



BY-LAW 780-2025
which modifies By-law (645-2022) regarding permits and certificates
to clarify the conditions applicable to the submission of plans
as part of a permit application

EXPLANATORY NOTE

The present by-law modifies By-law (645-2022) regarding permits and certificates to clarify the conditions applicable to the submission of plans as part of a permit application.

It amends Article 26, table 2, line 8 to require the submission of sealed plans to ensure the quality and compliance of the work performed.

CONSIDERING Articles 123 and following of the Act respecting land use planning and development (RLRQ, c. A-19.1) concerning the procedure for amending a by-law on site planning and architectural integration programs;

WHEREAS the council wishes to make certain adjustments to the SPAIP by-law in order to require the submission of plans signed and sealed by a professional in certain cases, so as to ensure the quality, compliance, and harmonious integration of the proposed work in relation to the objectives of the urban plan;

WHEREAS a notice of motion was given by Councillor Carole Patenaude at the 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 this bylaw is to ensure the proper application of certain provisions relating to site planning and architectural integration plans, in accordance with the objectives of the urban plan, particularly with regard to the quality and compliance of authorized projects.

2. **Objective** – The provisions of this regulation must be interpreted in such a way as to strengthen the framework governing work subject to an SPAIP, in particular, by requiring plans to be signed and stamped by a professional, in order to ensure better architectural integration and compliance with urban planning guidelines.

CHAPTER 2 : AMENDING PROVISIONS

3. **Plans for the proposed construction** – Paragraph 2, line 8, table 2, Article 26 is replaced by the following: « Plans must be signed and sealed by a professional who is a member in good standing of a recognized professional association in the following cases: construction, expansion, addition of a dwelling, or any renovation that alters the load-bearing structure of a main building, as well as the construction of an accessory building with a floor area exceeding 25 m². ».

CHAPTER 3 : FINAL PROVISION

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

Louise Cossette		Hugo Lépine
Mayor		Director general / Registrar-treasurer