) metres from the rail line.

4.4.4 Siting along a high-tension line

For any installation within fifteen (15) metres of a high-tension line, in addition to the setbacks established in this by-law, the applicant must obtain written permission from Hydro-Québec before the Municipality will

(37) Amended by **By-law Number 1011-17** (effective May 23, 2017)

issue the appropriate construction permit, according to this for installation of any structure (such as a pool, artificial pond, tree planting, etc.) or building,

4.4.5 (25)

4.4.6 Individuality of setbacks and yards

In terms of the urban planning regulations, a setback or yard applies to one lot only. Exceptionally, when a range line or original lot line, depending upon the cadastre, divides a property and said property is designated by more than one distinct lot number, for the purposes of this by-law, the setbacks apply to the exterior perimeter of the entire property.

4.4.7 Buildings, structures and development permitted in setbacks⁽³⁷⁾

Subject to the special provisions set out in Articles 4.4.7.1 to 4.4.7.3 below, no building, structure, development, equipment or vehicle shall be permitted in the front, side and rear setbacks, with the exception of driveways that are permitted in a setback adjacent to a road or laneway.

4.4.7.1 Buildings, structures and development permitted in setbacks equal or greater than 4.5 metres wide

Where the applicable setback is equal or greater than four metres and fifty centimetres (4.50 m), the following buildings, structures and development are permitted in the front, side and rear setbacks:

- a.** Stairs leading to the ground floor and the basement, provided that they do not encroach more than two (2) metres into the said setbacks;
- b.** Eaves and bay windows, provided that they do not encroach more than sixty (60) centimetres in the said setbacks;
- c.** Chimneys forming part of the building, provided that they do not encroach more than sixty (60) centimetres in the said setbacks;
- d.** Porches, galleries, balconies and eaves, excluding a patio, provided that they do not encroach more than two (2) metres in the said setbacks;
- e.** Awnings and canopies, provided that they do not encroach more than two (2) metres into the said setbacks;
- f.** Heat pumps and air conditioners with a wall or acoustic cover provided that they are located in the back or side setbacks and do not encroach more than two (2) metres into the said setback;
- g.** Fences, hedges, trees and shrubs;
- h.** Septic systems and catchments in accordance with provincial regulations.

(25) Revoked by **By-law Number 906-14** (effective November 13, 2014)

(37) Revoked and replaced by **By-law Number 1011-17** (effective May 23, 2017)

4.4.7.2 Buildings, structures and development permitted in setbacks less than 4.5 metres wide

Where the applicable setback is less than four metres and fifty centimetres (4.5 m) wide, the following buildings, structures and development are permitted in the front, side and back setbacks:

- a.** Eaves, provided that they do not encroach more than sixty (60) centimetres into the said setbacks;
- b.** Bay windows, provided that they do not encroach more than sixty (60) centimetres into the said setbacks and provided that there is no encroachment in a minimum setback of one metre and fifty centimetres (1.50 m);
- c.** Chimneys, forming part of the building, provided that they do not encroach more than sixty (60) centimetres into the said setbacks;
- d.** Heat pumps and air conditioners with a wall or acoustic cover, provided they are located in the back or side setbacks and do not encroach more than one (1) metre into the said setbacks;
- e.** Fences, hedges, trees and shrubs;
- f.** Stair steps leading to a porch, gallery, patio, or door, provided that they do not encroach more than sixty (60) centimetres into the said setbacks and provided that there is no encroachment in a minimum setback of one metre and fifty centimetres (1.50 m);
- g.** Septic systems and catchments in accordance with provincial regulations.
- h.** Landscaping provided the lot is serviced as defined in the Subdivision By-law No. 637-05 and that the lot is located within an urban perimeter.

4.4.7.3 Buildings, structures and development permitted when the setback is equal or greater than 20 metres

When the required setback is greater than or equal to 20 metres, said setback may be reduced to 10 metres for any structures or constructions other than buildings.

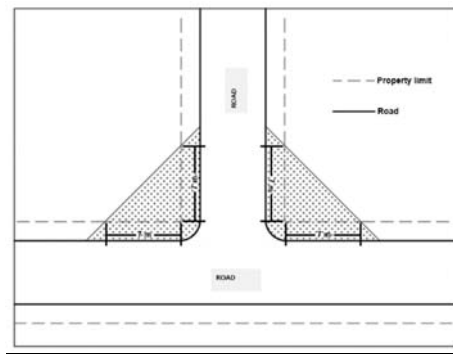
4.4.8 Corner lot (site triangle)⁽⁴⁸⁾

For corner lots, a site triangle free of obstacles not exceeding seventy-five centimeters (75 cm) in height must be respected. No entrance driveway or parking can be located inside the site triangle. This triangle must be seven meters (7 m) on each side, calculated along the boundaries of the property, at the intersection of these. This triangle is measured from the point of intersection of the two road boundaries or their extension. Sketch 1, here-below, illustrates this.

Sketch 1:⁽⁴⁸⁾

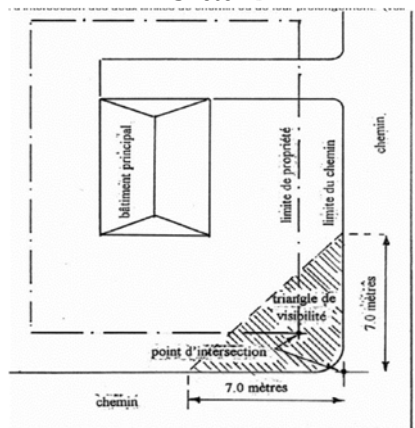
(48) Amended by **By-law Number 1075-18** (effective September 26, 2018)

(48) Introduced by **By-law Number 1075-18** (effective September 26, 2018)



The foregoing paragraph does not apply to lots within the perimeter of the Centre-Village for which in the corner lots a site triangle free of any obstacle not exceeding seventy-five centimeters (75 cm) in height must be respected. No entrance driveway or parking can be located inside the site triangle. This triangle must be seven meters (7 m) on each side, calculated along the limits of the thoroughfare, at the intersection of these. This triangle is measured from the point of intersection of the two thoroughfare boundaries or their extension. Sketch 2, here-below, illustrates this.

Sketch 2:



When a property is located at the intersection of several cross-roads, there must be as many site triangles as there are cross-roads.

In commercial zones, signs may be erected within the site triangles, on condition of the following:

- a.** The maximum surface area of the sign shall be 1.50 square metres;
- b.** The post used as a base for the structure must not be more than fifteen (15) centimetres in diameter and must be less than 2.5 metres tall;
- c.** The sign shall be installed at a height of at least 2.5 m;
- d.** The total structure (base, post, sign) must not be more than six (6) metres tall.

4.5 FREE-STANDING STRUCTURES

General rules:

The following provisions apply to antennas, satellite dishes (parabolic antennas), wind generators, and masts:

- 46 -

"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

4.5.1 Placement

No free-standing structure shall be placed on a public thoroughfare, or within setbacks. When a satellite dish or its support are installed on-ground, said device shall not be located in the front yard. For a satellite dish installed on the roof of a residence, it must be not located on the roof face facing the front yard.

A free-standing structure must comply with setbacks applicable for the zone in which the structure is located. When installed on the ground, an antenna must be placed in the back or side yard.

4.5.2 Height

The maximum height permitted for any free-standing structure is fifteen (15) metres.

The height of any free-standing structure is calculated from the lowest point on the structure, or from the base or building supporting the structure, to the highest point on the free-standing structure.

4.5.3 Parabolic antennas (satellite dishes)

The maximum diameter of a satellite dish fixed to a residential building is two (2) metres.

4.5.4 Hazardous structures

To ensure that they do not pose a risk to public safety, free-standing structures must be maintained in good working condition at all times. The Municipal administering authority may ask an owner to repair immediately any structure that the officer deems unsafe.

4.5.5 Number

Only one antenna shall be permitted per property.

4.6 TREES

Objectives:

- a.** To preserve the rural image of Chelsea;
- b.** To preserve the existing charm of the Municipality;
- c.** To help counter the effects of greenhouse gas emissions.
- d.** To maintain biodiversity;
- e.** To maintain air quality;
- f.** To protect land and water-based wildlife;
- g.** To maintain water quality;
- h.** To maintain soil quality.

General rules:

Any open space free of man-made construction is considered green space (forest or plant cover) or developed space.

4.6.1 Tree cutting⁽³⁸⁾

In all the territory of the Municipality of Chelsea, it is prohibited to cut trees with a trunk more than ten (10) centimetres in diameter measured at thirty (30) centimetres from the ground level, except under the following circumstances:

- a. Allow execution of construction work, structure or development permitted in the By-law and for which a building permit or a certificate of authorization was issued. In this case, tree cutting must be confined to the area to be developed, including a perimeter of a maximum width of five (5) meters around the planned works, always provided that the tree cutting is carried out outside the side and rear setbacks specified in the specifications grid. Tree cutting in the said setbacks is permitted only for the installation of a septic system, a well and for structures or constructions listed in Sub-section 4.4.7 of this By-law;
- b. Allow an expansion, relocation, alteration, demolition or use permitted in this By-law for which a building permit or a certification of authorization has been issued. In this case, tree cutting must be confined to the area to be developed, including a perimeter of a maximum of five (5) meters around the planned works, always provided that the tree cutting is carried out outside the side and rear setbacks specified in the specifications grid. Tree cutting in the said setbacks is permitted only for the installation of a septic system, a well and for structures or constructions listed in Sub-section 4.4.7 of this By-law;
- c. Allow for the execution of public works;
- d. Allow construction of a crossing to access the works or developments authorized in this by-law in the paragraphs "a", "b" and "c" of this Sub-section 4.6.1 and for which a building permit or certificate authorization has been issued. In this case, the felling must be confined to the passage, the width of which must be kept to a minimum, the layout of which must spare as many trees as possible and always on the condition that the tree cutting takes place outside the side and rear setbacks in the specification grid;
- e. Sanitation cut to allow for sound management of the forest;
- f. Outside the setbacks provided in the Zoning By-law, tree cutting is allowed on a woodlot for personal use of firewood to the extent that it always maintains a 75% forest cover and uniformly distributed. In addition, deforestation is prohibited on slopes of 30% or more, unless the stump is left in the ground to prevent erosion and that the work must be performed in accordance with the table entitled "Regulatory framework for the control of land use in areas prone to landslides (Class I, Class II, Class III)" enclosed as Appendix II to this By-law;
- g. The tree is dead or suffering from a disease;
- h. The tree threatens the safety of persons;
- i. The tree is detrimental to the growth and wellbeing of neighbouring trees;
- j. The tree causes damage to public or private property;
- k. The roots of the tree to be felled causes damage to foundations or the property, underground pipes or sidewalks or pavements.

(38) Amended by **By-law 1005-17** (effective September 25, 2017)

Notwithstanding the foregoing, any tree cutting projected in any landslide zones must be performed in accordance with the table entitled "Regulatory framework for the control of land use in areas prone to landslides (Class I, Class II, Class III)" enclosed as Appendix II to this By-law.

Exempt from these provisions is any tree cutting operations within Gatineau Park on National Capital Commission land.

4.6.2 Landscaping open space

Any open space on a property, i.e. spaces not occupied by buildings, vehicle entrances, green space, waterfront buffer zone, etc., must be landscaped, maintained and covered with either grass, hedges, bushes, flowers, rock gardens, sidewalks, etc., or left in its natural state.

4.6.3 Public thoroughfare

It is strictly prohibited to damage, remove, prune, or cut trees, bushes, or cultivated plants within public thoroughfares or spaces without authorization from the Municipality.

Plants located near a public thoroughfare or space must be placed at least 2.5 metres from the lot dividing line.

4.6.4 ⁽³⁸⁾

4.6.5 Landslide zones

No tree cutting shall proceed in high or medium risk landslide zones without a professional forester's report certifying that said action will not impact the stability or safety of the property.

Tree cutting will proceed under the supervision of an engineer and a certificate confirming the stability of the ground following the work must be submitted to the administering authority.

4.6.6 Tree planting requirements on private land located in urban perimeters⁽⁵³⁾

Any private land occupied by a new main building must be adorned with native species trees of a minimum height of one meter fifty (1.50) meters at the plantation and having the potential to reach at least six (6) meters at maturity, according to what follows:

4.6.6.1 Tree planting requirements for a property designated as "residential" use

In the case of an occupied land or intended to be occupied by a building designated as a "residential" use, the following rules apply:

- a.** At least 1 tree per 100 m² of the land area not occupied by a main building, up to a maximum of six (6) trees, must be planted on the land. In all cases, a minimum of three (3) trees must be planted;
- b.** In all cases, at least one deciduous tree or a conifer must be planted in the front yard and at least one deciduous tree and a conifer in the back yard;
- c.** Despite the above, for single-family dwellings in contiguous or semi-detached structures, the number of trees in the front yard can be reduced to one tree for two adjoining units;

(38) Revoked by **By-law Number 1005-17** (effective September 25, 2017)

(53) Introduced by **By-law Number 1119-19** (effective January 20, 2020)

- d.** Mature trees present on the land at the time of construction of the main building may be included in the calculation of the trees required above. In this case, existing mature trees must be protected during construction work to avoid damage to the roots, trunk or crown;
- e.** In the context of a new development project, the proponent must submit a landscaping plan for a diversity of species between the contiguous lots, to avoid monocultures that may become susceptible to disease and insect pests.

4.6.6.2 Tree planting requirements for a property designated as "other than residential" or mixed "commercial-residential" use

In the case of land occupied or intended to be occupied by a building designated for "other than residential" or mixed "commercial-residential" use, the following rules apply:

- a.** A minimum of three (3) trees, including at least one (1) in the front yard, is required. At least two (2) trees to be planted must be deciduous at least two (2) meters at the plantation and will have at least six (6) meters at maturity;
- b.** At least one tree per 10 meters linear width of the ground, and depth of field in the case of a field angle, if any, must be planted along any road line. The trees required in the grassed or otherwise landscaped strip bordering any off-road parking spots under section 4.9.1.1.10 of this by-law can be included in the calculation of trees required in this paragraph.

4.6.6.3 General rules

When the calculation of the number of trees to be planted under this article gives a fractional result, the result must be rounded up.

The tree planting requirements under this section must be completed within 18 months of the date of issue of the building permit or certificate of authorization.

When planting in the number of trees required, in accordance with the provisions of this by-law proves physically impossible because the space is occupied by structures required by municipal by-laws, the Municipality requires planting them in the public areas of the development project in question. If necessary, the developer or owner must submit to the Municipality for approval a plan identifying the proposed locations of trees.

In the absence of public spaces that can accommodate trees required to even the development project, the developer or owner must pay compensation to the Municipality according to the number of trees missing in order to comply with this by-law

The amount payable is calculated by multiplying the number of missing trees by the sum of \$500.00. The amounts paid as compensation will be deposited in a fund reserved for the greening of municipal public spaces.

4.6.6.4 Trees prohibited for planting

The following types of trees are prohibited for planting:

- a.** Unhealthy trees and/or susceptible to insect pests (for instance, ash trees (*Fraxinus spp.*));
- b.** Trees with root suckering (for instance, Manitoba maple (*Acer negundo*), white poplar (*Populus alba spp.*));
- c.** Invasive alien species (for instance, Norway maple (*Acer platanoides*), Siberian elm (*Ulmus pulmila*), black locust (*Robinia pseudoacacia*)).

4.6.6.5 Conservation, maintenance or replacement of a tree plantation required on private land

A tree that is the subject of a required planting must be preserved and maintained so as to prolong its life. In the event that such a tree has withered significantly, has an incurable disease or has become dangerous, such a tree must be felled and replaced, respecting all the requirements as mentioned in Sub-section 4.6.1.

4.7 FENCES AND WALLS

Objectives:

- a.** To allow property owners to enjoy privacy.
- b.** To reduce the impact of construction or other intervention on a neighbouring property.

General rules:

In all zones, fences and walls are permitted in front, side, and back yards, subject to the conditions established in this by-law.

4.7.1 Materials

Decorative fences made of metal, stone, brick or wood, hedges, and walls are permitted.

Snow fencing is permitted from 15 October to 15 April each year.

4.7.2 Wooden fences

Wooden fences shall be built using new, architectural materials that have been planed, painted, varnished, or stained, with the exception of traditional style fences.

4.7.3 Metal fences

Metal fences shall be ornamental; designed and finished to avoid injury.

4.7.4 Prohibited materials

Fences built with chicken wire, snow fencing, used, unpainted sheet metal or other like materials are strictly prohibited. However, fences made of chicken wire, snow fencing, barbed wire and electrical fencing are permitted in agriculturally zoned areas and on properties containing farming facilities.

4.7.5 Barbed wire

The installation of used barbed wire is prohibited except in the following instance:

- a.** Fences erected in agricultural zones covered by the Act respecting the preservation of agricultural land and agricultural activities and on operating farms.

4.7.6 Height of fences and walls

In no instance may a fence or wall be more than two (2) metres tall. Tennis court fencing may exceed this standard.

4.7.7 Height in a site triangle

Fences, walls, and hedges within a site triangle may not be more than seventy-five (75) centimetres tall.

4.7.8 Fences, walls, and hedges on public property

Any hedge, fence or like accessory that appears to be located on public property will be tolerated at the owner's risk. In the event that said installation needs to be moved for public utility work, the owner will be advised and will move the installation at his own expense. In the event that an owner refuses or fails to move the installation, the Municipality may do so at the owner's expense.

4.8 BUFFER ZONES AND STORAGE AREAS

Objectives:

- a.** To protect the tranquility and lifestyle of people living in residential zones;
- b.** To permit the establishment of businesses in strategic areas so as to avoid negative impact on the sector;
- c.** To limit the negative impact of various groups or types of land use located in the same zone; and
- d.** To isolate a commercial or industrial zone from a residential zone.

General rules:

A buffer zone is required when a permit is issued for construction of a commercial, service, or industrial building or when a certificate of authorization for land use is issued to a property for commercial, service, or industrial purposes.

A buffer zone is also required between any property used for commercial, service, or industrial purposes and any residential property.

Said buffer zone shall be developed according to the provisions of sub-section 4.8.1 and following on the property containing the commercial, service, or industrial land use. The owner of the lot or property in question is responsible for developing the buffer zone, at his expense.

4.8.1 Composition of a buffer zone

A buffer zone shall create an opaque screen, and as an example, shall be made up of three (3) rows of trees placed in a staggered pattern, consisting of seventy-five percent (75%) coniferous trees at least three (3) metres tall with a maximum distance of three (3) metres between trees. The row of trees shall create a continuous screen within three (3) years following planting.

- a.** Buffer zones may be developed within an existing woodlot, which must be conserved or replanted to create an opaque screen; and
- b.** Tree planting must be completed before the construction permit expires.

4.8.2. Storage areas

The following provisions apply only to the multi-purpose areas of the Village Centre, Farm Point and Hollow Glen.

Outdoor storage is permitted in accordance with the following provisions:

- a.** Storage shall be in addition to a main use;
- b.** Storage shall not take place at a distance of less than 4.5 metres from the space of a street or road;
- c.** All storage areas shall have, besides the buffer zone described in this section, an opaque fence no lower than 2 metres and no higher than 2.5 metres;
- d.** Construction material for the mandatory fence shall comply with the provisions of Section 4.7 of this by-law; and

- e. No storage facility shall be higher than the mandatory fence⁽¹⁾

4.9 OFF ROAD PARKING AND ENTRANCE DRIVEWAYS⁽⁴⁸⁾

4.9.1 Parking

4.9.1.1 General rules applicable to all uses

4.9.1.1.1 Requirement and maintenance of a parking lot

All use must be served by a sufficient number of off road parking spots, as required by this By-law. A building permit can not be issued unless this requirement has been previously met.

This requirement applies to work to modify or expand a use, to the construction work of a new building and to the change of use, in whole or in part, of a building.

The parking requirements set out in this By-law are of an ongoing mandatory nature. They prevail as long as the uses served remain in existence.

It is therefore illegal for the owner of a use covered by the Planning By-Laws to remove in any way the parking spots prescribed by this section. It is also illegal to use, without meeting the requirements of this section, a building which, because of a modification or fragmentation of land, no longer has the required number of parking spots.

In the case of an off road parking lot whose number of parking spots does not meet the minimum requirements of this By-law, including the case of no off road parking, but which is protected by acquired rights:

- a. It is acceptable to enlarge the area occupied by an existing main use served by this parking provided that the capacity of the off road parking lot is increased by the minimum number of spots required for the extension.
- b. It is prohibited to change a use served by this parking, unless the new use requires a minimum number of off road parking spots equal to or less than that required for the existing use or if there is a possibility to return the off road parking lot compliant to the minimum requirements for all uses served.

4.9.1.1.2 Location of a parking lot

The layout of a parking lot must comply with the following provisions:

- a. A parking lot must never occupy part of the right-of-way of a public road.
- b. Subject to the exceptions set out in this chapter, the parking lot serving a use must be located on the same lot as the use served.
- c. The parking lot must be outside the side and rear margins; however, the access lane may be located inside these margins.
- d. Notwithstanding the foregoing, side and rear margins are not applicable with respect to a shared parking lot.
- e. In the Centre-Village multi-purpose area, a common access lane can be shared between two adjacent lots. In this case, the minimum side margin indicated in the specifications grid is not applicable for a sideline of land on which the shared access lane is laid out.

(1) Introduced by **By-law Number 659-05** (effective May 18, 2006)

(48) Amended by **By-law Number 1075-18** (effective September 26, 2018)

- f. In the Centre-Village and Farm Point multi-purpose areas, it is permitted to build a parking lot with a setback of 1.5 meters. When adjacent to a residential use property, an opaque fence must be erected at the edge of the parking lot.
- g. In the Centre-Village multi-purpose area, for multi-dwelling dwellings, commercial buildings or buildings with mixed residential and commercial use, parking spots can not be located in the front yard.

4.9.1.1.3 Use of a parking lot

A parking lot must be used exclusively to park motor vehicles in working order. In particular, no vehicle repairs other than a minor or urgent repair shall be carried out.

In order to meet the requirements of this By-law, snow shall not be stored on a portion of the parking lot that is required to meet the minimum number of prescribed spots.

4.9.1.1.4 Rules for calculating the number of parking spots

The rules for calculating the minimum number of parking spots required by this By-Law must comply with the following:

- a. When calculating the minimum number of parking spots required in this By-law, any fraction equal to or greater than one half shall be considered as an additional spot;
- b. Unless otherwise indicated, where the calculation of the number of parking spots is based on a given area, this area is the floor area of the use served, measured from the interior wall of the building. Space used for heating, ventilation and central burning equipment and similar mechanical equipment, areas used for storage, stairwells and elevators are not included.
- c. Any extension of an existing use must be served by the required additional number of parking spots;
- d. When a building is occupied by several main uses, the number of parking spots required corresponds to the sum of the spots required for each major use.

4.9.1.1.5 Size of parking spots and traffic lanes

The minimal size of an off road parking spot must be as follows:

- a. Minimal width:2.5 metres
- b. Minimal length:.....5.0 metres

The width of an off road parking spot must always be measured perpendicular to the real or imaginary side lines that mark the spot.

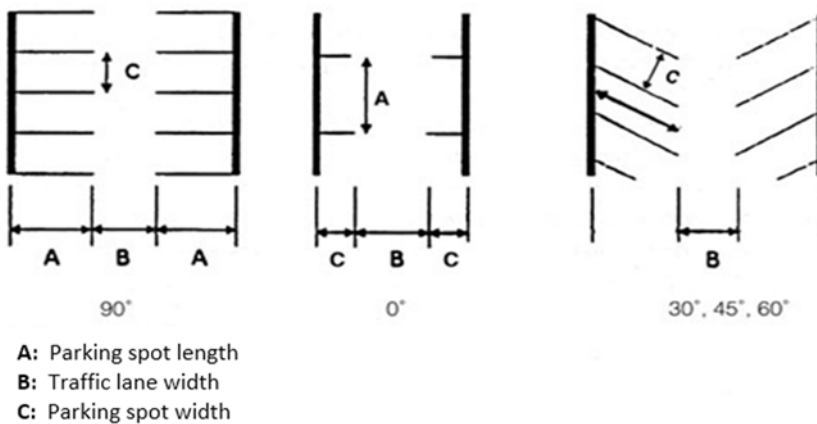
The minimum width of an **exterior** traffic lane and the minimum width of a row of **outdoor** spots to which this lane gives access must comply with the provisions of the following table, established according to the angles authorized for the spots:

Allowed angle of the parking spot in relation to traffic direction	Minimum width (m) of the exterior traffic lane		Minimum depth (m) of the row of parking spots
	One-way	Two-way	
0°	3.5	6.0	2.5

30°	3.5	Not applicable	4.6
45°	4.0	Not applicable	5.5
60°	5.5	Not applicable	5.8
90°	6.0	6.0	5.0

The minimum width of an **interior** traffic lane and the minimum width of a row of **indoor** spots to which this lane gives access must comply with the provisions of the following table, established according to the angles authorized for the spots:

Allowed angle of the parking spot in relation to traffic direction	Minimum width (m) of the interior traffic lane		Minimum depth (m) of the row of parking spots
	One-way	Two-way	
0°	3.5	6.0	2.5
30°	3.5	Not applicable	4.6
45°	4.0	Not applicable	5.5
60°	5.0	Not applicable	5.8
90°	5.0	6.0	5.0



When a traffic lane provides access only to parking spots on one side of it, its width may be reduced to 4.0 meters.

Any traffic lane of a parking lot of five or more spots ending in cul-de-sac must also provide for an extra width of maneuver at the end of the parking to a depth of 1.2 meters allowing for a vehicle to leave the parking frontward.

4.9.1.1.6 Parking spots reserved for disabled people

An off road parking lot must include, within the minimum number of off road parking spots required for use, a certain number of adapted parking spots reserved for persons with disabilities within the meaning of the *Act to secure handicapped persons in the exercise of their rights with a view to achieving social, school and workplace integration* (RSQ, c E-20.1).

The number of off road parking spots for persons with disabilities must be calculated by taking into account the minimum number of off road parking spots required by the By-law for the use served. The number of spots for disabled people is set as follows:

Number of off road parking spots required	Minimum number of spots required for people with disabilities
Less than 20 spots	1 spot
Between 20 and 99 spots	2 spots
100 spots and over	3 basic spots plus 1 spot per additional 100 spots exceeding the 100 spots.

The parking spot for persons with disabilities and the pathway between this spot and the main entrance door of the main building must be constructed of a solid and adequate material to facilitate the passage of a wheelchair (asphalt, concrete, slabs, etc.)

The parking spot intended for persons with disabilities must be identified by a sign recognized by the *Highway Safety Code* (RSQ, c C-24.2) and by the *Regulation respecting road signs* (RRQ, c C-24, r.28). The sign must be attached to a post located in the front corner of each spot for the disabled. When a spot is located less than 1 meter from a building wall, the panel may be attached to this wall. In all cases, the height of the upper part of the sign must be at least 2.1 meters and not more than 3.0 meters.

A parking spot for persons with disabilities must be located as close as possible to a main building entrance that is free of obstacles.

These spots must have a size of 3.9 meters in width and 5.5 meters in length.

4.9.1.1.7 Parking spots reserved for pregnant women or young families

Any separate or shared parking lot serving a retail food and grocery store with a floor area greater than 500 square meters must include one or more parking spots reserved for pregnant women or young families. Where required, the number of spots reserved for pregnant women must not be less than one spot for every 100 spots required by this By-law.

A parking spot intended for pregnant women or young families must be identified by a sign recognized by the *Highway Safety Code* (RSQ, c C-24.2) and by the *Regulation respecting road signs* (RRQ, c C-24, r.28). The sign must be attached to a post located in the front corner of each spot for pregnant women or young families. When a spot is located less than 1 meter from a building wall, the panel may be attached to this wall. In all cases, the height of the upper part of the sign must be at least 2.1 meters and not more than 3.0 meters

A parking spot for pregnant women or young families should be located as close as possible to a main building entrance that is free of obstacles.

4.9.1.1.8 Parking spots reserved for electric vehicles

Any separate or shared parking lot with more than 50 spots must include, among the required spaces, one or more parking spots reserved for electric vehicles, including a fast charging station for these vehicles. When required, the number of spots reserved for electric vehicles must not be less than one spot for every 50 spots required by this By-law.

A parking spot reserved for electric vehicles must be identified by a sign recognized by the *Highway Safety Code* (RSQ, c C-24.2) and by the *Regulation respecting road signs* (RRQ, c C-24, r.28). The sign must be attached to a post located in the front corner of each spot reserved for electric vehicles. When a spot is located less than 1 meter from a building wall, the panel may be attached to this wall. In all cases, the height of the upper part of the sign must be at least 2.1 meters and not more than 3.0 meters.

4.9.1.1.9 Parking lots reserved for bicycles

Every non-residential building or residential building in the category of "multi-unit dwelling" use must provide bicycle parking lots, according to the following requirements:

- a. Adequate space for a minimum of three (3) bicycles per building other than residential; or
- b. Adequate space for a minimum of one (1) bike per dwelling in a multi-unit dwelling (for instance: 8 bicycle spots must be provided in a multi-unit dwelling building of 8 units).

Notwithstanding Section 4.9.1.1.2, a bicycle parking lot can be placed in the front yard.

4.9.1.1.10 Establishment of a parking lot

Every off road parking lot must be developed and maintained in accordance with the following provisions:

- a. Except for an off road parking lot serving a single-family dwelling, the off road parking lot must be arranged so that one vehicle can access each parking spot without the need to move another vehicle;
- b. The entire area of an off road parking lot must be covered with gravel, crushed stone, asphalt, concrete, concrete pavers, stone pavers or other hard surface aggregates;
- c. An off road parking lot having more than ten (10) parking spots must provide a lighting system in accordance with the "Good practices to Limit Light Pollution" Outdoor Lighting policy.
- d. At least 5% of the area of an off road parking lot must consist of grass strips or other landscaped areas.
- e. In the grassed or otherwise landscaped strip bordering any off road parking lot, a leafy tree with a height of at least 2 m at the time of planting must be planted every 10 linear meters.
- f. Every parking spot must be located so that any maneuver can be done inside the parking lot in the forward direction.
- g. An off road parking spot must be bordered by a curb at least 0.15 m high.
- h. Off road parking must be completed within the validity period of the building permit for the main building or the site preparation permit, if applicable.

4.9.1.1.11 Shared parking lot

In the multi-purpose service area of the Centre-Village, an off road parking lot can be used together to serve several uses on the same lot or on different lots. Off road parking may overlap a lot line.

Off road parking lots on different but continuously maintained grounds shall be considered as a single parking lot for the purposes of this chapter.

An off road access lane may be used to connect off road parking lots located on different properties that are not permanently landscaped.

4.9.1.1.12 Parking spots located on a lot different from the served purpose

Where the provisions of this chapter allow the required off road parking spots to be located on land other than the land on which the use is served and the land belongs to different owners, the maintenance and right-of-use of these parking spots must be guaranteed by a real published and registered servitude of which the Municipality is co-signatory.

Parking spots located on land other than that on which the use is served must be identified by means of any signage identifying the beneficiary.

4.9.1.1.13 Parking spots shared by many users at opposite and complementary times

In the multi-purpose service area of the Centre-Village, shared off road parking spots can serve several uses located on the same lot or on different grounds, according to an established schedule, if the majority of the activities of the various uses served are at opposite and complementary hours.

The schedule, the maintenance and the right-of-use of these shared parking spots must comply with the recommendations of a parking study produced by an expert and guaranteed by a real published and registered servitude of which the Municipality is co-signatory.

The shared parking spots must be identified by means of any signaling stating the beneficial uses and the schedule of use established.

4.9.1.2 Provisions specific to the uses of the "residential" use group

4.9.1.2.1 Location of parking spots

In the case of a single-family dwelling, any off road parking spot required by this By-law must be located on the same lot as the use served.

In the case of a multi-unit dwelling or a main use in the category of the "community housing" use, all off road parking spots required by this By-law must be located within a maximum radius of fifty (50) meters or less as the crow flies from an access door to the building in which the use served is located. The parking spots may be located on the same lot as the use served or on a different site.

Within the multi-purpose service area of the Centre-Village, for the purposes referred to in the first paragraph, the following provisions apply to an off road parking lot:

- a. The off road parking lot of a single-family dwelling with a garage or whose area is covered by a permanent carport must not encroach on the main façade of the main building beyond the width of the said garage or permanent carport.
- b. Notwithstanding the foregoing provision, where the property line before a lot is convex the off road parking lot can encroach on the facade of the main building provided that such area retains the same width as the width of the garage or the carport.
- c. Notwithstanding the previous provisions "a". and "b", when the distance between the garage and the entrance driveway is less than three (3) meters, an additional parking spot of a maximum width of four (4) meters can be arranged adjacent to the garage.

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

- d. If the single-family dwelling does not have a permanent garage or carport, the maximum width of the off road parking lot can not encroach on the main or rear façade of the main building by more than 60%.
- e. In the case of a multi-unit dwelling or community housing, an off road parking lot can not encroach on the main façade of the main building.

Notwithstanding Sub-section 4.6.2 "Landscaping Open Spaces", within the multi-purpose service area of the Centre-Village, the majority of the free space in front of a main building, for instance, the space not occupied by the access driveway or parking lot, must be vegetated or grassed.

An outdoor off road parking spot can not be located within 6 m of the wall of a building housing a multi-unit dwelling or a main use of the category of the "community housing" use.

4.9.1.2.2 Minimal number of spots

The minimum number of parking spots required for a "residential" use group use is shown in the following table:

RESIDENTIAL Use Group	Minimal number of spot(s)
Single-family dwelling	1
Multi-unit dwelling	1.5/housing
Community housing	1 spot per 4 rooms

4.9.1.3 Provisions specific to the uses of the "business and services" use group

4.9.1.3.1 Location of parking spots

The off road parking lot serving a use in the "business and services" group can be located on the same lot as the service served or on a different site. The land must be located within 300 meters of the land on which the use is located and must be in the same area or in an area whose main use is "commercial", "recreation and tourism" or "public".

4.9.1.3.2 Minimal number of spots

Unless otherwise indicated, the minimum and maximum number of parking spots required for a usage in the "business and services" use group is set out in the table below. Where a use is not mentioned in this table, the number of mandatory spots must be determined by taking into account the requirements of this section for comparable use.

BUSINESS AND SERVICES - Retail sales of goods and crafts Use Group	Minimal number of spot(s)
Convenience store without gas sales	5
Auction and outdoor lea market	1/10 m ² of storage floor, exhibition and temporary facilities
Pharmacy	1/40 m ² of flooring AND Minimum of three (3) spots in total
Retail sales of standard goods	1/40 m ² of flooring

	AND Minimum of three (3) spots in total
Retail sale of alcoholic beverages, wines and spirits	1/40 m ² of flooring AND Minimum of three (3) spots in total
Retail sale of groceries and food	1/30 m ² of flooring AND Minimum of three (3) spots in total
Art gallery and craft workshop	1/40 m ² of flooring AND Minimum of three (3) spots in total
Craft or antique shops	1/40 m ² of flooring AND Minimum of three (3) spots in total

BUSINESS AND SERVICES - Personal, professional, financial and administrative services Use Group	Minimal number of spot(s)
Specialized school	1/20 m ² of floor area
Contractor building with storage	1/70 m ² of flooring
Handcrafted food products	1/40 m ² of flooring AND Minimum of three (3) spots in total
Daycare	1/40 m ² of flooring
Supervised senior home or senior residence	1/3 beds OR 40 m ² of flooring
Funeral home	5 per viewing room + 1/10 m ² of flooring
Repair and maintenance services	1/40 m ² of flooring
Personal services	1/25 m ² of flooring Minimum of three (3) spots in total
Health care	1/25 m ² of flooring Minimum of three (3) spots in total
Sale and pet services	1/25 m ² of flooring Minimum of three (3) spots in total
Financial institution	1/25 m ² of flooring
Office space	1/25 m ² of flooring Minimum of three (3) spots in total
Photography studio	1/25 m ² of flooring Minimum of three (3) spots in total
Laundry services, dry cleaning	1/25 m ² of flooring Minimum of three (3) spots in total

BUSINESS AND SERVICES - Food, entertainment and lodging	Minimal number of spot(s)
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services Use Group	
Bar, nightclub and discotheque	1/20 m ² of flooring
Conference and event centre	1 spot/10 m ² of flooring per conference or event room including fixed or removable seating + 1 spot/50 m ² of flooring for other rooms
Institution exploiting eroticism	1/40 m ² of flooring AND Minimum of three (3) spots in total
Lodging	1/room, cabin, site or apartment + 1/20 m ² of flooring used by the public
Microbrewery and micro distillery	1/4 seats Terrace: No additional spot required
Restaurant	1/4 seats Terrace: No additional spot required
Reception room	1/20 m ² of flooring

BUSINESS AND SERVICES - Heavy retail sales Use Group	Minimal number of spot(s)
Garden centre and nursery	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Warehouse	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Wholesale warehouse	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Sale and maintenance of small motorized articles	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Sale and rental of heavy equipment	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra

BUSINESS AND SERVICES - Vehicle sales Use Group	Minimal number of spot(s)
Gas station	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Vehicles rental	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for

	every two hundred (200) m ² extra
Sale of new and used vehicles	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Rental, sale and repair of seasonal (recreational) vehicles	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Rental, sale and maintenance of heavy vehicles	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Repair and maintenance of new and used vehicles	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Body repair and painting service	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Towing service	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra
Vehicle repair service	1/70 m ² of flooring up to a total of two hundred (200) m ² + one parking spot for every two hundred (200) m ² extra

4.9.1.3.3 Exemption for commercial terrace

No additional parking spot is required for a commercial terrace associated with a restaurant, entertainment or accommodation business.

4.9.1.3.4 Use of parking lot for vehicles in need of minor repairs

Notwithstanding Section 4.9.1.2, a parking lot may be used to park motor vehicles of customers who are in the process of minor repairs for the following purposes:

- a. Rental, sale and repair of seasonal (recreational) vehicles;
- b. Repair and maintenance of new and used vehicles;
- c. Body repair and painting service. Vehicles must be concealed behind an opaque fence or dense hedge to avoid being visible from a public street or dwelling.

4.9.1.4 Provisions applicable to the uses of the "recreation and tourism" use group

4.9.1.4.1 Location of parking spots

The off road parking lot serving a use of the "recreation and tourism" group can be located on the same lot as the service served or on a different site. This land must be located within 300 meters of the land on which the use is served and must be in the same area or in an area where the group of use is "business and services", "recreation and tourism" or "public".

4.9.1.4.2 Minimal number of spots

The minimum number of off road parking spots required for use in the "recreation and tourism" group is set out in the table below. Where a use is not mentioned in this table, the minimum number of spots required must be established on the basis of the requirements of this section for comparable use.

RECREATION AND TOURISM – Recreation Use Group	Minimal number of spot(s)
Youth and holiday camp	30
Alpine ski centre	100
Public exhibition area	1/80 m ² of flooring
Commercial recreation facility	1/50 m ² of flooring
Outdoor sports facility	1/50 m ² of flooring
Indoor sports facility	1/75 m ² of flooring
Fun gallery	1/40 m ² of flooring
Water park	100
Amusement and amusement park	100
Spa	1/25 m ² of flooring Minimum of three (3) spots in total
Camp site	1/site + 1/20 m ² of flooring used by the public
Outdoor golf course	4/hole

4.9.1.5 Provisions specific to the "public" use group

4.9.1.5.1 Location of parking spots

The off road parking lot serving a "public" group use can be located on the same lot as the service served or on a different site. This land must be located within 300 meters of the land on which the use is served and must be in the same area or in an area where the group of use is "public", "business and services" or "recreation and tourism".

4.9.1.5.2 Number of spots

Unless otherwise indicated, the minimum number of parking spots required for use in the "public" use group is set out in the table below. Where a use is not mentioned below, the minimum number of mandatory spots must be determined while taking into account the requirements of this article for comparable use.

PUBLIC Use Group	Minimal number of spot(s)
Cell tower	1
Post office	5
Rehabilitation centre	1/30 m ² of flooring
Cemetery	-
School	Primary: 1.5/classroom + 1/25 m ² of office space Secondary: 4/classroom + 1/25 m ² of office space
Public cultural institution	1/50 m ² of flooring
Hospital and shelter	According to Ministry standards

Place of worship	1/50 m ² of flooring
Municipal public service	1/25 m ² of flooring

4.9.1.6 Provisions specific to the "light industrial » use group

4.9.1.6.1 Location of parking spots

The off road parking lot serving a "light industrial" group use must be located on the same lot as the use served.

4.9.1.6.2 Number of spots

Unless otherwise indicated, the minimum number of parking spots required for use in the "light industry" use group is set out in the table below.

LIGHT INDUSTRIAL Use Group	Minimal number of spot(s)
Light craft workshop	1/50 m ² of flooring
Administrative and research office	1/50 m ² of flooring
Residual materials management centre	1/75 m ² of flooring
Soil extraction	1/75 m ² of flooring
Light manufacturing industry	1/100 m ² of flooring
Heavy manufacturing industry	1/100 m ² of flooring
Technological industry	1/100 m ² of flooring

4.9.1.7 Provisions specific to the "agriculture" use group

4.9.1.7.1 Location of parking spots

The off road parking lot that serves a use of the "agriculture" group must be located on the same lot as the use served.

4.9.1.7.2 Minimal number of spots

The off-road parking lot serving a use belonging to the "agriculture" group or an additional use for a use that forms part of the "agriculture" group must include a sufficient number of parking spots to meet the needs of the use of way that no vehicle is parked on the street.

4.9.1.8 Financial compensation in lieu of parking spots

For any project involving the construction, alteration, enlargement or addition of buildings as well as for any change of use project, in whole or in part of a building, where it is physically impossible to develop the number parking spots, in accordance with the provisions of the present By-law, the owner of this immovable must pay a financial compensation to the Municipality according to the number of missing parking spots in order to comply with the present by-law.

Anyone who is in this situation must prepare a plan that demonstrates the physical impossibility of providing the required number of parking spots.

This request will be presented to the Planning and Sustainable Development Advisory Committee for recommendation to the Municipal Council. After study, Council may decide to accept or refuse to consent to such a request.

- The amount to be paid is calculated by multiplying the number of missing parking spots by \$ 600.00.
- This compensation does not remove the obligation to build parking spots that are physically possible to build, in accordance with the provisions of this By-law.

- c. If this request is accepted, with or without modification, the resolution must mention the amount corresponding to the payment by which this compensation was assessed.
- d. The amounts paid as compensation will be deposited in a fund reserved to improve the parking supply on the territory of the Municipality. This money could be used, for example, to have a study prepared to evaluate alternative solutions to the parking problem or to acquire land that can be used as parking.

4.9.1.9 Parking of heavy vehicles, tool vehicles and commercial vehicles

Parking of heavy vehicles or tool vehicles is permitted only within the properties where the sub-groups of extraction, industrial, para-industrial, vehicle repair and miscellaneous products, and vehicle scrap businesses are permitted. and exercised. The parking of a farm vehicle is allowed also inside agricultural areas.

As an indication, the following machines and vehicles are considered to be heavy vehicles or mobile vehicles:

- a. Transport truck, tank truck, moving truck;
- b. Excavator, backhoe, crane, excavators;
- c. Trailer or semi-trailer used for commercial purposes;
- d. Paving roll.
- e. Tow truck;
- f. Vehicle used exclusively for the removal of snow;
- g. Truck with aerial work platform;
- h. Cube van;
- i. Vehicles related to a service of pumping or emptying of a septic system, collection of junk, delivery of flammable or toxic product, delivery of bulk materials.

For the purposes of this By-law, a school bus or minibus, a road vehicle used for the transportation of schoolchildren, or a motor home are not considered to be heavy vehicles, mobile vehicles or commercial vehicles.

The number of this type of licensed vehicle per property in an area where residential sub-groups are permitted and exercised is set at one (1).

Parking of a commercial vehicle is permitted within areas where residential sub-groups are permitted. The number of licensed commercial vehicles per property is set at two (2).

4.9.1.10 Parking lot layout plan

No building permit or certificate of use may be issued unless a plan of a parking lot has been submitted and approved in accordance with the provisions of this section.

The layout plan must be accompanied by all of the following information and documents:

- a. The shape and dimensions of the parking spots and access;
- b. The information necessary to demonstrate that the minimum number of parking spots is respected;
- c. The location and dimensions of the entrances and exits of the parking lot;
- d. A plan of the signs that will be installed, if any, and a plan indicating their location;

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

- e. A copy of the draft servitude and a letter of commitment signed by all parties involved, if any.

4.9.1.11 Loading area

A building permit or a certificate of authorization for use may be issued for any new construction that requires a loading area, where this complies with the provisions of this By-law.

The activities of loading, unloading, shipping or receiving objects in connection with a commercial or industrial use must be carried out on the same ground as the use in question. Such activities must not take place in the grip of a public road.

4.9.2 Entrance driveways and access lanes to a parking lot

4.9.2.1 General rules applicable to all uses

4.9.2.1.1 Distance between an entrance driveway and lines of a thoroughfare

A driveway entrance must be located at a distance of at least 7 meters from the intersection point of the extension of two street lines.

The preceding paragraph does not apply to lots located within the perimeter of the Centre-Village.

4.9.2.1.2 Slope of an entrance driveway

The maximum slope of an entrance driveway is 5% over a minimum distance of 5 meters from the running surface of the public road

4.9.2.1.3 Location of an entrance driveway or access lane

There must be a minimum distance of at least 6 m between two entrances located on the same property. The distance must be measured from the limit of the vehicular part of the land access.

An access lane must be located on the same lot as the off road parking lot it serves.

4.9.2.1.4 Establishment of an entrance driveway or access lane

Any access lane must be established and maintained in accordance with the following provisions:

- a. An access lane leading to an off road parking lot must be covered with gravel, crushed stone, asphalt, concrete, concrete pavers, stone pavers or other hard surface aggregates.
- b. Except for an access lane serving an isolated single-family dwelling, a semi-detached dwelling or a row dwelling, a driveway entrance or an exterior access lane may not be located within 0.5 m of the wall of a building.
- c. Development work for land access or access lane must be completed within the validity period of the building permit for the main building or the site preparation permit.

4.9.2.1.5 Shared entrance driveway or access lane

In the multi-purpose service area of the Centre-Village, an entrance driveway or access lane can be used in common to serve off road parking lots. Notwithstanding Section 4.9.2.1.3, the entrance driveway or access lane may overlap a lot line.

Access lanes on different but continuously maintained grounds must be considered as one (1) separate driveway for the purposes of this chapter.

A real and perpetual servitude published must guarantee the common use of the entrance to the land and the access lane.

4.9.2.1.6 Rule for calculating the width of an access to land

The width of an entrance driveway is measured from the street line.

4.9.2.1.7 Access to a road under the jurisdiction of the Government of Quebec

A person who wishes to build an access on a road under the jurisdiction of the Government of Quebec or who wishes to carry out construction, repair, maintenance or the filling of a ditch likely to alter the flow of water from drainage of such a road must obtain beforehand any authorization required from the responsible Minister as specified in the *Act respecting roads* (CQLR, V-9).

4.9.2.2 Provisions applicable to the "residential" use group

4.9.2.2.1 Special provisions for the location of an entrance driveway or access lane

In the case of a detached single-family dwelling, a semi-detached dwelling or a row dwelling, the following provisions apply to an entrance driveway or access lane:

- a. The entrance driveway or access lane of a dwelling with a garage or permanent carport must not encroach on the main façade of a main building beyond the width of the garage or permanent carport.
- b. Notwithstanding the foregoing provision, where the property line before a lot is convex the entrance driveway or access lane can encroach on the façade of the main building provided that said area retains the same width as the width of the garage or the carport.
- c. Notwithstanding the provisions in “a” and “b”, where the distance between the garage and the entrance driveway is less than three (3) meters and an additional parking spot is established adjacent to the garage, the entrance driveway or access lane can be widened to serve this additional parking spot.
- d. If the dwelling does not have a garage or permanent carport, the maximum width of the entrance driveway and access lane can not encroach on the main or rear façade of the main building more than 60 %.

In the case of a multi-unit dwelling or a main use of the "community housing" use category, an entrance driveway or access lane can not encroach on the main façade of a building.

4.9.2.2.2 Special provisions for the location of an access lane in the shape of a semicircle

Notwithstanding Section 4.9.2.2.1, a semicircle access lane is authorized in the front yard under the following conditions:

- a. The width of the lot on which this access lane is located is at least 45 m.
- b. The width of this access lane is not more than 9 m.

The access lane can not be located less than 0.5 m from the wall of a building housing a multi-unit dwelling or a main use of the "community housing" use category.

4.9.2.2.3 Maximum number of entrance driveways

The maximum number of entrance driveways allowed on a lot is:

- a. One (1) in the case of a lot having a frontage less than 45 meters;
- b. Two (2) in the case of a lot having a frontage equal to or greater than 45 meters;

In the case of a corner lot, an additional entrance driveway is authorized for lots identified in "a" and "b" of the first paragraph.

Notwithstanding the preceding paragraphs, within the Centre-Village, the maximum number of entrance driveways permitted on a lot with a frontage equal to or greater than 20 m is two (2).

4.9.2.3 Provisions specific to the uses of the "business and services", "recreation and tourism" and "public" use groups

4.9.2.3.1 Maximum number of entrance driveways

The maximum number of entrance driveways allowed per road is set at two (2).

4.9.2.3.2 Entrance driveway width

An entrance driveway for both entry and exit of a motor vehicle must have a minimum width of six (6) meters.

4.9.2.4 Provisions specific to the uses of the "light industrial" and "agricultural" use groups

4.9.2.4.1 Maximum number of entrance driveways

A maximum of two entrance driveways is allowed for every 50 meters of street line length.

4.9.2.4.2 Entrance driveway width

An entrance driveway for both entry and exit of a motor vehicle must have a minimum width of six (6) meters.

4.10 SIGNAGE

4.10.1 Scope

The purpose of section 4.10 is to regulate, restrict, or prohibit, as applicable, existing or proposed signs within the Municipality of Chelsea.

4.10.2 Obligation to obtain a posting permit

Any person wishing to erect, rebuild, enlarge, modify, relocate, or post an advertising sign or panel on Municipal land must first obtain a permit to this effect, pursuant to this by-law and to Permits and Certificates By-law Number 639-05.

4.10.3 Signs that do not require a posting permit

The following signs do not require a posting permit and are authorized throughout all sectors of the Municipality; however, said signs must be consistent with this by-law:

- a.** Permanent or temporary signs posted by a municipal, regional, provincial, or federal government;
- b.** Signs concerning a legal election or public consultation;
- c.** Signs pursuant to a law or by-law, said signs to have maximum surface area of one (1) square metre);
- d.** Traffic signs or directions to a public commodity, including warning signs, signs for washrooms and delivery entrances, provided these are no more than one-half square metre in surface (0.5 m²) and are located on the same property as the use to which they refer;
- e.** Banners of a political, civic, philanthropic, educational or religious organization;

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

- f.** Signs commemorating an historical figure or event, insofar as said sign is not used for commercial purposes or profit and is no more than one square metre (1 m²) in surface area;
- g.** Inscriptions, figures and symbols engraved or sculpted on building walls, as long as said sign is no more than one square metre (1 m²) in surface area;
- h.** Signs respecting religious practice or other religious activity, as long as said sign is no more than one square metre (1 m²) in surface area;
- i.** A sign identifying staff, placed on a building wall showing the name, address, profession or trade of the occupant, as long as said sign is no more than 55 square centimetres in surface area and are lit with one, white, incandescent, non-flashing bulb only;
- j.** In industrial, institutional, or public zones; identification signs on a building showing authorized use, name and address of the building or operator, as long as said sign is no more than two square metres (2 m²) in surface area;
- k.** Temporary signs used to identify a construction project, and/or the architect, engineer, contractor and sub-contractors involved in said project, as long as said sign is no more than three square metres (3 m²) in surface area. Said signs must be removed within fifteen (15) days following the completion of the work;
- l.** Temporary signs announcing the sale of a building or property or rental of offices of other suites in primarily residential and mixed-use zones (residential and business) as long as said sign is no more than seventy-five (75) square centimetres in surface area. Said signs must be erected on the same property as the use to which they refer; ⁽⁴¹⁾
- m.** Temporary signs to announce the sale or rental of offices or other space in primarily business, industrial, or institutional zones as long as said sign is no more than one and a half square metres (1.50 m²) in surface area. Said signs must be erected on the same property as the use to which they refer; ⁽⁴¹⁾
- n.** Directional signs, including warning signs, delivery entrance signs or the like, as long as said sign is no more than two square metres (2 m²) in surface area and are located on the same property as the use in question. Furthermore, these signs may not be less than 1.5 metres or more than 2.5 metres in height;
- o.** Electoral signs from a candidate, political party, or campaign, as long as said signs are removed within seven (7) days following the election.

4.10.4 Prohibited signs and messages

- a.** No sign or message may be displayed on a roof;
- b.** Any illuminated sign or message that could be confused with traffic signs or panels;
- c.** Any sign or message that flashes or resembles the type of light device commonly used by emergency vehicles (police, ambulance, fire service) or any other sign that resembles these devices;
- d.** Any sign or message having a flashing, pivoting, or rotating light source;
- e.** Any sign or message displayed on the side or top of a mountain;
- f.** Any message painted on the side of a building or on the pavement or fence of any property;
- g.** Paper or cardboard signs fixed to anything other than a billboard or bulletin board;
- h.** Any sign or message designed to promote a realty project outside Municipality of Chelsea territory.

4.10.5 Placement

Any sign announcing a business or service must be installed on the property on which said service or business is operated.

(41) Amended by **By-law Number 1023-17** (effective September 25, 2017)

4.10.5.1 Signs attached to a building

Signs fixed to a building must be attached flat to the building facade; the signs may not be incorporated into the exterior cladding but may be installed on a canopy on condition that they are at least 2.5 metres above ground level. The face of the sign must be parallel to the wall of the building to which it is attached. Said signs may not extend more than thirty (30) centimetres from the building.

A sign must never extend beyond the roof or wall to which it is attached. No sign shall be installed in front of a window or door, or block, mask, simulate, or disguise a window or door.

No sign shall overhang or encroach on a public thoroughfare.

4.10.5.2 Signs detached from a building

Signs detached from a building, with the exception of directional signs, must be suspended, supported by, or fixed to a post or short wall.

No sign may be placed on a tree, utility pole, fence, balcony or secondary building.

Unless otherwise specified, the maximum height allowed for a sign detached from a building is six (6) metres from ground or street level.

The minimum distance of the signpost from any lot line is 1.5 metres.

On a corner lot, a sign may be installed within the site triangle on condition that said installation is consistent with the specific provisions respecting site triangles.

4.10.5.3 Sandwich boards⁽⁴¹⁾

A sandwich board is a folding, portable temporary sign that can be viewed from two sides. The maximum surface area of a sandwich board announcing a product or service is seventy-five (75) square centimetres or eight (8) square feet per side.

Only one sandwich board may be installed per property, within the boundaries of the property in question and consistent with article 4.10.5.2 and sub-section 4.4.8.

Notwithstanding the preceding paragraph, a sandwich board announcing an open house to visit a building, land, office or other premises for sale or for rent may also be installed at the main intersection of the sector where the property for sale or lease is located, in accordance with the provisions of Sub-section 4.4.8. and for a maximum of forty-eight (48) hours. This type of sandwich board must indicate the address of the property to be sold or rented, as well as the exact date and time of the open house visit.

4.10.6 Structure

A sign must be designed to be safe, with a permanent structure and each component must be solidly attached so as to remain stationary.

4.10.7 Illumination

Any sign may be lit, i.e. illuminated by a light source remote from or unrelated to said sign, on condition that said light source is not visible from the public thoroughfare and does not project, either directly or indirectly, any light rays beyond the property on which the sign is located.

⁽⁴¹⁾ Amended by **By-law Number 1023-17** (effective September 25, 2017)

Furthermore, any sign may be lit, i.e. illuminated by a fixed, constant light source inside the sign, on condition that said sign is built of translucent, but not transparent, materials that soften said light source and eliminate glare.

4.10.8 Maintenance

Signs must be maintained and repaired to avoid creating any danger to the public. Any sign announcing an establishment or event that does not exist or occurred in the past must be removed by the sign owner within one (1) month following end of operations of the establishment or completion of the event.

4.10.9 Derogated signs

Removing an existing derogated sign and replacing it with another or reinstalling it on the same property or elsewhere is strictly prohibited, unless the result of said operation is to render the situation compliant with this by-law. The term REPLACE ONE SIGN WITH ANOTHER does not include changes to a sign posted on a billboard.

4.10.10 Electrical supply

Any electrical or mechanical supply to a post-mounted illuminated sign must be underground.

4.10.11 Realty projects

Two (2) post-mounted signs are permitted to identify a realty parcel and/or construction project as long as said signs are installed on the property in question.

However, a directional sign not larger than seventy-five (75) centimetres in surface and twenty-five (25) centimetres tall may be positioned at the intersection of the main road to the project and the nearest municipal road as a means to indicate directions to said realty project.

The maximum surface area for the two signs is ten square meters (10 m²), however no one sign may exceed seven square metres (7 m²).

A posting permit is valid for a period of one (1) year from date of issue. An expired permit may be automatically renewed if the project is not yet completed.

4.10.11.1 Permanent sign – Housing projects ⁽⁴²⁾

Despite the provisions of Sub-section 4.10.11, permanently installed signs are authorized to identify a housing project consisting of at least 10 lots, built or to be built, provided that the signs are suspended, supported or affixed to a building, poles or a wall, that their maintenance is ensured in perpetuity by a civic association and that the signs and their structures are established on land belonging to the project in question. Signs cannot be mounted on municipal right-of-way.

A maximum of two (2) permanent signs is authorized per housing project.

A sign and its structure can not exceed a maximum height of three meters (3 m) above average ground level or a maximum width of four meters (4 m). Text and/or logo can not occupy an area greater than three meters and fifty square centimeters (3.5 m²) per sign.

Only the name and logo of the housing project can appear on the sign.

(42) Introduced by **By-law Number 1029-17** (effective November 24, 2017)

On a corner lot, a sign can be located inside the visibility triangle provided that the special provisions of the visibility triangle are respected.

4.10.12 Provisions respecting pre-dominantly commercial and industrial zones

4.10.12.1 Isolated establishments

Two (2) signs per isolated business or industrial establishment are permitted. However, only one sign may be detached from the building and one attached to the building. The total surface area of the signage authorized for said establishments shall not exceed twenty square metres (20 m²).

For signs detached from a building, surface area permitted per business establishment may not exceed ten (10) square metres. Regardless the location of the sign on the property, said sign shall not exceed six (6) metres in height.

For signs attached to a building, surface area permitted may not exceed one (1) square metre per thirty (30) centimetres of the width of the front wall of the business establishment, to a maximum of ten (10) square metres. A minimum surface of 1.5 metres is permitted, regardless the width of the building front.

4.10.12.2 Contiguous business establishments and shopping centres

One (1) sign per commercial building is authorized. Said sign must be attached flat to the front of the building. The surface area permitted for this sign is one (1) square metre for every thirty (30) centimetres of the width of the face of the commercial building, to a maximum of ten (10) square metres. A minimum surface is of 1.5 metres is permitted, regardless the width of the commercial building front.

In addition to the sign mentioned in the foregoing paragraph, one (1) group sign may be installed on a post for all of the contiguous establishments. The maximum surface area allowed for said group sign is ten (10) square metres.

Regardless of its location on the property, said sign may not be more than seven (7) metres tall.

4.10.12.3 Temporary signs

One (1) temporary sign is permitted under the following conditions:

- a.** The use to which the temporary sign refers is commercial in nature;
- b.** A permit will only be issued once (1 time) and is valid for no more than thirty (30) consecutive calendar days;
- c.** The maximum surface area of the temporary sign shall not exceed three (3) square metres;
- d.** Installation of said sign is subject to the same provisions as other signs pursuant to this by-law.

4.11 LANDSLIDE ZONES⁽¹⁵⁾

4.11.1 Objectives

- a. To inform citizens about the risks of landslides.
- b. To protect people and property against the risk of landslides.

4.11.2 Definitions

There are two (2) types of landslides:

⁽¹⁵⁾ Amended by **By-Law Number 794-11** (effective November 28, 2011)

- a. Landslides affecting loose deposits such as horizontal displacement, rotational slip and mudflow.
- b. Rockslides or falling rocks. These are primarily the result from erosion of the drainage network.

4.11.3 Identification

The boundaries of these zones covering all areas with risk of landslides will be divided as follows:

- a. Zone boundaries for the Northern sector of the Municipality and the Hollow Glen sector.
- b. Zone boundaries for the Southeast area of the Municipality.

4.11.4 Zone limits and provisions for the Northern sector of the Municipality and the Hollow Glen sector⁽³⁵⁾

These areas are divided into five categories:

- a. High-risk zones
- b. Theoretical risk zones located behind a high-risk zone identified along Meech Creek
- c. Medium Risk zones
- d. Low risk zones
- e. Theoretical risk zones (except those identified along Meech Creek)

The interventions proposed in the landslide zones of the Northern sector of the Municipality and the Hollow Glen sector must be carried out in accordance with the table entitled "Regulatory framework for the control of land use in areas prone to landslides (Class I, Class IA, Class II, Class III)" attached as Appendix II to this By-law (French version only).

These landslide zones are illustrated in the map known as "Human land use restrictions – Landslide Zones, PU-635-05-3A" prepared by the Department of Geomatics of the MRC des Collines-de-l'Outaouais.

These landslide zones are an integral part of the By-law.

4.11.5 Zone limits and provisions for the Southeast area of the Municipality

The stress regions for the Southeast sector of the Municipality are classified as follows:

4.11.5.1 Stress regions applicable to low or non-retrograde landslides

NA1. Zone composed of predominantly clay soils, with or without erosion, may be affected by landslides from natural or anthropogenic origin.

NA2. Zone composed of predominantly clay soils without significant erosion, sensitive to anthropogenic interventions.

NS1. Zone consisting of predominantly sandy soils with erosion, which may be affected by landslides from natural or anthropogenic origin.

S2. Zone consisting of predominantly sandy soils, no erosion, may be affected by landslides from natural or anthropogenic origin.

NH. Zone consisting of heterogeneous soils, with or without erosion, may be affected by landslides from natural or anthropogenic origin.

(35) Amended by **By-law Number 998-16** (effective February 16, 2017)

4.11.5.2 Stress regions applicable to strong retrograde landslides ⁽³⁵⁾

RA1-NA2. Zone composed of predominantly clay soils without significant erosion, sensitive to anthropogenic interventions that may be affected by a landslide of a great extent.

RA1 Summit. Zone composed of predominantly clay soil, located at the top of the slope, which can be carried away by a landslide of retrogrades of great extent.

RA1 Base. Zone at the base of the slope that may be affected by the spread of debris from zones RA1 Summit.

RA2. Zone composed of predominantly clay soils, which may be hypothetically affected by large landslides.

The interventions proposed in the landslide zones to the Southeast area of the Municipality must be in accordance with the table entitled "Regulatory framework for the control of land use in areas prone to landslides (NA1, NA2, NS1, NS2, NH, RA1-NA2, RA1-Summit, RA1-Base and RA2)" attached as Appendix II to this By-law (French version only).

These landslide zones are illustrated in the map known as "Human land use restrictions – Landslide Zones, PU-635-05-3A" prepared by the Department of Geomatics of the MRC des Collines-de-l'Outaouais.

These landslide zones are an integral part of the By-law.

4.12 CONSTRUCTION STANDARDS FOR WATERFRONT AREAS

Objectives:

- a.** To ensure the sustainability and maintain and enhance the quality of lakes and waterways by providing suitable minimum protection for waterfronts and waterways;
- b.** To prevent the deterioration of waterfronts, shores and flood plains through erosion by encouraging conservation of the natural state of said waterfront areas;
- c.** To ensure the conservation, quality and biological diversity of the environment by limiting interventions that could permit accessibility to and development of waterfront areas;
- d.** To protect wildlife typical to the flood plain by taking the biological features of these environments into account and ensuring natural run-off; and
- e.** To allow the restoration of deteriorated waterfront areas by encouraging the use of the most natural techniques possible.

General rules:

The following provisions apply to any and all work designed to modify the vegetation of shores, lakes, waterways and flood plains, and any work on waterfronts or shorelines.

They also apply to the modification or repair of existing waterfront and shoreline facilities as well as to any new construction, use, or occupation of waterfront or shoreline areas for lakes or waterways.

Notwithstanding the preceding, these provisions do not apply to municipal, industrial, or public works or to work to upgrade public access, since these must be approved by the Deputy Minister of the Ministère du Développement durable, de l'Environnement et des Parcs. The provisions do not apply to Quebec public land.

Developments and structures in a waterfront or shoreline area must be designed and constructed to respect or restore the condition and natural aspect of the area to avoid interfering with natural run-off or causing erosion.

(35) Amended by **By-law Number 998-16** (effective February 16, 2017)

Said developments and/or structures must be implemented without recourse to excavation, dredging, grading, filling, or other like work.

Obtaining a municipal permit in no way releases the permit holder from the obligation to obtain any and all permits required by any other Quebec law or regulation, for example, the *Watercourses Act* (R.S.Q., c. R-13).

4.12.1 Definitions

Bed. That part of a lake or waterway usually covered by water.

Ditch. A small lengthwise natural or artificial depression in the earth, used to drain surface water from neighbouring ground, i.e. roadside ditches or line ditches that only drain adjacent land and ditches that drain only one lot.

Filling. Earthworks consisting of bringing in earth to build an embankment or fill a depression.

Grading. Earthwork consisting of removing earth for levelling purposes.

High-water mark. The high-water mark is the line used to delimit the littoral zone from the shores of lakes and rivers.

The high-water mark is located at the natural high-water line, i.e.:

- a.** At the spot where conditions change from a predominance of aquatic plants to a predominance of non aquatic plants, or, in the absence of aquatic plants, the line where non-aquatic plants stop as they approach the watercourse.

The aquatic plant group consists of all hydrophytic plants, including submerged plants, plants with floating leaves, emergent plants, and emerged herbaceous and ligneous plants characteristic of marshes and swamps on watercourses;

- b.** Where a water retention structure exists, at the maximum operating elevation of the waterworks for the upstream portion of the watercourse;
- c.** Where a legally erected retaining wall exists, from the top of the structure; and
- d.** Where the high-water line cannot be determined according to the preceding criteria, it may be situated in the following manner:
 - 1.** If the information is available, the two-year flood mark, considered to be the equivalent of the line established according to the botanical criteria previously defined in point a.

Littoral zone. The portion of lakes and waterways extending from the high-water mark to the centre of the watercourse.

Sanitation cut. Consists of felling or harvesting defective, damaged, dying, or dead trees from a forest stand.

Shoreline. The strip of land bordering a lake or waterway and extending inland from the high-water mark. The width of the protection zone is measured horizontally and is determined as follows:

- a.** In agricultural areas (except private woodlots): 3 metres; and
- b.** In all other cases: 15 metres.

Watercourse. Any waterway with a regular or intermittent flow. Ditches are not included in this definition.

Also, in public forest environments, the types of watercourses covered by these provisions are those defined by the regulations on standards for intervention enacted pursuant to the *Forest Act*.

4.12.2 Subject lakes and waterways

Any and all permanent or intermittent lakes, waterways, marshes and wetland areas are subject to the following provisions, except ditches, which are exempt, and some waterways located on public forest lands, which are governed by provincial standards for intervention in forests on public land.

4.12.3 Obtaining a certificate of authorization

Any construction or other work likely to destroy or modify the vegetation of the shoreline, expose soil, or affect stability, or that encroaches on the littoral zone requires authorization prior to beginning said work.

The process of issuing authorizations shall take into consideration the intervention measures provided with respect to lakeshores and littoral zones, particularly the Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains.

Construction or other work related to forest development, which is subject to the Forest Act and its regulations, is exempt from the obligation to obtain a certificate of authorization.

4.12.3.1 Engineering report

For any work or project involving excavation, dredging, grading, filling, the installation of gabions, or other like work, and for which the municipal inspector deems certification to be necessary, a report prepared by an engineer and accompanied by a certificate of compliance for the work must be written and submitted to the Municipality for approval before beginning the work. Evaluation criteria:

- a.** Impact on existing plant and wildlife;
- b.** Relevance of the work in terms of shoreline stability; and
- c.** Compliance with the Quebec Ministère de l'Environnement et de la Faune best practices guide for the protection of waterfront, shores, and floodplains.

When the work is limited to the re-establishment of vegetation, without recourse to excavation, dredging, grading, filling, the installation of gabions, or other like work, submission of the engineering report is optional.

4.12.4 Building setbacks

Any and all main or secondary buildings and any other type of structure must be located at least fifteen (15) metres from the high-water mark.

However, in zones PU-2, PU-4 and PU-8, all main or secondary buildings or any other type of structure must be located at least fifty (50) metres from the high-water mark.

4.12.5 Special provisions respecting the waterfront

All construction or other work is prohibited along the shoreline, except

- a. The following vegetation-related work:
 - 1. Forest development subject to the Forest Act and its regulations;
 - 2. Sanitation cuts;
 - 3. In private woodlots used for forestry and agriculture, trees ten (10) centimetres or more in diameter consisting of fifty percent (50%) canes, on condition that at least fifty percent (50%) of the forest cover is preserved;
 - 4. Cut-back needed to erect an approved building or structure;

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5. Cut-back needed to create a five (5) metre wide opening to access the water, when the grade of the shoreline is less than 30%;
 6. Cutting and pruning required to open a five (5) metre wide window, when the grade of the shoreline is greater than 30%, along with a pathway or staircase to access the waterway;
 7. Seeding and planting of plants, trees or bushes and work to restore permanent, sustainable plant cover; and
 8. Various methods used to harvest herbaceous plants where the grade of the shoreline is less than 30%, but only at the top of the slope when the grade exceeds 30%.
- b. Cultivation for agricultural purposes. However, a strip of shoreline at least three (3) metres wide must be preserved. If the height of the slope, if any, is less than three (3) metres from the high-water mark, the width of the shoreline must include at least one (1) metre at the top of the slope.
- c. The following projects:
1. Installation of fences located at least five (5) metres above the average high-water mark;
 2. Installation or construction of underground and surface water drainage ducts and pumping stations;
 3. Construction of water crossings using fords, culverts and bridges;
 4. Aquaculture equipment;
 5. All septic systems in accordance with the Regulations respecting wastewater discharge and treatment in isolated residences enacted pursuant to the *Environment Quality Act*;
 6. When soil grade, nature, and conditions do not permit restoration of the plant cover and natural state of the shoreline, stabilization work using riprap, gabions or retaining walls with priority given to the technique most likely to facilitate the future establishment of natural vegetation;
 7. Private wells;
 8. Reconstruction or expansion of an existing road, including farm and forest roads;
 9. Work required to carry out approved construction or other work in the littoral zone pursuant to sub-section 4.12.6;
 10. Construction or other work for municipal, commercial, industrial, or public means or to provide access for the public, duly authorized pursuant to the *Environment Quality Act*; and
 11. Forest development subject to the Forest Act and the Regulations respecting standards of forest management for forests in the public domain.

4.12.6 Special provisions respecting the littoral area

In the littoral zone, any construction or other work is strictly prohibited, with the possible exception of the following:

- a.** Construction of water crossings using fords, culverts and bridges;
- b.** Aquaculture equipment;
- c.** Water intakes;
- d.** Encroachment into the littoral zone required to carry out approved shoreline work;
- e.** Construction for agricultural purposes of intake or diversion channels for water removal when the construction of these channels is subject to obtaining a permit in accordance with the *Environment Quality Act*;
- f.** Cleanup and maintenance work, without clearing, conducted by MRC member municipalities in watercourses pursuant to the duties and responsibilities conferred on them by the law; and

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- g.** Construction or other work for municipal, commercial, industrial, or public means or to provide access for the public, including maintenance, repair and demolition, subject to the issuance of a permit pursuant to the Environment Quality Act, the Act respecting the conservation and development of wildlife, the Watercourses Act or any other legislation.

4.12.7 Docks

4.12.7.1 Definitions⁽¹¹⁾

Attached dock. Horizontal platform, without vertical structure, floating or on piles, fixed to the shoreline, jutting out into the waterway to permit watercraft to launch or dock. The platform may also be used for bathing and leisure purposes.

Detached dock. Floating, horizontal platform, without vertical structure, not fixed to the shore. This dock must be anchored in a fixed position to the bed of the waterway. This platform may also be used for bathing and leisure purposes.

4.12.7.2 Regulatory provisions⁽¹¹⁾

The installation of a temporary dock, attached or detached, is permitted along a waterway. Refer to the following tables for surface areas, construction standards, and other regulatory provisions:

KINGSMERE LAKE, DE LA MONTAGNE (BEAMISH) LAKE AND OTHER LAKES NOT SPECIFICALLY MENTIONED IN THIS BY-LAW

Attached dock

Maximum surface area	20 m ²
Maximum length	15 m from the shore
Minimum width	1.5 m
Location	4.5 m from lot lines for properties with lakefront frontage 45 m or more - OR - 10% of the lakefront frontage of the property, to a maximum of 4.5 m, when frontage is less than 45 m
Municipal permit	Yes

Detached dock

Maximum surface area	10 m ²
Location	Less than 10 m from the shore
Municipal permit	Yes

Note: All other structures are prohibited.

General conditions. An attached dock and detached dock may be installed on the same lot. The total surface area of the structures must be consistent with the greater of the two maximum allowable surfaces (20 m²).

MEECH LAKE

Attached dock

Maximum surface area	20 m ²
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(11) Amended by **By-law Number 765-10** (effective September 16, 2010)

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Maximum length	15 m from the shore
Minimum width	1.2 m
Location	4.5 m from lot lines for properties with lakefront frontage 45 m or more - OR - 10% of the lakefront frontage of the property, to a maximum of 4.5 m, when frontage is less than 45 m
Municipal permit	Yes
MEF permit and lease	Yes – when surface is 20 m ² - OR - when the dock is wider than 10% of the property waterfront frontage

Detached dock

Maximum surface area	10 m ²
Location	Less than 20 m from the shore
Municipal permit	Yes

Note: All other structures are prohibited.

Conditions. An attached dock and detached dock may be installed on the same lot. The total surface area of the structures will be not more than 20 m². If the frontage of the two docks are more than 10% of the lot frontage or 20 m², the MEF land use permit will be required.

GATINEAU RIVER

Attached dock

Maximum surface area	20 m ²
Maximum length	15 m from the shore
Minimum width	1.2 m
Location	4.5 m from lot lines for properties with lakefront frontage 45 m or more - OR - 10% of the lakefront frontage of the property, to a maximum of 4.5 m, when frontage is less than 45 m
Municipal permit	Yes
MEF permit and lease	Yes – when surface is 20 m ² - OR - when the dock is wider than 10% of the property waterfront frontage

Detached dock

Maximum surface area	20 m ²
Location	Less than 15 m from the shore
Municipal permit	Yes
MEF permit and lease	Yes – when surface is 20 m ² - OR - when the dock is wider than 10% of the property waterfront frontage

Note: All other structures are prohibited.

Conditions. An attached dock and detached dock may be installed on the same lot. The total surface area of the structures will be not more than 20 m². If the frontage of the two docks are more than 10% of the lot frontage or 20 m², the MEF land use permit will be required.

4.12.7.3 (11)

4.12.7.4 Marina

For a marina, the maximum surface area of each dock shall be consistent with the provisions of the aforementioned tables for each waterway.

4.12.7.5 Materials⁽¹¹⁾

The use of inert materials, such as untreated wood (e.g. larch, cedar), plastic, or aluminium in the construction of docks is mandatory.

The use of concrete pilings for pile-supported structures is also permitted.

4.12.7.6 Special provisions for docks adjacent to Hydro-Québec land near the Gatineau River⁽¹¹⁾

Hydro-Québec owns parcels of land along the Gatineau River, particularly in the area between the Gatineau River and private property. Hydro-Québec allows owners of adjacent private properties to install docks under certain conditions; for example, subject to obtaining a Municipality of Chelsea permit.

To obtain a dock installation permit, the applicant must satisfy the following conditions:

- a.** The properties belonging to Hydro-Québec and to the applicant must be located within a zone that permits isolated single-family dwelling residential use;
- b.** The applicant must obtain written permission from Hydro-Québec;
- c.** The applicant's property must be adjacent to parcels of Hydro-Québec land along the Gatineau River; and
- d.** For application of sub-section 4.12.7 of this by-law, the side lot lines of the applicant's property must in theory extend across Hydro-Québec land to the Gatineau River, forming a single lot.

4.12.8 Snow dump

Riverbanks and littoral zones of lakes and waterways shall not be used to deposit snow or any other polluting material.⁽¹⁾

4.13 FLOOD ZONE

Objectives:

- a.** To ensure protection of the watershed area;
- b.** To ensure free, natural flow of run-off during flooding periods;
- c.** To protect the plant and wildlife specific to these zones; and
- d.** To ensure public safety by controlling the types of intervention permitted in these areas.

General rules:

(11) Revoked by **By-law Number 765-10** (effective September 16, 2010)

(11) Amended by **By-law Number 765-10** (effective September 16, 2010)

(1) Amended by **By-law Number 659-05** (effective May 18, 2006)

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The Municipality of Chelsea flood plain provisions apply exclusively to land bordering the Gatineau River.

All construction or other work that could change the watershed, impede the free flow of water during flooding periods, disturb plant or wildlife habitats or endanger public safety and property shall be subject to the issuance of a permit.

The permit issuance process shall take into account the intervention measures provided with respect to flood zones and shall endeavour to conserve environmental integrity and maintain the free flow of water.

Construction or other work related to forest development, which is subject to the Forest Act and its regulations, and agricultural work not involving filling or grading are exempt from the obligation to obtain a permit.

There are two types of flood plain: the high-risk flood plain, often referred to as the 0- to 20-year flood plain, and the low-risk flood plain, often referred to as the 20- to 100-year flood plain. Properties located within these flood zones must satisfy the requirements in this chapter to receive authorization to erect certain buildings or structures.

4.13.1 Definitions

Flood plain. The stretch of land occupied by a waterway during flooding. It covers the geographical flood-prone sectors showing on the maps mentioned in sub-section 4.13.2 below.

High-risk flood plain. Corresponds to a zone that is likely to flood every 0 to 20 years, i.e. liable to be flooded once every 20 years.

Low-risk flood plain. Corresponds to the flood zone beyond the high-risk area and up to the zone that is likely to flood every 20 to 100 years, i.e. liable to be flooded once every 100 years.

Protection. of a building or structure consists of applying various measures intended to provide the protection needed to prevent flood damage.

4.13.2 Identifying flood zones ⁽⁸⁾

For the purposes of this by-law is considered a flood plain any part of the territory located below the recurring line of one hundred (100) years.

For the part of the Municipality located downstream of the Chelsea dam, the area officially designated and shown on the agreement signed October 15, 1979 between the Government of Canada and the Government of Quebec is still in force. The official reference to this by-law is located on the map 31G-12-102.

For the part of the territory located upstream of the Chelsea dam, flood plains are shown on the Human Land Use Restrictions Map – Municipality of Chelsea, PU-635-05-3, prepared by the Geomatics Branch of the MRC des Collines-de-l'Outaouais.

The aforementioned plans are considered an integral part of this by-law and is the official reference for application of these provisions relating to the 0- to 20 year high-risk flood plain and the 20- to 100 year low-risk flood plain.

(8) Amended by **By-Law Number 713-08** (effective June 23, 2009)

4.13.3 Special provisions respecting 0- to 20-year high-risk flood plains

All building and construction projects are prohibited in the high-risk flood zone, except for the following:

- a.** Work intended to keep lands in good condition, maintain, repair, modernize or demolish existing buildings and structures, provided that such work does not increase the exposed surface of the property. In case of modernization or reconstruction of infrastructures connected to a public roadway, the surface of the structure exposed to floods may be increased by 25% for public safety reasons or to render such infrastructures compliant with applicable standards. In all cases, major work on a building or structure shall include protection measures for the entire project;
- b.** Structural work that governments, ministries or government bodies undertake as required by marine traffic, especially piers, breakwaters, canals, sluices and fixed aids to navigation. Appropriate protection measures shall be applied to the portions of structures located below the 100-year flood level;
- c.** Public utility underground line installations such as pipelines, electric and telephone lines and water supply and sewage lines with no service entrance for buildings or structures located in the high-risk flood plain;
- d.** Construction of underground water supply and drainage networks in built-up sectors that do not have these services, only in order to connect those buildings and structures already in existence on the date of entry into force of the first municipal by-law prohibiting new sites;
- e.** Septic systems for existing buildings or structures. Systems shall comply with the Regulations respecting wastewater discharge and treatment in isolated residences enacted pursuant to the Environment Quality Act;
- f.** Improvement or replacement of an existing residential or business well with a tubular well, designed to eliminate contamination risks and prevent submersion by sealing the annular space with long-lasting waterproofing material;
- g.** Open-air recreational structures, other than golf courses, created with no filling or grading;
- h.** Reconstruction when a structure or a building was destroyed by a catastrophe other than flooding. New structures shall be protected in accordance with current policy directives;
- i.** Wildlife management not requiring or requiring filling; in the latter case, only if subject to the issuance of a permit pursuant to the Environment Quality Act;
- j.** Soil drainage work;
- k.** Work related to forest development, not involving filling or grading, which is subject to the Forest Act and its regulations; and
- l.** Agricultural work not involving filling or grading.

4.13.4 Special provisions respecting 20- to 100-year low-risk flood plains

Construction is allowed in this zone on condition that the protection standards established in sub-section 4.13.5 are satisfied.

The reconstruction of a structure or portion thereof that existed prior to June 23, 1977 and has been destroyed by a catastrophe other than flooding is permitted according to the original development conditions; however, the protection standards established in sub-section 4.13.5 of this by-law shall apply to the new structure.

Construction of a sewer or water supply network is permitted. The new system and restoration of existing systems must be designed to prevent backflow.

Roads other than farm roads must be built above the 20- to 100-year low-risk flood plain.

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Septic systems must be installed consistent with the Regulations respecting wastewater discharge and treatment in isolated residences (R.R.Q., 1981, c Q-2, r.8).

Wells must be built to avoid danger of contamination and submersion.

Digging and filling shall be permitted subject to article 4.12. Filling protection work will only be permitted on the perimeter of the exposed structure.

4.13.5 General standards for buildings approved for flood zones

All construction authorized within a flood plain, except for agricultural buildings or structures, must comply with the following protection standards:

- a.** No structure (window, window well, door, garage entrance, etc.) shall be located below or within the 100-year flood zone level;
- b.** The basement floor shall be located above the flood zone (i.e. the high-water mark, without flooding) and the ground floor shall not be located below the 100-year flood zone level;
- c.** For a structure or parts of a structure located below the 100-year flood level, a report prepared by an engineer shall be submitted to the Municipality to demonstrate the ability of the structures to resist such a flood, including the calculations for
 - 1. Waterproofing,
 - 2. Structural stability,
 - 3. Required reinforcement,
 - 4. Pumping capacity to remove infiltration water, and
 - 5. Concrete resistance to compression and stress.

The report shall also take the following directives into account:

- 6. All outer surfaces of the vertical portions of foundations located below the 100-year flood level shall be covered with a waterproof membrane of rubberized asphalt, minimum thickness 1.6 mm;
 - 7. The basement floor shall be designed as a slab supporting the outside walls and equipped with a water stop;
 - 8. The concrete used for the entire foundation shall have minimum compression resistance of 20,000 KPa at 7 days and 27,000 KPa at 28 days; concrete block foundations (or the like) are prohibited. Furthermore, the building foundation must be reinforced with embedded rebar during pouring;
 - 9. The main drain shall be equipped with a back-flow prevention valve; and
 - 10. Each building shall be equipped with a pump with minimum evacuation capacity of 150 litres per minute (for an 8 m x 13 m residence, approx.).
- d.** Land filling shall be confined to protection in the immediate vicinity of the building or structure concerned and not extend to the entire surface of the site. The average grade of the filling adjacent to the protected building or structure shall be not less than 33.3% (ratio of 1 vertical: 3 horizontal) up to the foot of the structure.

When protection measures are applied, in cases when the flood plain appearing on a map was determined without establishing the recurrence interval of a 100-year flood, this criterion shall be replaced by the highest level of floodwaters used as a reference to determine the boundaries of the flood plain. For safety purposes, 30 centimetres shall be added to this measurement.

4.13.6 Owner's declaration

No construction permit shall be issued for construction on a flood plain unless said construction complies fully with the protection standards established in sub-section 4.13.5 and the owner signs a declaration stating that he

- a. Has been advised of flood risk,
- b. Is familiar with this by-law and intends to comply with it,
- c. Waives any right to file a claim(s) against any municipal, regional, or provincial authority in the event of any damage caused by a flood, unless the flood level was higher than the 100-year flood mark, and
- d. Agrees to inform any future buyer of said property of the contents of said declaration.⁽¹⁾

4.14 PROVISIONS RESPECTING AGRICULTURAL ZONES

Objective:

To establish parameters to be used to determine limiting distances for agricultural odour control.

4.14.1 Provisions respecting agricultural zones (parameters to determine odour control distances in an agricultural zone)

The purpose of these provisions is to establish odour control distances pursuant to sub-sections 4.14.1 to 4.14.6 and corresponding appendices A through H. pursuant to the *Act respecting the preservation of agricultural land and agricultural activities* (RSQ, Ch. P-41.1). In a designated agricultural zone, the limiting distances prescribed by said sub-sections can neither be increased nor decreased.

The following provisions refer solely to agriculture-related odours. They in no way release agricultural operations from the obligation to comply with the environmental standards imposed by specific Ministry of the Environment regulations. Said provisions are merely designed to establish a process to determine the limiting distances that are likely to facilitate harmonious coexistence in agricultural zones.

4.14.2 Definitions

Campground. Establishment that, for a fee, provides sites to the public that can be used by camping vehicles or tents; excludes farm-based campgrounds belonging to the owner or operator of the livestock operation in question.

House. A dwelling with minimum surface area of twenty-one square metres (21 m²) that does not belong to the owner or operator of the livestock operation in question or to a shareholder or director who owns or operates said facilities.

Liquid waste management. Any method used to evacuate animal waste other than solid waste.

Livestock facility. Building where animals are raised or an enclosure or part thereof where animals are kept for pasturing, including, as applicable, any animal waste storage areas therein or thereby.

(1) Amended by **By-law Number 659-05** (effective May 18, 2006)

Livestock unit. A livestock facility where, in the event of more than one unit, the ensemble of livestock facilities with a point on the perimeter of one is less than 150 metres from the next or from any afferent animal waste storage areas, as applicable.

Marina. Tourist complex including a harbour for pleasure watercraft and related facilities and identified on the development plan.

Municipal urban growth boundary. The planned boundary of future extension of urban development of a municipality as established in the development plan, excluding any portion of said boundary comprised of an agricultural zone.

Protected immovable.

- a.** A recreation, sport, or cultural centre;
- b.** A municipal park, public beach, or marina;
- c.** The grounds of an educational institution or an establishment pursuant to the *Health and Social Services Act* (RSQ, Ch. S-4.2);
- d.** A campground;
- e.** The buildings of an outdoor recreation area or nature interpretation centre;
- f.** The clubhouse of a ski centre or golf club;
- g.** A religious institution;
- h.** A summer theatre;
- i.** An accommodation establishment pursuant to the Tourist Establishment Regulation, except a bed & breakfast, tourist home, or basic furnished accommodation;
- j.** A building used for wine tasting in a winery or food services establishment with 20 or more seats that holds a year round operating permit or a country inn or other like establishment that does not belong to the owner or operator of the livestock operation in question.

Protected heritage site. Heritage site recognized by a competent authority and identified on the development plan.

Solid waste management. Method of evacuating animal waste, with water content less than 85%, from a livestock building to the dung heap.

4.14.3 Limiting distances for livestock facilities

Limiting distances are calculated by multiplying parameters B, C, D, E, F and G, below.

The distance between the livestock facility and the dung heap and a neighbouring non-agricultural building must be calculated using an imaginary straight line between the foremost portions of the structures in question, excluding galleries, stoops, overhangs, patios, terraces, chimneys, and access ramps.

Parameters:

Parameter A. corresponds to the maximum number of animal units kept during the annual production cycle. It is used to determine Parameter B and is established according to the chart in Appendix A.

Parameter B. represents basic limiting distance. It is established using the chart in Appendix B. The basic limiting distance corresponds to the value calculated for Parameter A.

Parameter C. is odour potential. The chart in Appendix C shows odour potential by animal group and category.

Parameter D. corresponds to type of animal waste. The chart in Appendix D provides the value for this parameter with respect to the fertilizer management method used.

Parameter E. refers to the type of project. When a livestock unit is fully subject to the development rights pursuant to the *Act respecting the preservation of agricultural land and agricultural activities*, or to increase the herd to more than 75 animal units, said unit may be subject to leeway with respect to applicable limiting distances, without limiting the content of Appendix E, to a maximum of 225 animal units.

Parameter F. is the attenuation factor. This parameter is found in Appendix F. It allows consideration of the effect of odour attenuation resulting from the technology employed.

Parameter G. is the operational use factor. It is a function of the type of neighbourhood unit in question. Appendix G specifies the value of this factor.

4.14.4 Reconstruction of a derogated livestock building with vested rights following a catastrophe

In the event that a livestock building protected by vested rights is destroyed by fire or some other catastrophe, the Municipality shall ensure that the producer in question can continue his activities pursuant to the derogated building and land use provisions and that the new building is erected in compliance with current regulations so as to encourage peaceful coexistence with neighbouring land use, without limiting the application of any regulation approved pursuant to section 118 of the *Land Use Planning and Development Act*. For example, construction must be consistent with the front and side setbacks established by municipal by-laws. In the event that it is impossible to comply with municipal standards, a minor variance to the Zoning By-law provisions may be granted to permit reconstruction of a main building and accessory buildings.

4.14.5 Limiting distances for agricultural fertilizer storage areas located more than 150 metres from a livestock facility

When fertilizers are stored outside a livestock facility, limiting distances must be respected. Said distances are established by considering that one animal unit requires 20 m³ of storage capacity. For example, the value of Parameter A for a 1000 m³ capacity reservoir corresponds to 50 animal units. Once this equivalency factor has been established, it is possible to determine the basic distance using Table B. The formula multiplying among parameters B, C, D, E, F and G is then be applied. The following table shows an example where C, D, and E are equal to 1; Parameter G varies according to the neighbourhood unit in question.

Limiting distances for liquid manure storage areas¹ located
more than 150 metres from a livestock facility

Storage capacity ² (m ³)	Limiting distance (m)		
	House	Protected immovable	Urban growth boundary
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

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8,000	283	566	849
9,000	294	588	882
10,000	304	607	911

¹ For animal waste, multiply the above distances by 0.8.

² For other storage capacities, calculate *pro rata* or use the data from Parameter A.

Limiting distances for manure spreading

The nature of the animal waste and the equipment used are determining factors in establishing the limiting distances required for spreading operations. The distances suggest in the following table represent a compromise between spreading practices and the protection of other land uses in agricultural zones. The use of rotating jets and canons has been banned since 1 January 1998 pursuant to the Regulation respecting the reduction of agricultural pollutants (*Règlement sur la réduction de la pollution d'origine agricole*).

Limiting distances for manure spreading¹

			Distance required from any residence, urban growth boundary, or protected immovable (m)	
Type	Spreading method		15 June – 15 August	Other times
LIQUID MANURE	spraying (cistern)	Liquid manure, surface exposure more than 24 hours	75	25
		Liquid manure, buried within 24 hours	25	X ²
	spraying	Ramp	25	X
		Drop pipe	X	X
	Simultaneous burial		X	X
DUNG	Fresh, surface exposure more than 24 hours		75	X
	Fresh, buried within 24 hours		X	X
	Compost		X	X

¹ No limiting distance is required for inhabited urban growth boundary zones.

² X=Spreading allowed to the edge of the field.

4.14.6 Reciprocity principle

The limiting distances required work both ways, i.e. the principle of reciprocity applies. If there is a pre-existing, neighbouring agricultural operation when one wishes to establish a non agricultural land use in a white zone next to a green zone, the required distance is the same as in the inverse situation, i.e. the distances it would have been necessary to preserve if the non agricultural land use had existed prior to establishment of the agricultural use in question. Nevertheless, it is understood that a municipality may invoke sub-section 79.2, added to the *Act respecting the preservation of agricultural land and agricultural activities* by the Act to amend the *Act respecting the preservation of agricultural land and agricultural activities* and other legislation in an effort to protect agricultural activities.

To maintain some development potential for animal husbandry (livestock) operations, it is agreed that a green zone will be established with a threshold of 367 metres (value of Parameter B for 100 animal units), which will be the distance within which a protected building may not be erected. Adjustments will be required for a house (184 m), urban growth boundary (550 m), or public thoroughfare (37 m).

4.14.7 Derogations

In the event that the Municipality or the MRC wishes to permit a variance pursuant to these provisions, or where the strict application of standards will produce an undesirable or non applicable decision, the Municipality or the MRC may submit the issue to the Agricultural Advisory Committee pursuant to Bill 23.

Moreover, to specifically consider the question of prevailing winds, and in the event that the Municipality of the MRC judges that the presence of said winds creates special conditions within municipal territory, the Municipality may determine a factor to be applied to distance calculations for buildings and manure storage areas.

The product of this factor times the limiting distance, determined according to these parameters, shall in no instance exceed the maximum established by the *Directive relative à la protection contre la pollution de l'air provenant des établissements de production animale* (guideline for protection against air pollution emissions from animal production facilities). The variance may also be submitted to the agricultural advisory committee for study.

4.14.8 Appendices used exclusively for application of sections 4.14 and following

PARAMETER A. Limiting distance parameter for agricultural zones, appendix applies to number of animal units.

- a.** To determine Parameter A, equalling one animal unit are the animals listed in the following table based on the established number;
- b.** For all other animal species, one animal weighing 500 kg or more or a group of animals of this species together weighing 500 kg equals one animal unit;
- c.** Weights shown in this appendix refer to the projected weight of the animal at the end of the production period.

Animal category or group	Number of animals equal to one animal unit
Cow, bull, horse	1
Calf weighing 225 - 500 kg per animal	2
Calf weighing less than 225 kg per animal	5
Breeding pigs weighing 20 - 100 kg each	5
Piglets weighing less than 20 kg each	25
Sows and nursing new-crop piglets	4
Hens or roosters	125
Broiler chickens	250
Pullets	250
Quails	1500
Pheasants	300
Broiler turkeys weighing 5 – 5.5 kg each	100
Broiler turkeys weighing 8.5 - 10 kg each	75
Broiler turkeys weighing 13 kg each	50
Female minks, excluding males and young	100
Female foxes, excluding males and young	40
New-crop sheep and lambs	4
New-crop goats and kids	6
Female rabbits, excluding males and young	40

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PARAMETER B. Parameter showing limiting distances in agricultural zones, appendix respecting basic limiting distances ¹ (AU=animal units)

- Five (5) Tables hereafter:

¹Source: Adapted from the Association of German Engineers VDI 3471.

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AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.
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

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AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	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

AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.
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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

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AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	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

ZONING BY-LAW
NUMBER 636-05

AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	m.	AU	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

PARAMETER C. Parameter showing limiting distances in agricultural zones, appendix respecting odour ratio by animal group and category ¹

Animal group or category	Parameter C
Meat cattle	
- in a closed building	0.7
- in an outside feed lot	0.8
Dairy cattle	0.7
Ducks	0.7
Horses	0.7
Goats	0.7
Turkeys	
- in a closed building	0.7
- in an outside feed lot	0.8
Rabbits	0.8
Sheep	0.7
Pigs	1.0
Chickens	
- caged laying hens	0.8
- hens for reproduction	0.8
- broilers and capons	0.7
- pullets	0.7
Foxes	1.1
Heavy calves	
- veal calf	1.0
- grain-fed calf	0.8
Minks	1.1

For other animal species, use Parameter C = 0.8. This ratio does not apply to dogs, since the problem with this type of operation (kennel) is more noise than odour.

PARAMETER D. Parameter showing limiting distances in agricultural zones, appendix respecting type of animal waste

Waste management method	Parameter D
Solid waste	
Dairy and meat cattle, horses, sheep, goats	0.6
Other groups or categories of animal	0.8
Liquid waste	
Dairy or meat cattle	0.8
Other groups or categories of animal	1.0

PARAMETER E. Parameter showing limiting distances in agricultural zones, appendix respecting type of project

[new project or increase in number of animal units]

Increase ¹ to... (AU)	Parameter E	Increase to ... (AU)	Parameter E
10 or fewer	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	1.00
101-105	0.60	or new project	
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		

¹ Consider according to the final total number of animal units in the herd, regardless whether building construction or expansion is involved. For any project resulting in a total of 226 animal units or more or for new projects, Parameter E=1.

PARAMETER F. Parameter showing limiting distances in agricultural zones, appendix respecting attenuation factor

$$F = F_1 \times F_2 \times F_3$$

Technology	Parameter F
Roof over storage area	F₁
• none	1.0
• rigid, permanent	0.7
• temporary (peat cover, plastic)	0.9
Ventilation	F₂
• natural, forced air with multiple vents	1.0
• forced with grouped vents and above cover vents	0.9
• forced with grouped vents and air purifiers or biological filters	0.8
Other technologies	F₃
• new technologies may be used to reduce the distance subject to proof or effectiveness	to be determined upon certification

PARAMETER G. Parameter showing limiting distances in agricultural zones, appendix respecting land use factor

Use	Factor
Protected building	1.0
house	0.5
Urban growth boundary	1.5

PARAMÈTRE H – Paramètre de distances séparatrice en milieu agricole, annexe relative aux normes de localisation pour une installation d'élevage ou un ensemble d'installation d'élevage au regard d'une maison d'habitation, d'un immeuble protégé ou d'un périmètre d'urbanisation exposés aux vents dominants d'été (les distances linéaires sont exprimées en mètres)

Nature du projet	Élevage de suidés (engraissement)				Élevage de suidés (maternité)				Élevage de gallinacés ou d'anatidés ou de dindes dans un bâtiment			
	Limite maximale d'unités animales permises ¹	Nombre total ² d'unités animales	Distance de tout immeuble protégé et périmètre d'urbanisation exposés ³	Distance de toute maison d'habitation exposée	Limite maximale d'unités animales permises ¹	Nombre total ² d'unités animales	Distance de tout immeuble protégé et périmètre d'urbanisation exposés ³	Distance de toute maison d'habitation exposée	Limite maximale d'unités animales permises ¹	Nombre total ² d'unités animales	Distance de tout immeuble protégé et périmètre d'urbanisation exposés ³	Distance de toute maison d'habitation exposée
Nouvelle installation d'élevage ou ensemble d'installations d'élevage		1 à 200	900	600		0,25 à 50	450	300		0,1 à 80	450	300
		201 - 400	1 125	750		51 - 75	675	450		81 - 160	675	450
		401 - 600	1 350	900		76 - 125	900	600		161 - 320	900	600
		≥ 601	2,25/ua	1,5/ua		126 - 250	1 125	750		321 - 480	1 125	750
						251 - 375	1 350	900		> 480	3/ua	2/ua
						≥ 376	3,6/ua	2,4/ua				
Remplacement du type d'élevage		1 à 50	450	300		0,25 à 30	300	200		0,1 à 80	450	300
	200	51 - 100	675	450	200	31 - 60	450	300	480	81 - 160	675	450
		101 - 200	900	600		61 - 125	900	600		161 - 320	900	600
						126 - 200	1 125	750		321 - 480	1 125	750
Accroissement		1 à 40	225	150		0,25 à 30	300	200		0,1 à 40	300	200
	200	41 - 100	450	300	200	31 - 60	450	300	480	41 - 80	450	300
		101 - 200	675	450		61 - 125	900	600		81 - 160	675	450
						126 - 200	1 125	750		161 - 320	900	600
										321 - 480	1 125	750

¹ Dans l'application des normes de localisation prévues à la présente annexe, un projet qui excède la limite maximale d'unités animales visée à cette annexe doit être considérée comme un nouvel établissement de production animale.

² Nombre total : la quantité d'animaux contenus dans l'installation d'élevage ou l'ensemble d'installations d'élevage d'une unité d'élevage, y compris les animaux qu'on prévoit ajouter. Lorsqu'on élève ou projette d'élever deux ou plusieurs types d'animaux dans une même unité d'élevage, on a recours aux normes de localisation qui régissent le type d'élevage qui comporte le plus grand nombre d'unités animales, sous réserve que ces normes ne peuvent être inférieures à celles qui s'appliqueraient si le nombre d'unités animales était pris séparément pour chaque espèce. Pour déterminer les normes de localisation qui s'appliquent, on additionne le nombre total d'unités animales de l'unité d'élevage et on applique le total ainsi obtenu au type d'élevage majoritaire en nombre d'unités animales.

³ Exposé : qui est situé à l'intérieur de l'aire formée par deux lignes droites parallèles imaginaires prenant naissance à 100 mètres des extrémités d'un établissement de production animale et prolongées à l'infini dans la direction prise par un vent dominant d'été, soit un vent soufflant plus de 25 % du temps dans une direction durant les mois de juin, juillet et août réunis, tel qu'évalué à la station météorologique la plus représentative de l'emplacement d'un établissement d'une unité d'élevage.

4.15 WETLANDS

Objective:

To protect the biodiversity of this exceptional natural environment and maintain its role as a natural filter for the water system, protection measures have been approved.

4.15.1 Definition

Wetland. Wetlands are areas where permanent or seasonal water renders damp or water saturated soils that as a result permit the growth of water tolerant plant life.

The boundary of the wetland is the line between the area of primarily aquatic plants and that of non-aquatic plants, i.e. at least fifty percent (50%) of the specified plants score three or more with twenty-five percent (25%) of the plants having a score of four or more.

The document entitled Inventory of plants used to define wetlands for Municipality of Chelsea By-laws (*Inventaire des plantes servant à préciser la définition d'un milieu humide pour la réglementation municipale de Chelsea*) – shall be used as a plant reference.

The minimum surface area of a wetland is 1,000 m².

4.15.2 Identifying wetlands⁽¹⁴⁾

Wetlands covered by Section 4.15 and following are those located outside boundaries of the LA-212 Zone of the Zoning By-law Number 636-05 and boundaries of Gatineau Park. In addition, they are identified in the following matter:

- a.** Wetlands are identified on the plan known as "Human land use restrictions map" and bearing the number: PU-635-05-03
- b.** Wetlands corresponding within the definition of Sub-section 4.15.1 of this By-law.

4.15.3 Provisions respecting wetland boundaries

Within a wetland area, all construction, installation, development, or fencing is prohibited as is the destruction or modification of any beaver dam. Clearing and removal of vegetation is also prohibited, with the exception of purple loosestrife, buckthorn, and other plants shown on the *Répertoire de plantes pouvant être enlevées d'un milieu humide* whose removal is authorized.

For any work involving the modification or rehabilitation of plant life or shores within wetland areas, a biologist's report is mandatory. For any filling and/or stabilization work affecting the stability of a wetland area, a soil engineer's report is mandatory. Said reports must demonstrate how the proposed intervention will enhance the ecological functions of the wetland area or system with which the wetlands are associated.

4.15.4 Provisions respecting the edges of a wetland area

A thirty (30) metre buffer zone must be maintained around a wetland area. This provision takes precedence over all other provisions of Zoning By-law Number 636-05. Any and all construction, installation, development, or fencing in a wetland area is strictly prohibited. Clearing and removal of vegetation is also prohibited, with the exception of the removal of purple loosestrife, buckthorn, and other plants shown on the *Répertoire de plantes pouvant être enlevées d'un milieu humide*, which is authorized.

(14) Amended by **By-Law Number 793-11** (effective October 24, 2011)

For any work involving the modification or rehabilitation of plant life or shores within wetland areas, a biologist's report is mandatory. For any filling and/or stabilization work affecting the stability of a wetland area, a soil engineer's report is mandatory. Said reports must demonstrate how the proposed intervention will enhance the ecological functions of the wetland area or system with which the wetlands are associated.

The maintenance of an existing trail is permitted; however, extending, widening, or restoring an existing trail within the buffer zone is strictly prohibited. Building a pathway for restoration or rehabilitation of a wetland area shall be permitted. Relocating an existing trail is permitted as long as the new trail is relocated to a position farther away from the wetland area or when the relocation application is accompanied by a biologist's report demonstrating that the proposed relocation will enhance the ecological functions of the wetland area or system with which the wetlands are associated.

4.15.5 Provisions respecting community uses

Any construction, installation or development in a zone that includes recreation, tourism, or public land use sub-groups is subject to the Municipal Policy entitled *Municipal policy respecting wetlands mitigation measures and the community education initiative*.

All mitigation measures shall be based on the following principles:

- a. The apparent and potential functional ecological impact of any development within the 30 m buffer zone around the edges of the wetland area shall be assessed;
- b. Should the assessment results show that major ecological impact is possible, said impact must be mitigated and/or compensated by other measures so that no net decrease in the ecological functioning of the wetland area results;
- c. Council must approve the mitigation plan and implementation schedule and both the promoter(s) and the Municipality of Chelsea must sign a development agreement;
- d. The applicant shall make a significant, tangible contribution to education initiatives regarding Municipality of Chelsea wetland areas.

4.15.6 Developing a structure, building, subdivision, or road, or landscaping

Any new structure, building, subdivision, development, or road near or in a wetland area must be sited by a certified land surveyor, who must submit written confirmation that he has been hired to position the proposed building, structure, development, or road according to the plan that has been approved by the administering authority.

In the case of lots that were **not cadastré** prior to approval of this by-law, said siting will be required when a proposed building, structure, road, subdivision, or other development is located less than 50 metres from a wetland area.

For lots **castré** prior to approval of this by-law, said siting will be required when a proposed building, structure, road, subdivision, or other development is located less than 20 metres from a wetland area.

4.15.7 Provisions respecting a subdivision

For a subdivision application, a certified land surveyor shall determine the location of the wetland area on the property in question and a distance of at least 50 metres from the lot to be subdivided. The surveyor shall submit written confirmation that he has been hired to site the proposed building, structure, development, or road according to the plan that has been approved by the administering authority.

4.15.8 Previously cadastred lots

Provisions respecting wetland areas with surface area between 1,000 m² and 2,499 m². For lots cadastred prior to approval of this by-law, the buffer zone established in sub-section 4.15.4 shall be reduced to 15 metres.

Provisions respecting wetland areas with surface area of 2,500 m² or more. For lots cadastred prior to 5 September 2000, the buffer zone established in sub-section 4.15.4 shall be reduced to 15 metres.

4.16 PROVISIONS RESPECTING PARKS, PLAYGROUNDS, AND GREEN SPACE

4.16.1 Lots registered during the cadastral revision

For a lot registered as a distinct lot during the cadastral revision process, the construction permit for a new main building is conditional upon payment of cash in lieu to be deposited into a special fund to be used only for the purchase or development of parks, playgrounds or green space.

However, payment of said cash in lieu is not required if it can be shown that a payment has been made previously or that the lot in question has been transferred.

4.16.2 Calculating cash in lieu

Cash in lieu shall equal ten percent (10%) of the value shown on the tax assessment roll for the lot in question and established as of the reception date of the construction permit application.

For the purposes of this sub-section, lot value is obtained by multiplying the value shown on the tax assessment roll for the lot in question by a mill rate established pursuant to section 264 of the *Municipal Tax Act*.

4.17 SWIMMING POOL⁽²⁾

4.17.1 Scope

The provisions in this section apply to all swimming pools located within Municipality of Chelsea territorial boundaries.

4.17.2 Setbacks

The minimum setbacks to be followed for the installation of a swimming pool are indicated by zone in the Specifications Grid.

4.17.3 Fence surrounding an in-ground pool

All swimming pools shall be surrounded by a fence at least one metre twenty-two centimetres (1.22) and no more than two metres (2) high.

Fences shall be built of planks, steel links or any other material with openings small enough to prevent the passage of any spherical object of five (5) centimetres in diameter.

The installation of a fence with vertical wrought-iron or steel bars at least one metre twenty-two centimetres (1.22) high, with a maximum space of 92 millimetres or 3-5/8 inch between bars, is also permitted. When a fence of this type has horizontal bars as well as vertical bars, there shall be a minimum distance of 91.4 centimetres or 36 inches for the gap between horizontal bars.

(2) Introduced by **By-law Number 673-06** (effective October 19, 2006)

A slope, a hedge or a row of trees does not constitute a fence for the purpose of this by-law.

All fences surrounding in-ground pools shall be at a distance of at least two (2) metres from the pool of water.

There shall not be a gap of more than five (5) centimetres between the surface of the ground and the fence.

4.17.4 Fence surrounding an above-ground pool

When the outer wall of an above-ground pool is at least one metre twenty-two centimetres (1.22) high, it may serve the same purpose as a fence.

The minimum height of one metre twenty-two centimetres (1.22) from the ground level to the top of the pool wall shall be respected over a minimum width of one metre twenty-two centimetres (1.22) adjacent to the pool.

When the wall is less than one metre twenty-two centimetres (1.22) high, a structure may be added in order to raise it to the minimum height of one metre twenty-two centimetres (1.22).

Notwithstanding the above, all inflatable pools shall be surrounded by a fence at least one metre twenty-two centimetres (1.22) high and said fence shall not be located at a distance of less than one metre twenty-two centimetres (1.22) from the pool.

4.17.5 Access to the pool

All entrances to a swimming pool shall have one or more gates that close automatically, equipped with a latch placed at least one metre twenty centimetres (1.20) above the ground or floor level in the case of a raised structure such as a platform. All entrances shall be locked when not under the supervision of the owner.

4.17.6 Private outdoor therapeutic baths, whirlpool baths and spas

In the case of private outdoor therapeutic baths, outdoor whirlpool baths or outdoor spas, the mandatory fence may be replaced by a cover equipped with a locking mechanism that limits access, such that the pool of water is not accessible to people.

This provision does not apply to a service establishment.

4.17.7 Draining

Draining the pool shall in no way cause harm, problems or damage to neighbouring property. It is forbidden to empty pools into septic tanks.

5. SPECIFIC CASES

5.1 FUEL AND SERVICE STATIONS

General rules:

In the event that the standards cited in section 5.1 regarding land use type are stricter than those shown on the Specifications Grid, the more stringent provision shall prevail.

No construction permit will be considered for a fuel or service station until the applicant submits a development plan pursuant to this by-law. The provisions of this by-law are independent from any authorizations that the applicant is required to obtain from other government authorities.

5.1.1 Development standards

Development standards for fuel and service stations are shown on the following table:

Setbacks:	
• for the building	15.0 metres
• for the fuel pumps	7.5 metres
• for a canopy	5.0 metres
Side setbacks	10.0 metres
Back yard	10.0 m
Maximum footprint surface area	100 m ²
Lot surface area and dimensions:	
• minimum surface area	4,000 m ²
• minimum frontage	45 m
• minimum depth	50 m
Building height	12 m
Maximum number of pumps	4

5.1.2 Washrooms

Any and all fuel or service stations must be equipped with heated public washrooms, with separate facilities for men and for women.

5.1.3 Fuel tanks

Fuel must be stored in underground tanks. In no instance shall said tanks be located beneath a building. Storing more than five (5) litres of fuel inside a building is strictly prohibited.

5.1.4 Prohibited uses

A fuel or service station building shall not be used for residential or industrial purposes. Furthermore, all operations must be conducted on the private property in question. Vehicles may not be filled with pipes, hoses, or other like devices crossing a public thoroughfare.

5.1.5 Walls and roofs

The exterior or shared walls of a fuel or service station shall be constructed of brick, stone, concrete, or other non-combustible material. The roof shall be fireproof. Pumps may be located under a roof that may or may not be attached to the main building.

5.1.6 Property access

The entrance to the property shall be not more than ten (10) metres wide or less than the width established in sections 4.9 and following. Two (2) entrances are permitted for each adjacent road. Said entrances must be set back at least 4.5 from the lot lines.

5.1.7 Signs

Signs are subject to signage regulations and shall be located at least ten (10) metres away from the boundaries of any residential zone.

5.1.8 Landscaping open space

All open space must be landscaped, excluding parking and traffic areas, loading zones, and pedestrian and vehicle pathways.

At least twenty percent (20 %) of the lot shall be landscaped as green space. The lot shall be bordered by a grassed strip at least 1.50 metres wide; excluding the lot frontage on a public thoroughfare, where said strip will be minimum three (3) metres wide.

Planting. The lot shall be planted with trees minimum three (3) metres tall at time of construction, with one (1) tree for every one hundred fifty (150) square metres of property. The specific height, minimum diameter and location of said trees shall appear on the site plan submitted with the construction permit application.

Any trees on the property prior to construction of the fuel or service station that do not interfere with operations during or after construction shall be preserved.

Time. Landscaping of the property in question shall be completed no later than one (1) year following the date of entry into operation.

5.2 FAST FOOD RESTAURANTS

5.2.1 Development standards

Development standards for fast food restaurants are shown on the following table:

Front setback	10.0 m
Side setback	4.5 m
Back yard	4.5 m
Building height	1 storey

Vehicle entrances:	
• maximum number per street	2
• minimum width	10.0 m
• minimum distance between entrances	10.0 m
Green space	20 %
Fast food restaurants shall be located on a separate lot or attached to an existing main commercial building.	

5.2.2 Hygiene

One washroom each for men and women shall be provided for use by clients and staff.

Said washrooms shall be heated, lit, mechanically ventilated, and equipped with a sink, liquid soap dispenser, toilet paper, individual hand towels, disposable drinking cups, and a wastebasket. The facilities shall be kept clean at all times in accordance with health and hygiene standards.

5.2.3 Ridable surface

Any ridable surface shall be paved with asphalt, concrete, or other suitable hard surface. Unusable surfaces shall be grassed or landscaped.

5.2.4 Landscaping

Grass strip. On the sides of the lot giving access to a thoroughfare, the owner shall plant a grass strip or other greenery (unpaved area) at least two (2) metres wide, on the same property and extending across the entire stretch of the facade, except at entrances.

Lawn of a corner lot. A landscaped area at least twenty (20) square metres in size shall be installed at the angle formed by two (2) thoroughfares. No object, vehicle or sign shall be permitted within this area other than a floral or bush arrangement not more than seventy-five (75) centimetres tall.

5.2.5 Drive-in service

No drive-in service shall be provided on the thoroughfare or outside the boundaries of the parking area of the establishment.

5.2.6 Secondary buildings

No separate secondary buildings shall be permitted, including washrooms.

5.3 OPEN AIR CAFES

5.3.1 General rules

An open air cafe may only be developed as a secondary use associated with a primary use in the food services and accommodation group.

5.3.2 Consultant's report

Since the construction of an open air cafe involves a larger number of tables, chairs and leisure space and, thus, increased septic system use, a consultant's report shall be submitted to the Municipality in writing before a permit will be issued. Said report shall confirm the capacity of the existing septic system to accommodate increased use.

5.3.3 Location

An open air cafe shall be located entirely within the same property as the primary use. The setbacks shown on the Specifications Grid apply.

5.4 AUTOMOBILE GRAVEYARD, SCRAP AND RECYCLING YARDS

5.4.1 General rules

The Environment Quality Act and Regulations govern this type of land use.

5.4.2 Definitions

Automobile graveyard. Open air storage and/or disposal area for one or more automobile hulks, used to recover and resell used parts.

Automobile hulk. An abandoned automobile or vehicle missing one or more major parts, such as a motor, transmission, drive train, or steering or braking device.

5.4.3 Location

Vehicle hulk storage and outdoor vehicle stripping area. Any such operations must be located at least two hundred (200) metres from any residential building or zone and at least fifty (50) metres from any road.

Indoor vehicle stripping shop. No indoor stripping operation may be located within thirty (30) metres of any residential building or zone.

5.4.4 Table of standards

	Storage	Outdoor vehicle stripping area	Indoor vehicle stripping shop
Dwelling or residential zone	200 metres	200 metres	30 metres
Road			150 metres 150 metres setback established for the sector

5.4.5 Fencing

A vehicle graveyard shall be surrounded by an opaque fence at least two and one-half metres (2.5 m) tall.

5.5 NEWSPAPER VENDING MACHINES

A maximum of three (3) newspaper vending machines may be installed outside a site triangle, at intersections where Canada Post mailboxes are installed. A permit is required for the installation of said vending machines.

5.6 INTEGRATED RESIDENTIAL PROJECTS⁽⁶⁾

Integrated residential projects are permitted in all zones where note (6) appears in the “**SPECIFIC PROVISIONS APPLICABLE**” section of the specification grid of the zone in question. The following provisions apply to integrated projects:

(6) Introduced by **By-Law Number 704-07** (effective March 19, 2009)

5.6.1 General rules

- a.** In the zones in question, integrated projects shall be undertaken in accordance with the provisions in this section and all other applicable provisions of this by-law, as the case may be. In the event of a discrepancy between the provisions in this section and any other provision of this by-law, the provisions in this section shall prevail;
- b.** Notwithstanding any provision to the contrary, any parking area planned within an integrated project remains subject to the off-street parking provisions in Section 4.9 of this by-law; and
- c.** Notwithstanding any provision to the contrary, site planning shall comply with all relevant provisions of section 4.6.

5.6.2 Planning standards

5.6.2.1 Setbacks

Setbacks for each zone are shown on the specification grid.

5.6.2.2 Limiting distance

The minimum limiting distance between the outermost parts of the foundations of two (2) buildings is established as follows:

Distance between two (2) buildings

Residential Use	1 storey	2 storeys
Multi-unit dwelling (R3)	5 metres	5 metres
Community housing (R4)	5 metres	5 metres

5.6.2.3 Pedestrian pathways

Provide pedestrian pathways to access parking areas and public roads.

5.6.2.4 Architecture

Buildings within an integrated residential project shall have similar architectural components.

5.6.2.5 Secondary buildings

Unless otherwise specified in this by-law, the planning standards for all secondary buildings are governed by section 4.3 of this zoning by-law.

5.6.2.6 Specific rules applicable to integrated projects

The following provisions of this by-law do not apply to integrated projects:

- a.** The restriction to one main building per lot;
- b.** The obligation for all residential constructions to be adjacent to a public thoroughfare.

5.7 INTEGRATED COMMERCIAL PROJECTS

Integrated commercial projects are permitted in all zones where note (7) appears in the “SPECIFIC PROVISIONS APPLICABLE” section of the specification grid for the zone in question. The following provisions apply to integrated projects:

5.7.1 General rules

- a.** In the zones where applicable, integrated projects shall comply with all pertinent provisions of this section and all similar provisions of this by-law. In the event of a discrepancy between the provisions in this section and any other provision of this by-law, the provisions in this section shall prevail;
- c.** Notwithstanding any provision to the contrary, any parking area planned within an integrated project remains subject to the off-street parking provisions in Section 4.9 of this by-law; and
- d.** Notwithstanding any provision to the contrary, site planning shall comply with all relevant provisions of section 4.6.

5.7.2 Planning standards

Setbacks for each zone are shown on the specification grid.

5.7.2.1 Setbacks

The minimum front setback is that applicable for the zone in the specification grid.

5.7.2.2 Limiting distance

The minimum distance between the outermost part of the building foundation and the lot boundary is established at 5 m.

5.7.2.3 Pedestrian pathways

Provide pedestrian pathways to access to parking areas and public roads.

5.7.2.4 Architecture

Buildings within an integrated residential project shall have similar architectural components

5.7.2.5 Secondary buildings

Unless otherwise specified in this by-law, the planning standards for all secondary buildings are governed by section 4.3 of this zoning by-law.

5.7.2.6 Specific rules applicable to integrated projects

The following provisions of this by-law do not apply to integrated projects:

- a.** The restriction to one main building per lot;
- b.** The obligation for all residential constructions to be adjacent to a public thoroughfare.

5.8 SPECIAL PROVISIONS APPLICABLE TO PUBLIC UTILITY SERVICES IN THE CENTRE-VILLAGE MULTI-PURPOSE AREA⁽¹⁶⁾

Notwithstanding any other provision to this By-law, the sub-group “P3 - Public Utility Services” is permitted in all of the zones located within the Centre-Village multi-purpose area, as defined in Sub-section 2.1.1.

(16) Introduced by **By-law Number 797-11** (effective February 8, 2012)

6. NON-CONFORMING BUILDINGS, STRUCTURES, AND USES

6.1 PERMIT CONDITIONS

According to the *Land Use and Development Act*, specific conditions for construction and land use may be approved for each zone for lots that fail to comply with the Subdivision By-law but are protected by vested rights.

For main building construction on a non-conforming lot having vested rights, a construction permit may be issued on condition that no vacant lot adjacent to the property in question belongs to the same owner.

6.2 NON-CONFORMING BUILDING

6.2.1 Definition

Non-conforming building. An existing building inconsistent with the provisions of the Construction By-law or of this by-law for building construction in the zone in which the property is located and that complied with all municipal by-laws in effect at the time of construction. Said non-conforming building is protected by vested rights.

Once a non-conforming building has been modified to render it compliant, it cannot be changed again to cause inconsistent pursuant to this by-law.

6.2.2 Demolishing a non-conforming building

Once a non-conforming building has been demolished following a catastrophe or for any other reason whatsoever, a construction permit may be issued for the same site and the same floor surface area.

However, all reconstruction must fully comply with the provisions of the current Zoning By-law and the Construction By-law, excluding setbacks and the maximum floor surface area, where applicable.⁽¹⁾

6.2.3 Modifying or expanding a non-conforming building

A non-conforming building may be modified or expanded. Existing walls may be extended on condition that said extension is not located closer to the property line than the existing building. However, no expansion or addition shall be permitted in a waterfront area, even when the existing building is located in this zone. No

(1) Amended by **By-law Number 659-05** (effective May 18, 2006)

expansion will be permitted into the side or back setback when the building is located less than 4.5 metres from the lot line. Building maintenance repairs shall be permitted.

6.3 NON-CONFORMING USE

6.3.1 Definition

Non-conforming use. A land use inconsistent with the provisions of this by-law governing land use permitted in the zone in which the property in question is located and which complied with the zoning by-law in effect at the start of activities. This non-conforming use is protected by vested rights.

6.3.2 Changing use

A non-conforming land use cannot be changed, replaced, or added to by another non-conforming use.

Any change in land use shall result in the automatic loss of vested rights.

Once a non-conforming land use has been modified to render it compliant, it cannot be changed again to cause inconsistent or abrogation pursuant to this by-law.

6.3.3 Extending or expanding a non-conforming use

A non-conforming land use cannot be extended or expanded either inside or outside a building.

6.3.4 Interrupting or abandoning a non-conforming use

Once the non-conforming use of a building, property, or lot has ceased or been abandoned for a period of six (6) months, vested rights are null and void. In this instance, any subsequent use of the property is subject to this by-law.

In the case of extraction and residential use, all vested rights shall be null and void in the event that activities cease for a period of twenty-four (24) consecutive months.

For an agricultural use, said rights shall continue as long as agricultural facilities are present on the property.

7. ADMINISTERING AUTHORITY

7.1 ADMINISTERING AUTHORITY

Responsibility for application of this by-law is entrusted to the Technical Services Director or to any other official designated for this purpose.

7.2 DUTIES AND AUTHORITY

The administering authority, his representative or deputy, duly authorized by Council, is responsible for monitoring and supervising buildings and uses. To this end, said individual is entrusted with the following:

- a.** Issues any required permit or certificate pursuant to current urban planning regulations. Denies permits and certificates for non-compliant projects. Submits any applications for minor variance or by-law amendments to the Planning and Sustainable Development Advisory Committee or Council, as required. At PSDAC or Council request, provides any and all information required to analyze a file regarding non-compliant projects;
- b.** Inspects or visits any building, structure, or part of a structure under construction, modification, or repair, relocation, or demolition, as well as existing buildings when the application of by-laws calls for a visit or inspection. The owner or tenant of the site(s) visited must allow the administering authority or other duly authorized person access and/or answer any and all questions regarding enforcement of the by-law;
- c.** Prepares a list of permits and certificates issued, as well as any contraventions, to be included in a monthly report to Council or by request from Council;
- d.** Notifies the property owner of any proposed or ongoing use and/or construction that violates construction by-laws. Oversees the demolition or restoration of any non-compliant building or portion thereof;
- e.** Oversees the demolition or restoration, as required, of any non-compliant building or portion thereof pursuant to a court order;
- f.** In accordance with a court order, the administering authority will see that any building that could pose a threat to human life is evacuated as a precautionary measure, and the officer reports immediately to Council. May require any reinforcement needed to ensure public safety;
- g.** Will use every necessary means to ensure the safety of the buildings or structures where poor construction presents a danger;
- h.** Keeps up-to-date records of all applications received and permits and certificates issued, inspections and tests performed, reports submitted and received, and keeps copies of all papers and documents related to the performance of his duties.

7.3 SITE INSPECTION

In performing his duties, the administering authority has the right to visit and inspect a site between 7 AM and 7 PM daily, to visit and inspect any property including the interior and exterior of houses, buildings, or other structures to ensure by visual inspection that the provisions of this by-law have been observed. Owners, tenants, or occupants of the sites visited are required to give the officer access and to answer any and all questions regarding the observance of urban planning regulations.

When it is possible to do so, the administering authority will advise owners of his visit at least 48 hours before the anticipated time of the inspection.

7.4 LIMITATIONS

The administering authority must answer any and all relevant questions regarding the provisions of this by-law. However, except to provide general information regarding design, the administering authority will not participate in the preparation of plans or act as an engineering or architectural consultant.

7.5 SPECIFIC AUTHORITY

In performing his duties, the administering authority may specifically, without reserve, carry out the following with respect to application of this by-law:

- a.** Notify any owner or applicant in writing to request correction of any situation constituting a violation of said by-law;
- b.** Order any owner or applicant to suspend work that violates this by-law or poses a hazard;
- c.** Order testing to be performed on any material, device, construction method, operational or structural component of construction, or on the condition of foundations, at the expense of the owner or applicant;
- d.** Require the owner or applicant to provide, at their expense, adequate proof that a material, construction device, condition of foundations, structure or building complies with this by-law;
- e.** Revoke or refuse to issue a permit in the event that the tests noted in sub-paragraph c) are unsatisfactory or the proof mentioned in sub-paragraph d) is inadequate;
- f.** Revoke a permit in the event of a violation of any or all of the provisions of this by-law or of any or all of the conditions established on the permit;
- g.** Initiate criminal proceedings against offenders with respect to any provision of this by-law; and, to do so deliver notices of violation.

8. PENALTIES AND SANCTIONS

8.1 PENALTIES

In the event that an offender refuses or neglects to comply in all or in part with any provision of this by-law or with any order issued by the administering authority, the appropriate authority may petition the Quebec Superior Court pursuant to the Land Use Planning and Development Act (RSQ, Ch. A-19.1) to:

- a.** Issue a stop-work order with respect to any work or use failing to comply with this by-law;
- b.** Order, at the owner's expense, execution of work required to render the use or construction compliant with this by-law or, failing the existence of a workable solution, order the demolition of the structure and restoration of the property;
- c.** Authorize the Municipality to carry out the required work, demolition, or restoration, in lieu of the property or building owner and to proceed within the prescribed timeframe, and to recover incurred costs from the owner via a lien registered on the tax assessment roll.

Furthermore, any and all offenders are also subject to the sanctions prescribed in this by-law, as well as to any and all penalties and sanctions prescribed by legislation and regulations currently in effect in the Municipality of Chelsea.

8.2 GENERAL SANCTIONS

Any person or persons who contravenes any or all of the provisions of this by-law is guilty of an offence and, in addition to paying the costs for each infraction, is liable to a set fine of ONE THOUSAND DOLLARS (\$1000) if the offender is a physical person, or a set fine of TWO THOUSAND DOLLARS (\$2,000) if the offender is a corporation or other legal entity.

In the event of a repeat offence committed within two years of declaration of guilt for the same infraction, the offender, in addition to paying the costs for each infraction, is liable to a set fine of TWO THOUSAND DOLLARS (\$2,000) if the offender is a physical person, or a minimum fine of FOUR THOUSAND DOLLARS (\$4,000) if the offender is a corporation or other legal entity.

If an infraction continues for more than one (1) day, it shall constitute a separate offence for each day during which it continues and may be detailed in a single charge.

8.3 CIVIL JURISDICTION

Without prejudice to proceedings under the criminal justice system, Council may institute any proceedings necessary under civil jurisdiction to enforce compliance with the provisions of this by-law.

9. SPECIFICATIONS GRIDS

9.1 SPECIFICATIONS GRIDS:⁽⁶⁾⁽¹⁹⁾

(6) Introduce the R5 use sub-group by **By-law Number 704-07** (effective March 19, 2009)

(19) Introduce the P5 and P6 use sub-groups by **By-law Number 831-12** (effective September 23, 2013)

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		1	PU-2	PAE-3	PU-4	RA-5 (56)	RA-6	PU-7	PU-8
Isolated single-detached dwelling	R1					X	X		
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3		X		X				X
Transportation infrastructure	P4							X	
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)			12	12	12	12	12	12	12
Minimum setback in front (metres)			4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)			4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)			4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)				X					
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)						A	A		
SPECIAL PROVISIONS:			1	4	1	51			1

(56) Amended by **By-law Number 1132-19** (effective February 24, 2020)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-9	PU-10	RA-11	RA-12	PAE-13	RA-14	RA-15	RA-16
Isolated single-detached dwelling	R1	X		X	X		X	X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4		X						
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)						X			
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A		A	A		A	A	A
SPECIAL PROVISIONS:						4			

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-17	RA-18	RA-19	RA-20	RA-21	RA-22	RA-23	RA-24
Isolated single-detached dwelling	R1	X	X	X	X	X	X	X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C19								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1		X						
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A	A	A	A	A	A	A	A
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-25	RA-26	RA-27	RA-28	RA-29	CD-30	RA-31	RA-32
Isolated single-detached dwelling	R1	X	X	X	X	X		X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1						X		
Retail sales	C2						X		
Personal, financial and administrative services	C3						X		
Food services and lodging	C4						X		
Food services with discotheque and entertainment venue	C5						X		
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10						X		
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3							X ⁽¹⁶⁾	
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A	A	A	A	A		A	A
SPECIAL PROVISIONS:									

(16) Amended by **By-law Number 797-11** (effective February 8, 2012)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

EFFECTIVE DATE: June 28, 2005

Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-33	RA-34	RA-35	RA-36	RA-37	RA-38	RA-39	PU-40
Isolated single-detached dwelling	R1	X	X	X	X	X	X	X	
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								X
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A	A	A	A	A	A	A	
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-41	LA-42	RA-43	PAE-44	RA-45	RA-46 (56)	RA-47	RA-48
Isolated single-detached dwelling	R1	X		X		X	X	X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1		X						
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)					X				
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A		A		A	A	A	A
SPECIAL PROVISIONS:					4		51		

(56) Amended by By-law Number 1132-19 (effective February 24, 2020)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		EX-49	RA-50	RA-51	RA-52	PU-53	RA-54 (56)	RA-55 (56)	LA-56
Isolated single-detached dwelling	R1		X	X	X		X	X	
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								X
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4					X			
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1	X							
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)			A	A	A		A	A	
SPECIAL PROVISIONS:							51	51	

(56) Amended by By-law Number 1132-19 (effective February 24, 2020)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-57	RA-58	RA-59	LA-60	CD-61	PAE-62	PAE-63	PAE-64
Isolated single-detached dwelling	R1	X	X	X		X			
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2					X			
Personal, financial and administrative services	C3					X			
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1				X				
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)							X	X	X
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A	A	A		B			
SPECIAL PROVISIONS:							4	4	4

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-65	RA-66	RA-67	RA-68	PAE-69	RA-70	RA-71	RA-72
Isolated single-detached dwelling	R1	X	X	X	X		X	X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)						X			
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A	A	A	A		A	A	A
SPECIAL PROVISIONS:						4			

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		PAE-73	RA-74	RA-75	RA-76	RA-77	RA-78	PAE-79	RA-80
Isolated single-detached dwelling	R1		X	X	X	X	X		X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)		X						X	
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)			A	A	A	A	A		A
SPECIAL PROVISIONS:		4						4	

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		RA-81	RA-82	RA-83	RA-84 (56)	PAE-85	RA-86	RA-87 (56)	RA-88 (56)
Isolated single-detached dwelling	R1	X	X	X	X		X	X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)						X			
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A	A	A	A		A	A	A
SPECIAL PROVISIONS:					51	4		51	51

(56) Amended by By-law Number 1132-19 (effective February 24, 2020)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		PAE-89	RA-90 (56)	PAE-91	RA-92	RA-93	RA-94 (56)	PAE-95	RA-96 (56)
Isolated single-detached dwelling	R1		X		X	X	X		X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)		X		X				X	
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)			A		A	A	A		A
SPECIAL PROVISIONS:		4	51	4			51	4	51

(56) Amended by **By-law Number 1132-19** (effective February 24, 2020)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

EFFECTIVE DATE: June 28, 2005
Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199 / F – Hollow Glen multi-purpose area: 99

USE SUB-GROUPS	CODE	ZONES							
		RA-97 (56)	RA-98 (56)	CC-99	AG-100	CD-101 (56)	RA-102 (28) (56)	PU-103 (28)	AG-104 (28)
Isolated single-detached dwelling	R1	X	X	X	X	X	X		X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1			X		X			
Retail sales	C2			X					
Personal, financial and administrative services	C3								
Food services and lodging	C4			X (46)					
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1			X					
Religion, education, health and social services	P2								
Public utilities	P3						X	X	X
Transportation infrastructure	P4								
Park and playground	P5						X		
Natural park	P6							X	
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1				X				X
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12		12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5		4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5		4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5		4.5
Cash in lieu of parking applicable							4.5		4.5
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		A	A	B	A	A	A		A
SPECIAL PROVISIONS:		51	51			51	51		42

(56) Amended by **By-law Number 1132-19** (effective February 24, 2020)

(28) Introduced by **By-law Number 945-15** (effective March 9, 2016)

(46) Introduced by **By-law Number 1067-18** (effective September 26, 2018)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199 / B – Gatineau Park: 111 to 150

USE SUB-GROUPS	CODE	ZONES							
		105	RA-106 (19)	AG-107 (19)	PU-108 (19)	PU-109 (19)	RA-110 (18)	EN-R1-111	EN-R1-112
Isolated single-detached dwelling	R1		X	X			X		
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2			X					
Personal, financial and administrative services	C3								
Food services and lodging	C4			X					
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3		X	X			X		
Transportation infrastructure	P4								
Park and playground	P5		X	X					
Natural park	P6				X	X			
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1			X	X		X		
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1							X	X
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								X
Public services	EN-P3								
Maximum height permitted (metres)			12	12			12	12	12
Minimum setback in front (metres)			4.5	4.5			4.5	4.5	4.5
Minimum setback at sides (metres)			4.5	4.5			4.5	4.5	4.5
Minimal setback at rear (metres)			4.5	4.5			4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)			A	A			A	A	A
SPECIAL PROVISIONS:				34	35	36	37		

(19) Introduced by **By-law Number 831-12** (effective September 23, 2013)

(18) Introduced by **By-law Number 854-13** (effective August 15, 2013)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID
B – Gatineau Park: 111 to 150

USE SUB-GROUPS	CODE	ZONES							
		EN-HI-113	EN-R1-114	115	116	117	118	119	EN-120
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								X
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1		X						
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-HI	X							
Public services	EN-P3								
Maximum height permitted (metres)		12	12						12
Minimum setback in front (metres)		4.5	4.5						4.5
Minimum setback at sides (metres)		4.5	4.5						4.5
Minimal setback at rear (metres)		4.5	4.5						4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)			A						
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID
B – Gatineau Park: 111 to 150

USE SUB-GROUPS	CODE	ZONES							
		EN-121	EN-R1-122	EN-L1-123	EN-R1-124	EN-R1-125	EN-CE-126	EN-PN-127	EN-PC-128
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN	X							
Nature conservation	EN-PN							X	
Preservation of the scenic landscape	EN-PC								X
Development zone	EN-MV								
Residential pockets	EN-R1		X		X	X			
Camp Fortune	EN-L1			X					
O'Brien and Willson Estates	EN-CE						X		
Mackenzie King Estates	EN-HI								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)			A		A	A			
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID
B – Gatineau Park: 111 to 150

USE SUB-GROUPS	CODE	ZONES							
		EN-PN-129	EN-PC-130	EN-PC-131	EN-MV-132	EN-PC-133	EN-PC-134	EN-PN-135	EN-PC-136
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN	X						X	
Preservation of the scenic landscape	EN-PC		X	X		X	X		X
Development zone	EN-MV				X				
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID
B – Gatineau Park: 111 to 150

USE SUB-GROUPS	CODE	ZONES							
		EN-PC-137	EN-MV-138	EN-R1-139	EN-PC-140	EN-PC-141	EN-PN-142	EN-MV-143	EN-PN-144
Isolated single-detached dwelling	R1			X					
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6			X					
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1			X					
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1			X					
Green space	EN								
Nature conservation	EN-PN						X		X
Preservation of the scenic landscape	EN-PC	X			X	X			
Development zone	EN-MV		X					X	
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)				A					
SPECIAL PROVISIONS:								3	

SPECIFICATIONS GRID

B – Gatineau Park: 111 to 150 / A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		PAE-145	PAE-146	EN-R1-147	148	149	150	AG-151 (18)	RA-152 (51)
Isolated single-detached dwelling	R1							X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3							X	
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1							X	
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1			X					
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)				12				12	12
Minimum setback in front (metres)				4.5				4.5	4.5
Minimum setback at sides (metres)				4.5				4.5	4.5
Minimal setback at rear (metres)				4.5				4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)		X	X						
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)								A	A
SPECIAL PROVISIONS:		4	4					38	18

(18) Introduced by **By-law Number 854-13** (effective August 15, 2013)

(51) Introduced by **By-law Number 1116-19** (effective September 26, 2019)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

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SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		LA-153 (51)	154	155	156	157	158	159	160
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1	X							
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12							
Minimum setback in front (metres)		4.5							
Minimum setback at sides (metres)		4.5							
Minimal setback at rear (metres)		4.5							
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:		48-49							

(51) Introduced by **By-law Number 1116-19** (effective September 26, 2019)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

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SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		161	162	163	164	165	166	167	168
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		169	170	171	172	173	174	175	176
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID
A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		177	178	179	180	181	182	183	184
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199

USE SUB-GROUPS	CODE	ZONES							
		185	186	187	188	189	190	191	192
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

A – Municipal land: 1 to 110 and 151 to 199 / C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		193	194	195	196	197	198	199	200
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		RA-201 (16)(55)	CA-202 (16)(55)	RA-203	CA-204 (16)	RA-205	PU-206	RA-207	PU-208 (16)
Isolated single-detached dwelling	R1	X	X	X		X		X	
Mobile home	R2								
Multi-unit dwelling	R3	X	X						
Community housing	R4	X	X						
Attached single-family dwelling	R5	X	X						
Professional business and services	C1		X		X				
Retail sales	C2		X		X				
Personal, financial and administrative services	C3		X		X				X
Food services and lodging	C4		X		X				
Food services with discotheque and entertainment venue	C5		X		X ⁽²⁰⁾				
Tourism and handicrafts	C6		X		X				
Vehicle repair services and various products	C7			X					
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10				X				
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1		X						
Cultural activities	L2		X						
Government use	P1		X		X				
Religion, education, health and social services	P2		X		X		X		X
Public utilities	P3	X	X		X				X
Transportation infrastructure	P4		X		X				
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	2	4.5	2	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	1.5	4.5	1.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable			X						
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)		X	X		X				
Secondary residential use (group)		B	B	B	B	B		B	
SPECIAL PROVISIONS:		17-18-20- 22-23-25- 26-31-50	16-17-20-21- 24-25-27-31- 32-33-50		16-19-21- 27-24-30-31- 33-39				

(16) Revoke Zone PAE-201, introduce Zone RA-201, amend Zones CA-202, CA-204 and PU-208 by **By-law Number 797-11** (effective February 8, 2012)

(55) Amended by **By-law Number 1129-19** (effective January 20, 2020)

(20) Introduced by **By-law Number 873-14** (effective June 26, 2014) including special provisions nos. 27 and 39

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID
C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		CA-209 (16)(36)	210 (33)	211 (16)	LA-212 (9)	PU-213	RA-214 (16)(55)	PU-215	CA-216 (33)
Isolated single-detached dwelling	R1						X		X
Mobile home	R2								
Multi-unit dwelling	R3								X
Community housing	R4								X
Attached single-family dwelling	R5								X
Professional business and services	C1	X							X
Retail sales	C2	X			X				X
Personal, financial and administrative services	C3	X			X				X
Food services and lodging	C4	X			X				X
Food services with discotheque and entertainment venue	C5								X
Tourism and handicrafts	C6								X
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10	X							
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1				X				X
Cultural activities	L2				X				X
Government use	P1				X	X		X	X
Religion, education, health and social services	P2				X	X			X
Public utilities	P3	X			X	X	X		X
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1	X							
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12			15	12	12	12	12
Minimum setback in front (metres)		2			4.5	4.5	4.5	4.5	2
Minimum setback at sides (metres)		1.5			4.5	4.5	4.5	4.5	1.5
Minimal setback at rear (metres)		4.5			4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									X
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)		X			X	X	X	X	X
Secondary residential use (group)		B					B		
SPECIAL PROVISIONS:		16-19-21-24 27-30-31-33 39-43			15		50		16-17-18-20- 21-22-24-25- 27-30-31-32- 33

- (36) Introduce I1 and special provisions 27, 39 and 43 by **By-law Number 970-16** (effective May 23, 2017)
 (16) Revoke Zones IA-211 and PAE-214, introduce Zone RA-214, amend Zones CA-209 and CA-216 by **By-law Number 797-11** (effective February 8, 2012)
 (9) Amended by **By-law Number 741-09** (effective December 17, 2009)
 (55) Amended by **By-law Number 1129-19** (effective January 20, 2020)
 (33) Revoke Zone CA-210, amend Zone CA-216 by **By-law Number 971-16** (effective October 25, 2016)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005
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SPECIFICATIONS GRID

C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		CA-217 (16)	218 (16)	CA 219 (6)(16)(39)(53)	220 (6)	RA-221	RA-222	RA-223	RA-224 (16)(50)(55)(58)
Isolated single-detached dwelling	R1	X				X	X	X	X
Mobile home	R2								
Multi-unit dwelling	R3			X					X
Community housing	R4			X					X
Attached single-family dwelling	R5								X
Professional business and services	C1	X		X					
Retail sales	C2			X					
Personal, financial and administrative services	C3			X					
Food services and lodging	C4	X		X					
Food services with discotheque and entertainment venue	C5			X					
Tourism and handicrafts	C6	X		X					
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1			X					X
Cultural activities	L2			X					
Government use	P1			X					
Religion, education, health and social services	P2			X					
Public utilities	P3	X		X					X
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12		12		12	12	12	12
Minimum setback in front (metres)		4.5		4.5		4.5	4.5	4.5	2
Minimum setback at sides (metres)		4.5		4.5		4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5		4.5		4.5	4.5	4.5	4.5
Cash in lieu of parking applicable				X					
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)		X		X					X
Secondary residential use (group)		B		B		B	B	B	B
SPECIAL PROVISIONS:		2-29-33		7-16-20-21-25 7-30-31-32-33 44					17-18-20-22- 23-25-26- 31-47-50 52

(16) Revoke Zones RA-218 and PAE-224, amend Zones CA-217 and CA-219, introduce the Zone RA-224 by **By-law Number 797-11** (effective February 8, 2012)

(39) Amended by **By-law Number 1015-17** (effective September 25, 2017)

(53) Amended by **By-law Number 1119-19** (effective January 20, 2020)

(6) Revoke Zone PAE-220; amend Zone CA-219 by **By-law Number 704-07** (effective March 19, 2009)

(50) Amended by **By-law Number 1084-18** (effective January 8, 2019)

(55) Amended by **By-law Number 1129-19** (effective January 20, 2020)

(58) Amended by **By-law Number 1147-20** (effective June 1st, 2020)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

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SPECIFICATIONS GRID
C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		CB-225 (16)	CB-226 (16)	CB-227 (16)	PU-228 (16)	RA-229 (16)(55)	RA-230	RA-231	CB-232 (16)
Isolated single-detached dwelling	R1	X	X	X		X	X	X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1	X	X						X
Retail sales	C2	X	X						X
Personal, financial and administrative services	C3	X	X	X					X
Food services and lodging	C4	X	X	X					X
Food services with discotheque and entertainment venue	C5	X		X					
Tourism and handicrafts	C6	X	X	X ⁽⁵⁷⁾					X
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1				X				
Religion, education, health and social services	P2				X				
Public utilities	P3	X	X	X	X	X			X
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		2	2	4.5	2	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		1.5	1.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)		X	X	X	X	X			X
Secondary residential use (group)		B	B	B		B	B	B	B
SPECIAL PROVISIONS:		16-21-24-27 31-32-33	16-21-24- 31-33	7-27-28- 32-33		50			16-21-24- 31-32-33

(16) Revoke Zones PAE-224 and PAE-229, introduce Zone RA-229, amend Zones CB-225 CB-226, CB-227, PU-228 and CB-232 by **By-law Number 797-11** (effective February 8, 2012)

(55) Amended by **By-law Number 1129-19** (effective January 20, 2020)

(57) Introduced by **By-law Number 1139-19** (effective June 1st, 2020)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

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SPECIFICATIONS GRID

C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		CB-233 (16)	CB-234 (16)	PU-235	CD-236	CD-237	PU-238	RA-239	PU-240
Isolated single-detached dwelling	R1	X	X		X	X		X	
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1	X			X				
Retail sales	C2	X							
Personal, financial and administrative services	C3	X			X				
Food services and lodging	C4	X	X		X				
Food services with discotheque and entertainment venue	C5	X	X						
Tourism and handicrafts	C6	X	X		X	X			
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2			X			X		
Public utilities	P3	X	X						
Transportation infrastructure	P4								X
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN		X						
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		2	2	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		1.5	1.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)		X	X	X					
Secondary residential use (group)		B	B		B	B		B	
SPECIAL PROVISIONS:		16-21-24-27-31-32-33	16-21-24-27-31-32-33						

(16) Amended by By-law Number 797-11 (effective February 8, 2012)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: June 28, 2005

Administrative Compilation Number 58 Effective June 1st, 2020

SPECIFICATIONS GRID
C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		PU-241	CA-242 (16)	EN-P3-243	EN-P3-244	RA-245	LA-246	247	248
Isolated single-detached dwelling	R1					X			
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1		X						
Retail sales	C2		X						
Personal, financial and administrative services	C3		X						
Food services and lodging	C4		X						
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1						X		
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3		X						
Transportation infrastructure	P4	X							
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3			X	X				
Maximum height permitted (metres)		12	12	12	12	12	12		
Minimum setback in front (metres)		4.5	2	4.5	4.5	4.5	4.5		
Minimum setback at sides (metres)		4.5	1.5	4.5	4.5	4.5	4.5		
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5		
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)			X						
Secondary residential use (group)			B			B			
SPECIAL PROVISIONS:			16-19-21- 24-30-31- 33						

(16) Amended by **By-law Number 797-11** (effective February 8, 2012)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

EFFECTIVE DATE: June 28, 2005
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SPECIFICATIONS GRID
C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		249	250 (6)(39)	RA-251 (6)(39)(53)(55)	252 (6)(39)	253 (6)(12)	254 (6)(12)	255 (6)(12)	256 (6)(39)
Isolated single-detached dwelling	R1			X					
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5			X					
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3			X					
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)				12					
Minimum setback in front (metres)				4.5					
Minimum setback at sides (metres)				1.5					
Minimal setback at rear (metres)				4.5					
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)				X					
Secondary residential use (group)									
SPECIAL PROVISIONS:				8-45-50					

- (6) Introduced by **By-law Number 704-07** (effective March 19, 2009)
 (39) Revoke RA-250, RA-252 and PU-256 of **By-law Number 1015-17** (effective September 25, 2017)
 (39) Amended by **By-law Number 1015-17** (effective September 25, 2017)
 (53) Amended by **By-law Number 1119-19** (effective January 20, 2020)
 (55) Amended by **By-law Number 1129-19** (effective January 20, 2020)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

EFFECTIVE DATE: June 28, 2005
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SPECIFICATIONS GRID
C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES							
		257 (6)(39)	PU-258 (6)(39)	RA- 259 (12)(39)(53)(55)	260 (12)(39)	261 (12)(39)	262 (12)(39)	RA-263 (16)(55)	RA-264 (16)(55)
Isolated single-detached dwelling	R1			X				X	X
Mobile home	R2								
Multi-unit dwelling	R3								X
Community housing	R4								X
Attached single-family dwelling	R5			X					X
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3		X	X				X	X
Transportation infrastructure	P4								
Park and playground	P5		X						
Natural park	P6		X						
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)			12	12				12	12
Minimum setback in front (metres)			4.5	4.5				4.5	4.5
Minimum setback at sides (metres)			4.5	1.5				4.5	4.5
Minimal setback at rear (metres)			4.5	4.5				4.5	4.5
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)			X	X				X	X
Secondary residential use (group)								B	B
SPECIAL PROVISIONS:				8-46-50				50	17-18-20-22- 23-25-26-31 50

- (39) Revoke PU-257, RA-260, RA-261 and RA-262 by **By-law Number 1015-17** (effective September 25, 2017)
(39) Amended by **By-law Number 1015-17** (effective September 25, 2017)
(53) Amended by **By-law Number 1119-19** (effective January 20, 2020)
(55) Amended by **By-law Number 1129-19** (effective January 20, 2020)
(12) Introduced by **By-law Number 771-10** (effective January 24, 2011)
(16) Introduced by **By-law Number 797-11** (effective February 8, 2012)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

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SPECIFICATIONS GRID

C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES						271	272
		RA-265 (16)	CA-266 (16)(55)	RA-267 (16)(55)	CA-268 (16)	RA-269 (16)	CA-270 (16)		
Isolated single-detached dwelling	R1	X	X	X		X	X		
Mobile home	R2								
Multi-unit dwelling	R3		X	X	X				
Community housing	R4		X	X	X				
Attached single-family dwelling	R5		X	X	X				
Professional business and services	C1		X		X		X		
Retail sales	C2		X		X				
Personal, financial and administrative services	C3		X		X		X		
Food services and lodging	C4		X		X				
Food services with discotheque and entertainment venue	C5		X		X				
Tourism and handicrafts	C6		X		X				
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1		X		X				
Cultural activities	L2		X		X				
Government use	P1		X		X				
Religion, education, health and social services	P2		X		X		X		
Public utilities	P3	X	X	X	X	X	X		
Transportation infrastructure	P4		X						
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12		
Minimum setback in front (metres)		4.5	2	4.5	2	4.5	4.5		
Minimum setback at sides (metres)		4.5	1.5	4.5	1.5	4.5	4.5		
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5		
Cash in lieu of parking applicable			X		X				
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)		X	X	X	X	X	X		
Secondary residential use (group)		B	B	B	B	B	B		
SPECIAL PROVISIONS:			16-17-20-21-24-25-27-31-32- 33-50	17-18-20-22-23-25-26-31 50	16-17-20-21-24-25-27-30-31-32-33				

(16) Introduced by **By-law Number 797-11** (effective February 8, 2012)

(55) Amended by **By-law Number 1129-19** (effective January 20, 2020)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

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SPECIFICATIONS GRID
C – Centre-Village multi-purpose area: 200 to 270

USE SUB-GROUPS	CODE	ZONES						271	272
		RA-265 (16)	CA-266 (16)	RA-267 (16)	CA-268 (16)	RA-269 (16)	CA-270 (16)		
Isolated single-detached dwelling	R1	X	X	X		X	X		
Mobile home	R2								
Multi-unit dwelling	R3		X	X	X				
Community housing	R4		X	X	X				
Attached single-family dwelling	R5		X	X	X				
Professional business and services	C1		X		X		X		
Retail sales	C2		X		X				
Personal, financial and administrative services	C3		X		X		X		
Food services and lodging	C4		X		X				
Food services with discotheque and entertainment venue	C5		X		X				
Tourism and handicrafts	C6		X		X				
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1		X		X				
Cultural activities	L2		X		X				
Government use	P1		X		X				
Religion, education, health and social services	P2		X		X		X		
Public utilities	P3	X	X	X	X	X	X		
Transportation infrastructure	P4		X						
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12		
Minimum setback in front (metres)		4.5	2	4.5	2	4.5	4.5		
Minimum setback at sides (metres)		4.5	1.5	4.5	1.5	4.5	4.5		
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5		
Cash in lieu of parking applicable			X		X				
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)		X	X	X	X	X	X		
Secondary residential use (group)		B	B	B	B	B	B		
SPECIAL PROVISIONS:			16-17-20- 21-24-25- 27-31-32- 33	17-18-20- 22-23-25- 26-31	16-17-20- 21-24-25- 27-30-31- 32-33				

(16) Introduced by **By-law Number 797-11** (effective February 8, 2012)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

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SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		273	274	275	276	277	278	279	280
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		281	282	283	284	285	286	287	288
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		289	290	291	292	293	294	295	296
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID
D – Farm Point multi-purpose area: 300 to 320

USE SUB-GROUPS	CODE	ZONES							
		297	298	299	300	RA-301 (56)	RA-302 (56)	RA-303 (56)	CC-304
Isolated single-detached dwelling	R1					X	X	X	X
Mobile home	R2								
Multi-unit dwelling	R3					X ⁽²³⁾			
Community housing	R4					X ⁽²³⁾			
Attached single-family dwelling	R5								
Professional business and services	C1								X
Retail sales	C2								X
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								X
Scrap yards	C8								
Vehicle sales	C9								X
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1						X		
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2					X	X	X	
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								X
Environment industry	I2								
Para industry	I3								X
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)						12	12	12	12
Minimum setback in front (metres)						4.5	4.5	4.5	4.5
Minimum setback at sides (metres)						4.5	4.5	4.5	4.5
Minimal setback at rear (metres)						4.5	4.5	4.5	4.5
Cash in lieu of parking applicable						X	X	X	X
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)						B	B	B	B
SPECIAL PROVISIONS:						40-41-51	51	51	

(56) Amended by **By-law Number 1132-19** (effective February 24, 2020)

(23) Introduced by **By-law Number 883-14** (effective October 30, 2014)

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"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

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SPECIFICATIONS GRID
D – Farm Point multi-purpose area: 300 to 320

USE SUB-GROUPS	CODE	ZONES							
		CC-305	CC-306 (56)	CC-307 (56)	CC-308 (56)	RA-309 (56)	PAE-310	CC-311	CC-312 (56)
Isolated single-detached dwelling	R1	X	X	X	X	X		X	X
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1	X	X	X				X	X
Retail sales	C2	X	X	X	X			X	X
Personal, financial and administrative services	C3		X	X	X			X	X
Food services and lodging	C4		X	X	X			X	X
Food services with discotheque and entertainment venue	C5			X	X				
Tourism and handicrafts	C6			X	X			X	X
Vehicle repair services and various products	C7	X							
Scrap yards	C8								
Vehicle sales	C9	X							
Other vehicle related business	C10	X			X ⁽²⁴⁾			X ⁽²⁴⁾	
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2			X ⁽¹⁰⁾					
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12	12	12	12
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Cash in lieu of parking applicable		X	X	X	X				X
Zones subject to a CDP (By-law 640-05)							X		
Zones subject to a SPAIP (By-law 681-06)		X ⁽¹³⁾		X ⁽¹³⁾	X ⁽¹³⁾			X ⁽¹³⁾	X ⁽¹³⁾
Secondary residential use (group)		B	B	B	B	B		B	B
SPECIAL PROVISIONS:			51	51	7-51	51	4	7	51

- (56) Amended by **By-law Number 1132-19** (effective February 24, 2020)
 (24) Introduced by **By-law Number 887-14** (effective October 30, 2014)
 (10) Introduced by **By-law Number 752-09** (effective June 2, 2010)
 (13) Introduced by **By-law Number 785-11** (effective September 19, 2011)

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SPECIFICATIONS GRID

D – Farm Point multi-purpose area: 300 to 320

USE SUB-GROUPS	CODE	ZONES							
		CC-313	RA-314 (7)	315	316	317	318	319	320
Isolated single-detached dwelling	R1	X	X						
Mobile home	R2								
Multi-unit dwelling	R3		X(23)						
Community housing	R4		X(23)						
Attached single-family dwelling	R5								
Professional business and services	C1	X							
Retail sales	C2	X							
Personal, financial and administrative services	C3	X							
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6	X							
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3		X						
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12						
Minimum setback in front (metres)		4.5	4.5						
Minimum setback at sides (metres)		4.5	4.5						
Minimal setback at rear (metres)		4.5	4.5						
Cash in lieu of parking applicable			X						
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)		B	B						
SPECIAL PROVISIONS:			40-41						

(7) Introduced by **By-law Number 714-08** (effective April 16, 2009)

(23) Introduced by **By-law Number 883-14** (effective October 30, 2014)

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SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		321	322	323	324	325	326	327	328
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		329	330	331	332	333	334	335	336
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		337	338	339	340	341	342	343	344
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		345	346	347	348	349	350	351	352
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		353	354	355	356	357	358	359	360
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		361	362	363	364	365	366	367	368
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		369	370	371	372	373	374	375	376
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		377	378	379	380	381	382	383	384
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		385	386	387	388	389	390	391	392
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

USE SUB-GROUPS	CODE	ZONES							
		393	394	395	396	397	398	399	400
Isolated single-detached dwelling	R1								
Mobile home	R2								
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1								
Retail sales	C2								
Personal, financial and administrative services	C3								
Food services and lodging	C4								
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7								
Scrap yards	C8								
Vehicle sales	C9								
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11								
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1								
Environment industry	I2								
Para industry	I3								
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)									
Minimum setback in front (metres)									
Minimum setback at sides (metres)									
Minimal setback at rear (metres)									
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)									
SPECIAL PROVISIONS:									

SPECIFICATIONS GRID

E – Alonzo Wright Bridge multi-purpose area: 400 to 410

USE SUB-GROUPS	CODE	ZONES							
		IA-401	IA-402 (27)	CC-403	IA-404 (40)	CC-405 (56)	406	407	408
Isolated single-detached dwelling	R1			X		X			
Mobile home	R2	X							
Multi-unit dwelling	R3								
Community housing	R4								
Attached single-family dwelling	R5								
Professional business and services	C1			X	X				
Retail sales	C2	X			X				
Personal, financial and administrative services	C3			X ⁽²²⁾	X	X			
Food services and lodging	C4				X				
Food services with discotheque and entertainment venue	C5								
Tourism and handicrafts	C6								
Vehicle repair services and various products	C7	X ⁽³⁰⁾	X ⁽³⁴⁾	X					
Scrap yards	C8			X					
Vehicle sales	C9	X ⁽³⁰⁾	X ⁽³⁴⁾	X					
Other vehicle related business	C10								
Exotic/Adult businesses and services	C11	X							
Recreational and tourism activities	L1								
Cultural activities	L2								
Government use	P1								
Religion, education, health and social services	P2								
Public utilities	P3								
Transportation infrastructure	P4								
Park and playground	P5								
Natural park	P6								
Light industrial	I1	X	X		X				
Environment industry	I2	X							
Para industry	I3	X	X	X	X				
Extraction	E1								
Agriculture	A1								
Green space	EN								
Nature conservation	EN-PN								
Preservation of the scenic landscape	EN-PC								
Development zone	EN-MV								
Residential pockets	EN-R1								
Camp Fortune	EN-L1								
O'Brien and Willson Estates	EN-CE								
Mackenzie King Estates	EN-H1								
Public services	EN-P3								
Maximum height permitted (metres)		12	12	12	12	12			
Minimum setback in front (metres)		4.5	4.5	4.5	4.5	4.5			
Minimum setback at sides (metres)		4.5	4.5	4.5	4.5	4.5			
Minimal setback at rear (metres)		4.5	4.5	4.5	4.5	4.5			
Cash in lieu of parking applicable									
Zones subject to a CDP (By-law 640-05)									
Zones subject to a SPAIP (By-law 681-06)									
Secondary residential use (group)			B	B		B			
SPECIAL PROVISIONS:									

(27) Amended by **By-law Number 938-15** (effective March 9, 2016)

(40) Amended by **By-law Number 1022-17** (effective September 25, 2017)

(56) Amended by **By-Law Number 1132-19** (effective February 24, 2020)

(22) Introduced by **By-law Number 882-14** (effective August 25, 2014)

(30) Introduced by **By-law Number 950-15** (effective May 16, 2016)

(34) Introduced by **By-law Number 975-16** (effective February 16, 2017)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.

EFFECTIVE DATE: June 28, 2005

Administrative Compilation Number 58 Effective June 1st, 2020

LEGEND: SPECIAL PROVISIONS APPLYING TO A ZONE⁽⁶⁾

- (1) The minimum distance from a building to the average high water mark of a lake or waterway is fifty (50) metres.
- (2) A vehicle entrance for properties located in a given zone must be located solely adjacent to Old Chelsea Road and building facades must also face Old Chelsea Road.
- (3) Land use by a model airplane club is permitted.
- (4) In the CDP zones, only farming uses are permitted.
- (5) All provisions of this By-law respecting detached single-family dwellings shall apply to semi-detached single-family dwellings with the necessary adjustments. The side setback prescribed in the specification grid shall apply only to the non-adjointing side of the building in the case of semi-detached single-family dwellings.
- (6) Integrated residential projects: Chapter 5, Subsection 5.6.
- (7) Integrated commercial projects: Chapter 5, Subsection 5.7.
- (8) ⁽⁴⁹⁾
- (9) The maximum number of units in a multi-unit dwelling shall be four (4).
- (10) The maximum number of units in a multi-unit dwelling shall be fourteen (14).
- (11) The maximum number of storeys for this zone is one (1).
- (12) ⁽⁵³⁾
- (13) ⁽⁵³⁾
- (14) ⁽⁵³⁾
- (15) Article 4.2.1.1. does not apply.⁽⁹⁾
- (16) Notwithstanding the provisions shown on the Specifications Grid on a lot serviced as defined in the By-law Number 637-05 respecting Subdivisions, a maximum of four (4) residences are authorized in mixed use buildings with one or more main commercial uses within the building.
- (17) As shown in the Special Planning Program for the Centre-Village area, the maximum gross density in the shown zone is set at 10 dwelling units per hectare (4 dwelling units per acre). This density is only applicable to serviced lots as defined in By-law Number 637-05 respecting Subdivisions. In order to calculate this density, rooms associated to the “seniors housing” use is not taken into account.
- (18) The use of a “community garden” is specifically allowed in this zone.
- (19) For properties bordering Route 105, the minimum front setback margin is set at 4.5 metres.
- (20) On a serviced lot as defined in the By-law Number 637-5 respecting Subdivisions, the maximum number of units for a multi-unit building is set at 8 and the maximum number of bedrooms for a community housing is set at 30.
- (21) On a serviced lot as defined in the By-law Number 637-05 respecting Subdivisions, attached buildings or in a maximum row formation of 4 main buildings having a mixed or commercial use are authorized in this zone. The minimum lateral setback shown in the Specifications Grid in this case does not apply where a common wall exists.
- (22) Notwithstanding the minimum setbacks shown in the Specifications Grid, on a lot serviced as defined in the Subdivision By-law No. 637-05, the following minimum setbacks will apply according to the type of dwelling: ⁽³³⁾ ⁽³⁷⁾

⁽⁶⁾ Amended by **By-law Number 704-07** (effective March 19, 2009)

⁽⁴⁹⁾ Revoked by **By-law Number 1086-18** (effective December 3, 2018)

⁽⁵³⁾ Revoked by **By-law Number 1119-19** (effective January 20, 2020)

⁽⁹⁾ Introduced by **By-Law Number 741-09** (effective December 17, 2009)

⁽³³⁾ Amended by **By-law Number 971-16** (effective October 25, 2016)

⁽³⁷⁾ Amended by **By-Law 1011-17** (effective May 23, 2017)

Uses	Minimum side setbacks (metres)
Multi-unit dwelling	2
Isolated single-family dwelling	1.5
Community housing	2
Attached single-family dwelling	1.5

For attached buildings, the minimum side setbacks shown in the Specifications Grid does not apply with respect to the common wall line.

- (23) A use belonging to the L1 sub-group is permitted on a property under the condition that no other main or accessory building be constructed on such land and that the natural state of the land is not altered in any way.
- (24) A buffer zone as defined in Section 4.8 is not mandatory.
- (25) Provisions of Article 4.9.5.1 also apply to a residential use group.
- (26) The maximum area floor surface of a building is set at 1200 square metres.
- (27) Notwithstanding any other provision of this By-law, the “discotheque” use is not permitted in this zone.
- (28) Notwithstanding any other provisions of this By-law, in the case of an integrated commercial project, it is permitted to link the buildings by means of a passageway as well as link the underpinnings of the buildings for practical reasons.
The area surface of the buildings linked in conformity to the above paragraph is calculated by excluding area surfaces of passageways, underground links, and other buildings to which it is linked.
- (29) Within the “C4 – Food services and lodging” sub-group of uses, only restaurants with or without alcohol permits are allowed.
- (30) For buildings adjacent to Route 105 or Old Chelsea Road, the front section of the first floor facing the road must be occupied by a group use belonging to “C – Business and services group” or “P – Public use group” permitted in the Grid.⁽³¹⁾
- (31) A use belonging to the “R3 – Multi-unit dwelling”, “R4 – Community housing”, or “R5 – Attached single-family dwelling” sub-group is permitted under the condition that the property be located on a serviced lot as defined in the By-law Number 637-05 respecting Subdivisions.
- (32) Notwithstanding any other provision of this By-law, a dwelling unit is not authorized to have mixed uses with one or more of the main commercial uses belonging to the sub-group of uses “C5 – Food services with discotheque and entertainment” in the same building.
- (33) Notwithstanding any other provision of this By-law, drive through restaurants are not permitted.⁽¹⁶⁾
- (34) In zone AG-107, the following specific provisions shall apply and have precedence over any other provision:
1. Although this zone is not covered in the area of the Decree of the Act respecting the preservation of agricultural land and agricultural activities, the “AG” agricultural use sub-group is authorized;
 2. Provisions of Section 4.14 shall apply;
 3. Agricultural activity includes the processing and sale of farm products;
 4. Farm products may be processed in a farmhouse as defined in this By-law and this building may be connected to a well and a septic system;
 5. “R1” use sub-group is allowed on a lot of at least 40 000 square metres;
 6. The only authorized use of the “C2” use sub-group is the retail sales of food as a complementary use to the “AG” use sub-group provided that it only occupies one secondary building possessing an area surface of at least 550 square metres that may be connected to a well and a septic system;

(31) Amended by **By-law Number 952-15** (effective May 16, 2016)

(16) Introduced special provisions numbers 16 to 33 by **By-law Number 797-11** (effective February 8, 2012)

7. Uses defined as “tasting samples of farm products” and “reception hall” may only occur in a secondary building possessing an area surface of at least 950 square metres that can be connected to a well and a septic system;
 8. The only authorized uses of the “C4” sub-group are sugar shacks, tasting samples of farm products, reception halls, and bed & breakfast as a complementary to the “AG” use sub-group;
 9. Day camps are authorized solely as a complementary to the “AG” use sub-group;
 10. Pig husbandry is prohibited. ⁽¹⁹⁾
- (35) In zone PU-108, the following specific provisions shall apply and have precedence over any other provision:
1. Although this zone is not located in the area of the Decree of the *Act respecting the preservation of agricultural land and agricultural activities*, the “AG” agricultural sub-group use is authorized;
 2. The only use authorized in the “AG” agricultural sub-group is maple syrup production. ⁽¹⁹⁾
- (36) In zone PU-109, a driveway and alley lane are authorized. ⁽¹⁹⁾
- (37) In the zone RA-110, the following specific provisions apply and prevail over any contrary provision: ⁽¹⁸⁾
1. Although this zone is not located in the area of the Decree of the *Act respecting the preservation of agricultural land and agricultural activities*, the “AG” agriculture sub-group use is authorized;
 2. The only authorized use of the sub-group use “AG” is grazing alpacas;
 3. A community garden is also permitted in this zone.
- (38) In the zone AG-151, the following specific provisions apply and prevail over any contrary provision: ⁽¹⁸⁾
1. Although this zone is not located in the area of the Decree of the *Act respecting the preservation of agricultural land and agricultural activities*, the “AG” agriculture sub-group use is authorized;
 2. The only authorized use of the subgroup use “AG” is raising alpacas;
 3. The provisions of Section 4.14 shall apply;
 4. Agricultural activity includes the processing and sale of farm products;
 5. The subgroup use “R1” is allowed on a lot of at least 40,000 square metres.
- (39) The use “bar with or without entertainment” is authorized as a secondary use to the use “restaurant with or without alcohol permit” as long as these two uses are done in the same place. ⁽²⁰⁾
- (40) The only authorized use of the sub-group R3 – “Multi-unit dwelling” are homes for the elderly. ⁽²³⁾
- (41) The only authorized use of the sub-group R4 – “Community housing” are centres for the elderly. ⁽²³⁾
- (42) In zone AG-104, the following specific provisions shall apply: ⁽²⁸⁾
1. Although this zone is not located in the area of the Decree of the *Act respecting the preservation of agriculture and agricultural activities*, the “AG” agricultural sub-group use is authorized.
 2. Provisions of Section 4.14 shall apply.
- (43) The following specific provisions apply and prevail over any contrary provision: ⁽³⁶⁾
1. Beer production through a microbrewery system is the only light industrial type of use allowed in that zone;
 2. Annual production is limited to a maximum of 5,000 hectoliters;
 3. A tasting room is allowed as a complementary use to a microbrewery, provided that it is located inside the building occupied by the microbrewery.
- (44) The maximum number of residential units allowed in the zone is 18. ⁽³⁹⁾
- (45) The maximum number of residential units allowed in the zone is 31. ⁽³⁹⁾
- (46) The maximum number of residential units allowed in the zone is 203. ⁽³⁹⁾

(19) Introduced by **By-law Number 831-12** (effective September 23, 2013)

(18) Introduced by **By-law Number 854-13** (effective August 15, 2013)

(20) Introduced by **By-law Number 873-14** (effective June 26, 2014)

(23) Introduced by **By-law Number 883-14** (effective October 30, 2014)

(28) Introduced by **By-law Number 945-15** (effective March 9, 2016)

(36) Introduced by **By-law Number 970-16** (effective May 23, 2017)

(39) Introduced by **By-law Number 1015-17** (effective September 25, 2017)

- (47) On a serviced lot as defined in the By-law Number 637-05 Respecting Subdivisions, main residential buildings in row structures of up to 4 main buildings are permitted in the area. In this case, the minimum lateral margin indicated in the specifications grid is not applicable in respect of a lateral line of land on which a common wall is erected.⁽⁵⁰⁾
- (48) Tree cutting is permitted as long as it preserves a ninety percent (90 %) forest cover at all times.⁽⁵¹⁾
- (49) Only non-motorized recreation and leisure activities of the L1 use group are allowed. ⁽⁵¹⁾
- (50) In the zones RA-201, RA-214, RA-224, RA-229, RA-251, RA-259, RA-263, RA-264, RA-267, CA-202 and CA-266, only the following materials are authorized as wall coverings for secondary buildings: wood, engineered wood, fiber cement or particle board covered with a baked coating (for instance, Canexel), brick or stone.⁽⁵⁵⁾
- (51) Notwithstanding any other provision of the Zoning By-law, secondary buildings can be implanted to a minimum of 1.5 meters from the side and rear property lines. When the secondary building is located 1.5 meters from a side or rear line and it is visible from a thoroughfare, a dense hedge must be planted, or an opaque fence must be installed.⁽⁵⁶⁾
- (52) Notwithstanding any other provision of the Zoning By-law, secondary buildings can be established at a minimum of 1 metre from the back property limit. ⁽⁵⁸⁾

(50) Introduced by **By-law Number 1084-18** (effective January 8, 2019)

(51) Introduced by **By-law Number 1116-19** (effective September 26, 2019)

(55) Introduced by **By-law Number 1129-19** (effective January 20, 2020)

(56) Introduced by **By-law Number 1132-19** (effective February 24, 2020)

(58) Introduced by **By-law Number 1147-20** (effective June 1st, 2020)

10. FORCE AND EFFECT

10.1 FORCE AND EFFECT

This by-law will come into force according to the law.

ENACTED AT CHELSEA, QUEBEC this nineteenth day of the month of April 2005.

.....

Secretary-Treasurer

.....

Mayor

NOTICE OF MOTION DATE: February 7, 2005

DRAFT BY-LAW ADOPTION DATE: January 25, 2007

RESOLUTION NUMBER: 17-05

PUBLIC CONSULTATION DATE: April 4, 2005

BY-LAW ADOPTION DATE: April 19, 2005

RESOLUTION NUMBER: 78-05

CERTIFICATE OF COMPLIANCE: June 28, 2005

DATE OF EFFECT: June 28, 2005

APPENDICES:

[APPENDIX I:](#) Municipal policy: Municipal policy respecting wetlands mitigation measures and the community education initiative

[APPENDIX II:](#) Regulatory framework for the control of land use in areas prone to landslides^{(15) (35)} (French)

ZONING MAP:

[PZ-636-05-01](#)^{(1) (2) (3) (4) (5) (6) (7) (12) (16) (17) (18) (19) (28) (33) (39) (51) (57)}

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- (15) Introduced by **By-law Number 794-11** (effective November 28, 2011)
(35) Amended by **By-law Number 998-16** (effective February 16, 2017)
(1) Amended by PZ 636-05-02 and PZ 636-05-03 appendices of **By-law Number 659-05** (effective May 18, 2006)
(2) Amended by PZ 636-05-04 appendix of **By-law Number 673-06** (effective October 19, 2006)
(3) Amended by PZ 636-05-05 appendix of **By-law Number 683-06** (effective May 17, 2007)
(4) Amended by PZ 636-05-06 appendix of **By-law Number 697-07** (effective November 14, 2007)
(5) Amended by PZ 636-05-08 appendix of **By-law Number 710-08** (effective August 25, 2008)
(6) Amended by PZ 636-05-07 appendix of **By-law Number 704-07** (effective March 19, 2009)
(7) Amended by PZ 636-05-09 appendix of **By-law Number 714-08** (effective April 16, 2009)
(12) Amended by PZ 636-05-10 appendix of **By-law Number 771-10** (effective January 24, 2011)
(16) Amended by PZ 636-05-11 appendix of **By-law Number 797-11** (effective January 24, 2012)
(17) Amended by PZ-636-05-12 appendix of **By-law Number 811-12** (effective August 30, 2012)
(18) Amended by PZ 636-05-15 appendix of **By-law Number 854-13** (effective August 15, 2013)
(19) Amended by PZ 636-05-14 appendix of **By-law Number 831-12** (effective September 23, 2013)
(28) Amended by PZ-636-05-16 appendix of **By-law Number 945-15** (effective March 9, 2016)
(33) Amended by PZ-636-05-17 appendix of **By-law Number 971-16** (effective October 25, 2016)
(39) Amended by PZ-636-05-18 appendix of **By-law Number 1015-17** (effective September 25, 2017)
(51) Amended by PZ-636-05-19 appendix of **By-law Number 1116-19** (effective September 26, 2019)
(57) Amended by PZ-636-05-20 appendix of **By-law Number 1139-19** (effective June 1st, 2020)

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“In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail”.