



FIRST DRAFT BY-LAW 777-2025
which modifies Zoning By-law (642-2022) to regulate uses related to
natural constraints, acquired rights relating to building expansion
and land use planning

EXPLANATORY NOTE

This by-law amends Zoning By-law (642-2022) in order to regulate uses related to natural constraints, acquired rights related to the enlargement of buildings and land use planning.

It modifies article 12 to comply with changes to the Act respecting land use planning and development (RLRQ, c. A-19.1) concerning tree-cutting contraventions.

It adds article 49.2 on urban beekeeping at the request of the municipal council.

It modifies article 122 to specify conditions relating to the prohibition of front parking spaces.

Amends article 129, table 29, line 12 to clarify the applicable standard for retaining walls.

It amends article 154 to adjust standards relating to natural spaces for businesses and vacant lots.

Amends article 164 to comply with the Professional Code (RLRQ, c. C-26) and the Forest Engineers Act (RLRQ, c. I-10) regarding tree felling.

It replaces existing article 182 with new text to comply with clarifications provided by the MRC concerning rockfall zones.

It modifies article 225, paragraph 3 and article 226, paragraphs 3 and 4 to clarify the standards applicable to acquired rights relating to the enlargement of buildings.

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

WHEREAS this by-law contains provisions subject to approval by persons qualified to vote;

WHEREAS the Council wishes to make certain adjustments to the Zoning By-law in order to clarify provisions relating to acquired rights with respect to building additions, to better regulate certain uses related to natural constraints and to adjust certain land-use standards, particularly with respect to urban beekeeping, tree felling and parking space ;

WHEREAS a notice of motion was given by Councillor Carole Patenaude at the regular meeting of August 13th, 2025 and that a draft by-law was tabled and explained by the Director general;

CONSEQUENTLY, the municipal council decrees the following:

CHAPTER 1 : INTRODUCTORY PROVISIONS

1. **Purpose** – The purpose of the present by-law is to regulate uses related to natural constraints, acquired rights for building extensions and land use planning;

2. **Objectives** – The purpose of the present by-law is to clarify and update certain provisions of the zoning by-law in order to provide a better framework for interventions in zones subject to natural constraints, acquired rights relating to building additions and certain aspects of land use planning, in order to reflect the evolution of municipal orientations and to respond to issues raised in the application of the zoning by-law.

CHAPTER 2 : AMENDING PROVISIONS

3. **Infringements and penalties relating to trees** – Paragraph 1 of subparagraph 1 of Article 12 is amended by replacing the following amounts : « \$ 100 » by « \$ 500 », « \$ 200 » by « \$ 1,000 » and « \$ 5,000 » by « \$ 15,000 » and paragraph of subparagraph 1 of Article 12 is amended by replacing the following amounts : « \$5,000 » by « \$ 15,000 » and « \$ 15,000 » by « \$ 100,000 »

4. **Beekeeping for personal use** – Zoning By-law (642-2022) is amended with the addition of the following after Article 49.1:

« 49.2 Beekeeping for personal use

On the entire territory, the additional use "Beekeeping for personal use" to a main use in the Dwelling group must be exercised according to the following conditions:

1. The use must be located on a lot with a minimum area of 2,000 m², occupied by a single-family dwelling (H1) with a detached layout;
 2. The use must be exclusively devoted to personal use, with no commercial or large-scale production activity;
 3. The maximum number of beehives authorized is one (1);
 4. The hive must be equipped with a mobile frame;
- The hive must be located at a minimum distance of 7.5 metres from a street, lot lines and dwellings.»

5. **Retaining wall** – Paragraph a) of line 12 of table 29 of Article 109 is amended with the addition of the words « 3 m » of the following:

« The height of a retaining wall is measured from the lowest point of the adjacent natural ground (or the level of the backfilled ground if it is lower) to the highest point.

In the case of walls with successive steps (terraces):

- If the horizontal distance between the walls is less than 2 meters, the total height corresponds to the sum of the heights of all the walls.
- If the horizontal distance between the walls is equal to or greater than 2 meters, each wall is considered individually for the application of the maximum height. »

6. **Location of a parking space for a use in the Residential group** – Paragraph 7 of Article 122 is amended by replacing, at the beginning of said paragraph, the word « Space » by the words « The boxes » and by replacing, after the words « single-family dwelling (H1) », with the words « is prohibited »

7. ***Obligation to preserve natural areas*** – Article 154 is replaced by the following :

« 154. Obligation to preserve natural areas

Subject to the provisions of the present by-law, any deforestation or removal of the herbaceous, shrub or arborescent strata of a vacant lot is prohibited, unless a permit or certificate of authorization has been issued for authorized works. In such cases, clearing or removal of vegetation may only be carried out on those portions of the land strictly necessary for the authorized works.

Notwithstanding the first paragraph, deforestation or removal of herbaceous, shrub or arborescent strata may be authorized on an exceptional basis, when it is required to obtain data or information needed to process an application for a permit or certificate, in accordance with the requirements set out in the Permits and Certificates By-law.

Throughout the territory, natural areas on a plot of land must be maintained and preserved according to the following percentage, which varies according to the size of the plot:

Tableau 36 : Préservation des espaces naturels selon la superficie du terrain

Superficie du terrain :	Pourcentage (%) de préservation des espaces naturels :
Moins de 1 000 m ² :	10 %
Entre 1 000 m ² et 1 499 m ² :	15 %
Entre 1 500 m ² et 1 999 m ² :	20 %
Entre 2 000 m ² et 2 499 m ² :	30 %
Entre 2 500 m ² et 2 999 m ² :	35 %
Entre 3 000 m ² et 3 499 m ² :	40 %
Entre 3 500 m ² et 3 999 m ² :	50 %
Entre 4 000 m ² et 4 999 m ² :	60 %
Entre 5 000 m ² et 6 999 m ² :	70 %
Entre 7 000 m ² et 14 999 m ² :	80 %
15 000 m ² et plus :	90 %

For a land use in the Commerce, Industry or Public group, a minimum of ten percent (10%) of the land area must be preserved in its natural state. This requirement applies up to a maximum deforestation area of 15,000 square metres.

The calculation of the percentage of natural areas excludes the following areas:

1. The area corresponding to the purifying element, polishing field or discharge field required under the Regulation respecting wastewater assessment and treatment for isolated dwellings (RLRQ, c. Q-2, r.22) or the Environment Quality Act (RLRQ, c. Q-2), with the addition of a maximum 2-meter buffer strip at their perimeter. An additional area corresponding to the length of the pipes, from the treatment system to the discharge, over a maximum width of one (1) metre, may be excluded from the calculation;
 2. The area corresponding to the immediate 3-metre protection zone for a water withdrawal installation and a geothermal system required under the Regulation respecting water withdrawal and protection (RLRQ, c. Q-2, r.35.2). An additional area corresponding to the length of the required pipes, over a maximum width of one (1) metre, may be excluded from the calculation;
 3. The area corresponding to the driveway leading to the parking spaces. »
8. ***Felling of trees authorized in a stand of 4 ha or more*** – Article 164 is amended by deleting the words « or a biologist » in the first paragraph :

9. **Landslide hazard zones** – Article 182 is replaced by the following :

« 182. Landslide risk zones

To ensure the safety of the public and the protection of property, no building may be erected within fifteen (15) metres of the foot of a slope or the top of a slope whose gradient exceeds sixty percent (60%), and which presents a risk of landslide.

The minimum distance prescribed in the first paragraph does not apply if the applicant attaches to his or her permit application a technical report signed by an engineer attesting to the absence of a risk of rockfall. This report must be deemed satisfactory by the designated officer. »

10. **Extension of a main building** – Paragraph 3 of Article 225 is replaced by the following :

«
3. The extension may not exceed 100m² of the floor space;
»

Extension of a main building located on the shore – Paragraph 3 of Article 226 is replaced by the following : « The extension may not exceed 100m² of floor space; » and paragraph 4 of the same article is amended by adding the following after the word « ground », « ,for the section of the building located on the shore; » .

CHAPTER 3 : FINAL PROVISION

11. **Entering into effect** - The present by-law enters into effect in accordance to the Law.

Louise Cossette	Hugo Lépine
Mayor	Director general /Registrar-treasurer