



BY-LAW 768-2025
amending Zoning By-law (642-2022) in order to add various uses in
Zone I-2 and to specify the provisions concerning construction
in zones at risk of landslides
(second draft)

EXPLANATORY NOTE

This By-law amends Zoning By-law (642-2022) to add the following uses in Zone I-2: C1-03, C1-04, C1-05, C1-06, C1-12, C1-13, C1-14, C1-15, C2-01, C2-02, C2-03, C2-04, C2-05, C3-03, C3-04, C3-05, C3-06, C3-07, C3-08, C3-09, C3-10, C3-11, C3-12, C3-13, C3-14, C4-02, C4-08, C4-09, C4-16, C7-01, C7-05, P1-01, P1-02, P1-03, P1-04, P1-05, P1-06 and P1-07, I1-02, I1-03, I1-05, I1-07, I1-10, I1-11.

It clarifies the scope of article 182 by prohibiting any work within a landslide zone.

It replaces existing article 182.1 with a new text concerning steep-slope areas.

CONSIDERING Articles 123 and following of the Act respecting land use planning and development (RLRQ, ch. A-19.1) on the procedure for amending a zoning by-law;

CONSIDERING THAT this By-law contains provisions subject to approval by those eligible to vote;

WHEREAS Council wishes to make certain adjustments to the Zoning By-law to add certain uses in Zone I-2 in compliance with the objectives of the Urbanism Plan and to specify construction standards in zones at risk of landslides;

WHEREAS THAT a notice of motion was given by Councillor Carole Patenaude at the regular council meeting of January 15th, 2025 and that the draft by-law was presented and tabled by the Director general;

CONSEQUENTLY, the municipal council decrees the following:

CHAPTER 1: INTRODUCTORY PROVISIONS

1. **Purpose** – The purpose of this By-law is to add uses to Zone I-2 and to specify construction standards in areas at risk of landslides.

2. **Objectives** – The provisions of the By-law must be interpreted in such a way as to promote the economic development of the Municipality by encouraging harmonious development that respects the local environment and coexistence with nearby residential neighbourhoods.

CHAPTER 2: AMENDING PROVISIONS

3. **Uses added** – The Zone I-2 specifications grid in Appendix B of Zoning By-law (642-2022) is amended by adding the following uses: C1-03, C1-04, C1-05, C1-06, C1-12, C1-13, C1-14, C1-15, C2-01, C2-02, C2-03, C2-04, C2-05, C3-03, C3-04, C3-05, C3-06, C3-07, C3-08, C3-09, C3-10, C3-11, C3-12, C3-13, C3-14, C4-02, C4-08, C4-09, C4-16, C7-01, C7-05, P1-01, P1-02, P1-03, P1-04, P1-05, P1-06 and P1-07, I1-02, I1-03, I1-05, I1-07, I1-10, I1-11.

4. **Landslide hazard zones** – Article 182 is amended by adding the following paragraph after the first paragraph:

« No work is authorized within said landslide zone. ».

5. **Steep-slope zones** – The text of Article 182.1 is replaced by the following :

« Any building with a surface area of 25 square metres or more is prohibited within 15 metres of the foot of a slope or the top of a slope 5 metres or more high with a gradient of 30% or more.

The minimum distance prescribed in the first paragraph may be reduced if a report attesting to the absence of risk, signed by an engineer, is submitted with the permit application. The report must indicate the minimum distance required, taking into account the presence of the slope and the risk.

Notwithstanding the above, a minimum slope protection distance of 5 meters is required at all times. This area must remain in its natural state, without any construction, development or work, both in the steep slope zone and within the minimum slope protection distance (5 meters).

Buildings, constructions and structures must be designed in such a way that they do not encroach into the minimum protection distance of the slope. ».

CHAPTER 3: FINAL PROVISION

6. **Entering into effect** – The present By-law enters into effect in accordance to the Law.



Timothy Watchorn	Hugo Lépine
Mayor	Director general / Registrar-treasurer