



**BY-LAW 778-2025**  
**which modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road**

EXPLANATORY NOTE

*The present by-law modifies Subdivision By-law (643-2022) to allow the creation of lots from existing irregular cadastres and to recognize a private road.*

*It amends Article 39 for the addition of a private recognized road.*

*It amends Article 41 to clarify the application of norms regarding the shape of lots intended to accommodate a main building.*

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

WHEREAS Council would like to make certain adjustments to the Subdivision by-law to add a recognized private street and clarify the application of standards concerning the shape of lots intended to accommodate a main building;

WHEREAS a notice of motion was given by Councillor Gilles Saulnier at its regular council meeting of August 13th, 2025 and that this 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 ensure the proper application of certain provisions of the Subdivision by-law particularly with regards to the recognition of an existing private street and the interpretation of standards applicable to lot shapes in accordance with the urban plan.
2.       **Objective** – The provisions of this By-law shall be interpreted in such a way as to promote flexible and consistent application of subdivision standards, particularly in relation to land with irregularities in the existing cadastre while ensuring the harmonious integration of recognized private streets into the municipal territory.

**CHAPTER 2:   AMENDING PROVISIONS**

3.       **Recognition of certain private streets** – Article 39 is amended by adding a recognized private street at the end of the table :

«

Name of the street	Description or correspondence to the number of lots
Street without a name (4 <sup>e</sup> rang)	3 737 722

»

4. **Form of lots** – Article 41 is amended by adding the following paragraph 4 after paragraph 3:

« 4 The present provisions relating to the form of lots do not apply to land whose boundaries correspond to cadastral lines existing at the time of entry into force of this regulation. In the event of subdivision of such a lot, only the new projected lines shall comply with the requirements set out in this article. Thus, the creation of a new lot from an irregular lot is possible, provided that the new lines comply with the regulations. ».

CHAPTER 3 : FINAL PROVISION

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

Louise Cossette	Hugo Lépine
Mayor	Director general / Registrar-treasurer