

### New zoning terminology:

- New nomenclature and numbering of zones allowing for simple identification by name of the principal permitted uses. For example:
  - **CONS** : conservation zones
    - 2 zones with the main purpose of conservation and enhancement of nature;
    - These areas are protected from potential development;
    - Sheldon Reserve and Ruisseau Jackson.
  - **AF** : agroforestry zone
    - 1 zone corresponding to public lands under forest management and supply agreement.
  - **REC** : recreational zones
    - 5 zones with a primary focus on outdoor recreational uses, in which no residential uses are permitted. Some indoor recreational uses are also permitted depending on the REC zone;
    - The minimum area required for any land subdivision is 16,000m<sup>2</sup> in most of these zones, with the exception of the REC zone corresponding to SMH where the standard is increased to 20,000m<sup>2</sup> to ensure the protection of the ski area.
  - **RF** : residential and forestry zones
    - 11 zones with a primary residential use, also allowing additional hobby farm type uses;
    - The main agricultural uses (cultivation, maple syrup production and animal husbandry) are also authorized in 3 of these zones;  
These zones correspond to less densified sectors of the municipality in which we still find very large unsubdivided lots in order to ensure a certain control over residential development. These areas have been targeted for very low density and the minimum subdivision standards to be respected are 16,000m<sup>2</sup>.
  - **RV** : residential zones
    - 36 zones for residential use;
    - The following additional uses are permitted in all zones, subject to certain standards: home office, additional or intergenerational housing, and guest house;
    - The minimum subdivision areas within the planning perimeter are: 2,000m<sup>2</sup> to 4,000m<sup>2</sup>, depending on the zone;
    - Outside the urban perimeter, the minimum area is 8,000m<sup>2</sup>;  
The majority of the zones authorize only single-family detached dwellings. However, within the urban perimeter, duplexes, triplexes and multiplexes are authorized in order to respect the density standards of the MRC's land use and development plan.
  - **I** : Industrial zones
    - 2 industrial zones in which no heavy industrial use is authorized. They are prohibited on the whole territory;
    - Corresponds to the quarry site as well as Le Gourmet du village.

- **MIX** : Mixed zones
  - 3 zones with a mix of residential and commercial uses;
  - In order to ensure an adequate cohabitation, only commercial uses without impacts and of first necessities, or services are authorized;
  - These zones are located within the urban perimeter, therefore, single-family dwellings, duplexes, triplexes and multiplexes are authorized;
  - For example, the following commercial uses are permitted: restaurant, grocery store, hair salon, florist, pharmacy, retail, professional services.
- **C** : Commercial zones
  - 7 zones for commercial use only;
  - The majority of these areas are within the urban perimeter located on routes 329 and 364;
  - All types of commercial uses are permitted in these zones, since the Municipality cannot prohibit any uses on its territory, except those prohibited by the MRC's land use and development plan;
  - All uses without nuisance or impact are authorized in the village core and those with potential nuisance are authorized in the periphery.

#### Other significant changes:

- All new constructions at an elevation of 350m or more are subject to the SPAIP (site planning and architectural integration program), in order to limit the impact of the constructions on the landscape and to allow the control of exterior lighting;
- New constructions must be equipped with low flow toilets and must provide infrastructure for electric vehicles;
- All major cadastral operations that result in the opening of a new street are also subject to the SPAIP, in order to direct them towards sectors with the least impact on the environment;
- The street alignment oriented to areas of least impact shall be determined by the biologist;
- Studies confirming groundwater capacity are required for any development project;
- A no-build setback from a wetland or water body of 30m is required for commercial uses using hazardous materials or requiring an outdoor storage yard;
- In order to ensure the protection of wetlands or hydric environments on the territory, when a construction comes within 1m of the setback, a staking plan by a land surveyor is required;
- Adding an objective to the town planning program focused on social housing, following public consultations, has become a major issue and must now be considered.



Jennifer Durand  
Director, Town planning and Environment Department