



ANNEXES

SCHEDULES



A. Zoning Map

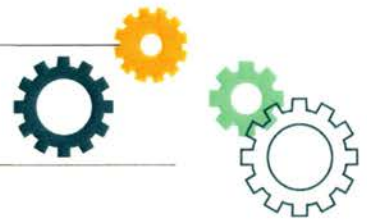


B – SPECIFICATION SHEETS



R1 – SINGLE-FAMILY DWELLING

R1 – SINGLE-FAMILY DWELLING



1. OBJECT

- ▶ To ensure an harmonious integration of new buildings and extensions that respect the volume and height of the surrounding built environment.
- ▶ To allow residential development in the form of isolated single-family dwellings.
- ▶ To consolidate and protect existing development.
- ▶ To focus on the use of sustainable materials.

2. USES

2.1 MAIN USES

- a) Single detached dwelling

2.2 SECONDARY USES

- a) Home occupation

2.3 CONDITIONAL USES

- a) Dwelling unit
- b) Garden suite
- c) Catering services

3. RULES OF USE

- ▶ All new buildings must be erected on a lot served by electricity, water and sewer services.
- ▶ Conditional uses must be secondary to a primary permitted use.
- ▶ Professional activities at home must comply with the provisions presented in subsection 6.3 (2) of this by-law.
- ▶ All uses comply with the provisions of part 6 of this order.

4. LOTS

- ▶ Area
 - MIN: 540 m²
 - MAX: 2,000 m²
- ▶ Frontage
 - MIN: 18 m
 - MAX: None
- ▶ Depth
 - MIN: 30 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.15
 - MAX: 0.6
- ▶ Dwellings per hectare
 - MIN: 10
 - MAX: 25

6. MAIN BUILDINGS

6.1 LOCATION

- ▶ Buildings in zone *R1 – Single-Family Dwellings* must be detached.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 7,5 m
 - MAX: 10 m
 - *A main building cannot be located so that it faces the back yard of an adjacent main building.*

R1 – SINGLE-FAMILY DWELLING



- ▶ The setback of a building from the side lot line of a property is:

- MIN: 1.2 m
- MAX: None

- ▶ The setback of a building from the side lot line of a corner lot is:

- MIN: 6 m
- MAX: None

- ▶ The setback of a building from the rear lot line is:

- MIN: 6 m
- MAX: None

6.3 HEIGHT

- ▶ The height limit of a building is:

- MIN: 1 storey
- MAX: 2 storeys

6.4 LIVABLE FLOOR AREA

- ▶ MIN : 70 m²
- ▶ MAX : None
- ▶ Refer to subsection 5.2 (2) of the by-law for specific provisions.

6.5 DIMENSIONS

- ▶ Width
 - MIN: 7 m
 - MAX: None
- ▶ Depth
 - MIN: 7 m
 - MAX: None

6.6 ARCHITECTURAL DESIGN

- ▶ The cladding of buildings must harmonize with the existing built environment.

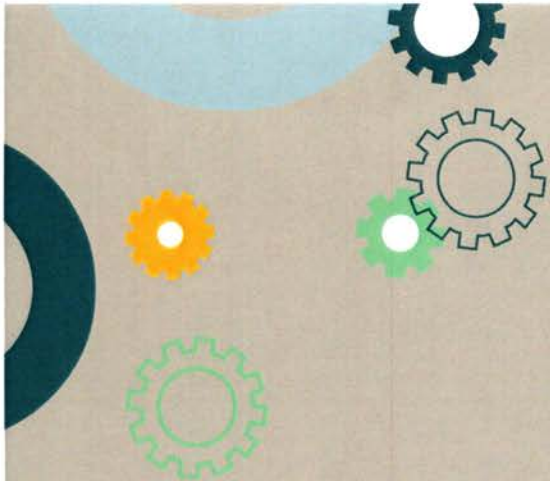
7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 60%
- ▶ Flankage yard
 - MIN: 60%
- ▶ Refer to section 4.3 of the by-law for specific provisions.

7.2 PARKING

- ▶ The minimum parking spaces for uses in a *R1-Single-Family Dwelling* zone is one per dwelling.
- ▶ Refer to section 4.2 of the by-law for specific provisions.



R2 - URBAN



1. OBJECT

- ▶ To allow a diversity of typologies in order to consolidate the area.
- ▶ To allow multifamily development in the form of row housing where all dwellings have direct access at ground level.
- ▶ To encourage the construction of buildings of low height and medium density.
- ▶ To prioritize orientation of buildings facing the street.
- ▶ To ensure the protection of buildings and heritage areas by ensuring their maintenance and the preservation of the original architectural type of the building.

2. USES

2.1 MAIN USES

- a) Single detached dwelling
- b) Semi-detached dwelling
- c) Townhouse (6 units or less)

2.2 SECONDARY USES

- a) Home occupation

2.3 CONDITIONAL USES

- a) Duplex dwelling
- b) Multifamily dwelling (6 units or less)
- c) Childcare centre - medium
- d) Bed and breakfast

3. RULES OF USE

- ▶ All new buildings must be erected on a lot served by electricity, water and sewer services.
- ▶ Conditional uses must be secondary to a primary permitted use.

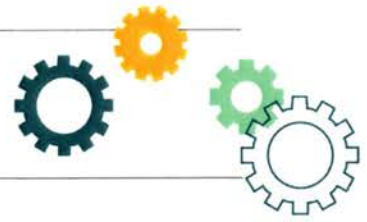
- ▶ Professional activities at home must comply with the provisions presented in subsection 6.3 (2) of this by-law.
- ▶ All uses comply with the provisions of part 6 of this by-law.

4. LOTS

- ▶ Single-family dwellings must comply with the provisions set out in zone *R1- Single-Family Dwelling*, with regards to the standards subject to the lots (area, frontage and depth).
- ▶ The existing lots are considered conform to construction.
- ▶ Area
 - MIN: 450 m²
 - MAX: 4,000 m²
- ▶ Frontage
 - MIN 15 m
10 m for semi-detached dwellings
 - MAX: None
- ▶ Depth
 - MIN: 30 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN : 0.2
 - MAX : 0.7
- ▶ Dwellings per hectare
 - MIN : 20
 - MAX : 50



6. MAIN BUILDINGS

6.1 LOCATION

- Buildings in zone R2 – Urban must be detached, semi-detached or contiguous.

6.2 SETBACK

- The setback of a building from the front line of a property is:
 - MIN: 7.5 m
 - MAX: 10 m
 - *A main building cannot be located so that it faces the back yard of an adjacent main building.*
- The setback of a building from the side lot line of a property is:
 - MIN : 1.2 m
 - MAX : None
- The setback of a building from the side lot line of a corner lot is:
 - MIN: 6 m
 - MAX: None
- The setback of a building from the rear lot line is:
 - MIN: 6 m
 - MAX: None

6.3 HEIGHT

- The height limit of a building is:
 - MIN: 1 storey
 - MAX: 2 storeys

6.4 LIVABLE FLOOR AREA

- Refer to subsection 5.2 (2) of the by-law for specific provisions.

6.5 DIMENSIONS

- Width
 - MIN: 7 m
 - MAX: None
- Depth
 - MIN: 7 m
 - MAX: None

6.6 ARCHITECTURAL DESIGN

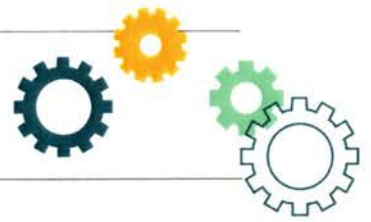
- The cladding of buildings must harmonize with the existing built environment.
- Traditional materials shall be prioritized such as wood, brick, masonry, brick or concrete veneer, enamelled metal shingles, and stucco.
- A townhouse (adjoining layout) must not contain a wall measuring more than 18 m in length without being offset by a minimum depth of 0.6 m, or propose an equivalent roof lift.

7. LANDSCAPING

7.1 LANDSCAPED AREA

- Front yard
 - MIN: 60%
- Flankage yard
 - MIN: 50%
- Refer to section 4.3 of the by-law for specific provisions.

R2 - URBAN



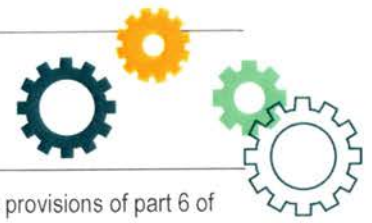
7.2 PARKING

- ▶ The minimum parking spaces for uses in a *R2-Urban* zone is one per dwelling.
- ▶ Parking areas for multifamily dwellings are located only in a rear or side yard.
- ▶ Refer to section 4.2 of the by-law for specific provisions.



R3 - DENSIFICATION

R3 - DENSIFICATION



1. OBJECT

- ▶ To allow for multifamily development in a variety of building types, including apartment buildings, townhouses and stacked townhouses.
- ▶ To offer a transition in terms of residential building types and density.
- ▶ To allow the construction of more than one main residential building on a lot (integrated project).

2. USES

2.1 MAIN USES

- a) Duplex dwelling
- b) Multifamily dwelling (7 units or more)
- c) Townhouse (7 units or more)
- d) Apartment building
- e) Educational facility
- f) Health care

2.2 SECONDARY USES

- a) Office
- b) Personal services
- c) Fitness centre

2.3 CONDITIONAL USES

- a) Nursing home
- b) Group home
- c) Childcare centre – large
- d) Integrated project

3. RULES OF USE

- ▶ All new buildings must be erected on a lot served by electricity, water and sewer services.
- ▶ Integrated project requires the deposit of a Development Plan for the whole parcel of land approved by the Advisory Board.

- ▶ All uses comply with the provisions of part 6 of this order.
- ▶ Secondary uses are permitted only at ground floor level.
- ▶ Conditional uses must be secondary to a primary permitted use.

4. LOTS

- ▶ Area
 - MIN: 450 m²
 - MAX: None
- ▶ Frontage
 - MIN: 15 m
 - MAX: None
- ▶ Depth
 - MIN: 30 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.3
 - MAX: 0.7
- ▶ Dwellings per hectare
 - MIN: 20
 - MAX: 75

6. MAIN BUILDINGS

6.1 LOCATION

- ▶ Buildings in zone R3 - *Densification* must be detached, semi-detached or contiguous.

R3 - DENSIFICATION



6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 6 m
 - MAX: 7.5 m
- ▶ The setback of a building from the side lot line of a property is:
 - MIN: 3 m
 - *The minimum side setback is calculated based on the height of the building. It must be equivalent to half the height of the building, without exceeding 7 m.*
 - MAX: None
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 6 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 7.5 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building is:
 - MIN: 2 storeys
 - MAX: 6 storeys

6.4 LIVABLE FLOOR AREA

- ▶ Refer to subsection 5.2 (2) of the by-law for specific provisions.

6.5 DIMENSIONS

- ▶ Width
 - MIN: 7 m
 - MAX: None

▶ Depth

- MIN: 7 m
- MAX: None

6.6 ARCHITECTURAL DESIGN

- ▶ The cladding of buildings must harmonize with the existing built environment.
- ▶ Traditional materials shall be prioritized such as wood, brick, masonry, brick or concrete veneer, enamelled metal shingles, and stucco.
- ▶ For new buildings, vinyl or plastic finishes are only permitted for walls facing a back, side or side yard.
- ▶ The wall of an apartment building must not exceed 40 m in length unless this wall is divided into portions not more than 18 m long and is offset by a minimum depth of 0.6 m, or propose an equivalent roof lift.
- ▶ The main public entrance to an apartment building must be accentuated by at least one of the following design features: arcades, vaults, canopies, types of sloping or raised roofs, cusps, porticoes or any other similar design feature.
- ▶ The facade of a residential building that faces a public street must incorporate at least two exterior building finishing materials.
- ▶ The buildings located on the corner lots are located with the minimum setback and an architectural treatment highlighting the corner is required.

7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 80%
- ▶ Flankage yard
 - MIN: 80%

R3 - DENSIFICATION



- ▶ Integrated projects must provide for a landscaped strip with a minimum width of 2 m at the boundaries of the land.
- ▶ Refer to section 4.3 of the by-law for specific provisions.

7.2 PARKING

- ▶ The parking lots are set up in the side or rear yards.
- ▶ The minimum parking spaces for uses in a *R3-Densification* zone is one per dwelling.
- ▶ When the maximum density is reached, at least 50% of the required parking is found underground.
- ▶ Refer to section 4.2 of the by-law for specific provisions.



RM – MINIHOMÉ



1. OBJECT

- ▶ To allow residential development in the form of mobile prefabricated homes on individual lots opening onto public streets.
- ▶ To recognize residential development in the form of mobile prefabricated homes in an existing park or mobile prefabricated home community, including private streets.

2. USES

2.1 MAIN USES

- a) Mini-home

3. RULES OF USE

- ▶ Any new application for the installation of a mobile home park will have to obtain the approval of the council under section 59 of the law.
- ▶ Private streets have a minimum width of 9 m, of which at least 6 m are asphalted or covered with a durable anti-dust product and resistant to different traffic weights.
- ▶ All sites are connected to municipal electricity, water and sewer networks in a manner satisfactory to the municipal engineer.
- ▶ Minihomes must be located perpendicular to the public street or to the private street, as the case may be.

4. LOTS

- ▶ Area
 - MIN: 465 m²
Minihome parks must provide individual locations of 360 m² MIN.
 - MAX: 1,000 m²

▶ Frontage

- MIN: 15 m
Minihome parks must provide individual locations of 12 m MIN.

- MAX: 20 m

▶ Depth

- MIN: 30 m
Minihome parks must provide individual locations of 20 m MIN.

- MAX: 34 m

5. DENSITY

▶ Lot coverage

- MIN: 0.05
- MAX: 0.50

▶ Dwellings per hectare

- *The maximum density associated with a minihome park is set at 20 homes per hectare. In addition, only one house per site can be set up.*

6. MAIN BUILDINGS

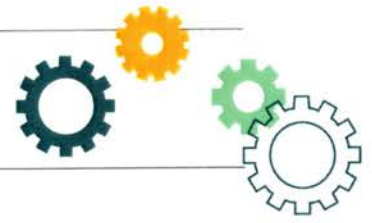
6.1 LOCATION

- ▶ Buildings in zone RM – Minihome must be detached.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 5 m
 - MAX: 6 m

RM – MINIHOME



- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 5 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 4 m
 - MAX: None

7.2 PARKING

- ▶ The minimum parking spaces for uses in a *RM-Minihome* zone is one per dwelling.
- ▶ Refer to section 4.2 of the by-law for specific provisions.

6.3 HEIGHT

- ▶ The height limit of a building in terms of storeys is:
 - MIN: 1 storey
 - MAX: 1 storey

6.4 LIVABLE FLOOR AREA

- ▶ 1 storey
 - MIN: 60 m²
 - MAX: None

6.5 DIMENSIONS

- ▶ Width
 - MIN: 5 m
 - MAX: 7 m

7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 60%
- ▶ Flankage yard
 - MIN: 75%



C1 – URBAN CENTRAL



1. OBJECT

- ▶ To guide commercial development along De L'Église Street and Canada Road, while confirming the mixed character of the area.
- ▶ To promote residential establishment throughout the area through a variety of typologies.
- ▶ To take advantage of the city's identity bearer buildings.
- ▶ To consolidate the existing scale of the city centre while allowing commercial and residential densification.

2. USES

2.1 MAIN USES

- a) Housing
Except minihomes
- b) Retail and services
- c) Everyday services
- d) Restaurant, entertainment and accommodation
- e) Public and institutions

2.2 SECONDARY USES

- a) Home occupation
- b) Bed and breakfast

2.3 CONDITIONAL USES

- a) Parking Lot
- b) Vehicle sales

3. RULES OF USE

- ▶ Any new building must be erected on land served by electricity, water and sewer services.
- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ Except for use by the *Public and institution* group, any new building contains at least one dwelling.

- ▶ The uses of the *Retail Sales and Services* sub-groups, and of the *Restaurant, Entertainment and accommodation* sub-group must face on De L'Église Street or on Canada Road.
- ▶ The apartments are not on the front of the ground floor of the building along De L'Église Street and Canada Road (between Rice Street and the Fournier bridge).
- ▶ Subject to the approval of the Advisory Board, *Vehicle services* use may be considered secondary to *Vehicle sales* use.

4. LOTS

- ▶ The existing lots are considered conform to construction.
- ▶ Area
 - MIN: 250 m²
 - MAX: None
- ▶ Frontage
 - MIN: 12 m
 - MAX: None
- ▶ Depth
 - MIN: 20 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.4
 - MAX: 1
- ▶ Dwellings per hectare
 - MIN: 40
 - MAX: None



6. MAIN BUILDINGS

6.1 LOCATION

- ▶ The new buildings facing Canada Road, between Court and Rice streets, can be installed contiguously.
- ▶ Otherwise, buildings in zone C1- Urban Central must be semi-detached or detached.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 0 m
Except the places where a lot fronts on Lynott, De l'École-Cormier, Emmerson, or J.-Enoil-Michaud streets where the minimum front setback is 3 m.
 - MAX: 3 m
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 0 m
 - MAX: 3 m
- ▶ The setback of a building from the rear lot line is:
 - MIN: 0 m
Except apartment buildings for which the minimum rear setback is 3 m.
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building in terms of storeys is:
 - MIN: 2 storeys
 - MAX: 3 storeys

An extra height of up to 5 storeys is possible with conditional authorization from the committee. The 4th storey must, however, be set back from the street.

6.4 LIVABLE FLOOR AREA

- ▶ Refer to subsection 5.2 (2) of the by-law for specific provisions.

6.5 DIMENSIONS

- ▶ Width
 - MIN: 7 m
 - MAX: None
- ▶ Depth
 - MIN: 7 m
 - MAX: None

6.6 ARCHITECTURAL DESIGN

- ▶ The cladding of buildings must harmonize with the existing built environment.
- ▶ Traditional materials shall be prioritized such as brick, masonry, brick or concrete veneer, wood, enamelled metal shingles, and stucco.
- ▶ Vinyl or plastic finishes are prohibited for any facade facing a public street.
- ▶ Commercial buildings must have a window on the street. The proportion of opening of the facade at the level of the ground floor must vary between 50% and 80%.
- ▶ Buildings with more than three storeys must provide a continuous setback to the fourth storey, with a minimum depth of 2 m on all facades that face a public street.
- ▶ The facades must present architectural elements that are different from each other in order to avoid too much homogeneity.
- ▶ The buildings located on corner lots are located with the minimum setback and an architectural treatment highlighting the corner is required.
- ▶ In addition to the requirements of section 7, the space reserved for signage integrates into the composition of the entire building and emphasizes the commercial use of the ground floor.



7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 75%
- ▶ Flankage yard
 - MIN: 75%
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ No minimum due
- ▶ Refer to section 4.2 of this by-law for specific provisions.
- ▶ For new buildings, the parking lots are set up in the side or rear yards.
- ▶ When the maximum density is reached, at least 50% of the required parking is found underground.



C2 – URBAN NEIGHBOURHOOD



1. OBJECT

- ▶ To meet the daily needs of residents of the neighbouring neighbourhood.
- ▶ To give preference to buildings whose scale is similar to that of adjacent residential neighbourhoods.
- ▶ To distribute commercial uses and local services on the arteries that cross living environments.
- ▶ To promote a vertical mix of uses by allowing the construction of housing above the ground floor which is used for commercial purposes.

2. USES

2.1 MAIN USES

- a) Single family dwelling
- b) Semi-detached dwelling
- c) Townhouse (6 units or less)
- d) Duplex
- e) Retail and services
- f) Everyday services
- g) Restaurant, entertainment and accommodation
- h) Public and institutions

2.2 SECONDARY USES

- a) Dwelling unit
- b) Home occupation
- c) Group home - limited

2.3 CONDITIONAL USES

- a) Multifamily dwelling (6 units or less)
- b) Childcare centre - large
- c) Hotel
- d) Boarding house
- e) Bar, nightclub
- f) Drive-thru Restaurant

- g) Car wash
- h) Gas bar
- i) Vehicle sales
- j) Parking lot

3. RULES OF USE

- ▶ Any new building must be erected on land served by electricity, water and sewer services.
- ▶ All uses comply with the provisions of section 6 of this by-law.
- ▶ The net floor area of a commercial establishment cannot exceed 400 m².
- ▶ Commercial uses can only be located on the ground floor.
- ▶ Subject to the approval of the Advisory Board, *Vehicle services* use may be considered secondary to *Vehicle sales* use.

4. LOTS

- ▶ The existing lots are considered conform to construction.
- ▶ Area
 - MIN: 450 m²
 - MAX: None
- ▶ Frontage
 - MIN: 18 m
 - MAX: None
- ▶ Depth
 - MIN: 30 m
 - MAX: None



5. DENSITY

- ▶ Lot coverage
 - MIN: 0.2
 - MAX: 0.7
- ▶ Dwellings per hectare
 - MIN: 20
 - MAX: 50

6. MAIN BUILDING

6.1 LOCATION

- ▶ Buildings in zone C2 – *Urban Neighborhood* can be detached, semi-detached or contiguous.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 5 m
 - MAX: 10 m

A main building cannot be located so that it faces the back yard of an adjacent main building.
- ▶ The setback of a building from the side lot line of a property is:
 - MIN: 1.2 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 6 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 6 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building in terms of storeys is:
 - MIN: 1 storey
 - MAX: 2 storeys

6.4 LIVABLE FLOOR AREA

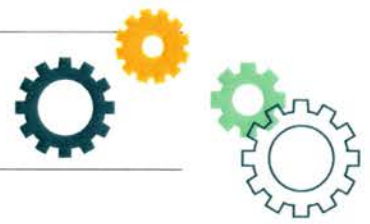
- ▶ Refer to subsection 5.2 (2) of this by-law for specific provisions.

6.5 DIMENSIONS

- ▶ Width
 - MIN: 7 m
 - MAX: None
- ▶ Depth
 - MIN: 7 m
 - MAX: None

6.6 ARCHITECTURAL DESIGN

- ▶ The cladding of buildings must harmonize with the existing built environment.
- ▶ Commercial buildings must have a window on the street.
- ▶ The proportion of opening of the facade at the level of the ground floor must vary between 50% and 80%.
- ▶ The buildings located on the corner lots are located with the minimum setback and an architectural treatment highlighting the corner is required.
- ▶ In addition to the requirements of part 7, the space reserved for signage integrates into the composition of the entire building and emphasizes the commercial use of the ground floor.



7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 60%
- ▶ Flankage yard
 - MIN: 60%
- ▶ Refer to section 4.3 of this by-law for specific provisions.

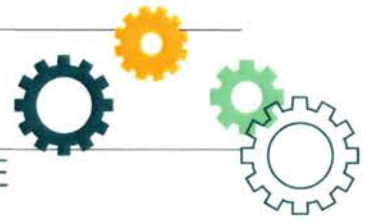
7.2 PARKING

- ▶ All residential uses must provide a minimum of one parking space per dwelling.
- ▶ No minimum due for uses other than "Housing".
- ▶ For any new building, the parking lots are set up in the side or rear yards.
- ▶ Refer to section 4.2 of this by-law for specific provisions.



C3 - FAUBOURG VICTORIA

C3 - FAUBOURG VICTORIA



1. OBJECT

- ▶ To consolidate commercial activities along Victoria Street, between Mgr-Plourde and Laboissonnière avenues.
- ▶ To promote a link between the built environment and the public space by focusing on friendly and quality landscaping.
- ▶ To encourage the development of mixed and dense projects, focused on multifamily residential uses and larger commercial developments.

2. USES

2.1 MAIN USES

- a) Multifamily dwelling
- b) Apartment building
- c) Retail sales and services
- d) Restaurant
- e) Commercial recreation establishment
- f) Services and repair - household
- g) Personal services
- h) Animal sales and services
- i) Sales, rental and maintenance of small motorized items
- j) Vehicle sales
- k) Public and institutions

2.2 SECONDARY USES

- a) Office
- b) Garden centre

2.3 CONDITIONAL USES

- a) Drive-thru restaurant
- c) Childcare centre - large
- d) Vehicle services
- e) Gas bar
- f) Car wash
- g) Boarding house

3. RULES OF USE

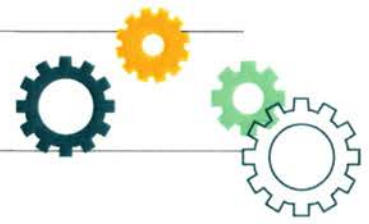
- ▶ Any new building must be erected on land served by electricity, water and sewer services.
- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ With the exception of a terrace, a gas bar and a parking lot, the uses permitted within zone C3 - *Faubourg Victoria* must be established and practised inside a building.
- ▶ With the approval of the Advisory Board, more than one main use is permitted on the same lot, in more than one main building. Buildings must respect a minimum distance of 6 m between them.
- ▶ Subject to the approval of the Advisory Board, *Vehicle services* use may be considered secondary to *Vehicle sales* use.

4. LOTS

- ▶ Area
 - MIN: 745 m²
 - MAX: m
- ▶ Frontage
 - MIN: 24 m
 - MAX: None
- ▶ Depth
 - MIN: 30 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.20
 - MAX: 0.5
- ▶ Dwellings per hectare
 - MIN: 40
 - MAX: 100



6. MAIN BUILDINGS

6.1 IMPLANTATION

- Buildings in zone **C3 - Faubourg Victoria** must be detached, semi-detached or contiguous.

6.2 SETBACK

- The setback of a building from the front line of a property is:
 - MIN: 6 m
 - MAX: None
- The setback of a building from the rear lot line is:
 - MIN: 6 m
 - MAX: None
- The setback of a building from the side lot line of a property is:
 - MIN: 1.2 m
 - MAX: None
- The setback of a building from the side lot line of a corner lot is:
 - MIN: 6 m
 - MAX: None

6.3 HEIGHT

- The height limit of a building in terms of storeys is:
 - MIN: 2 storeys
 - MAX: 3 storeys

6.4 LIVABLE FLOOR AREA

- Refer to subsection 5.2 (2) of this by-law for specific provisions.

6.5 DIMENSIONS

- Width
 - MIN: 10 m
 - MAX: None
- Depth
 - MIN: 10 m
 - MAX: None

6.6 ARCHITECTURAL DESIGN

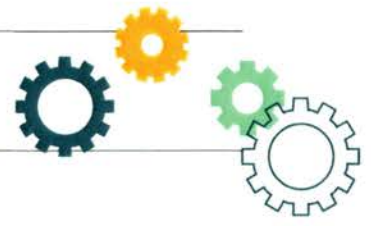
- All exterior walls that face a public street must be made of stone, brick, architectural reinforced concrete, glass and metal, with coloured metal siding, ceramic or vitrified tiles or painted concrete blocks.
- The main public entrance to a building must face the street.
- Commercial buildings must have a window on the street.
- The proposed minimum opening of the facade at the level of the ground floor is 25%.
- The buildings located on the corner lots are located with the minimum setback and an architectural treatment highlighting the corner is required.
- In addition to the requirements of part 7, the space reserved for signage integrates into the composition of the entire building and emphasizes the commercial use of the ground floor.

7. LANDSCAPING

7.1 LANDSCAPED AREA

- Front yard
 - MIN: 50%
- Flankage yard
 - MIN: 50%

C3 - FAUBOURG VICTORIA



- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ All residential uses must provide a minimum of one parking space per dwelling.
- ▶ No minimum due for uses other than "Housing".
- ▶ For any new "Housing" building, the parking lots are set up in the side or rear yards.
- ▶ Refer to section 4.2 of this by-law for specific provisions.

7.3 ACCESS

- ▶ The number of two-way traffic access lanes is limited to one access lane per lot frontage.

7.4 LOADING

- ▶ Loading areas must be in a rear yard.
- ▶ Loading areas must not be visible from a public road or from a residential area.



C4 – REGIONAL GATEWAY

C4 – REGIONAL GATEWAY



1. OBJECT

- ▶ To consolidate the commercial sector by strengthening the network between institutional facilities and the inclusion of mixed projects.
- ▶ To promote real estate growth along Hébert Boulevard.
- ▶ To develop Hébert Boulevard to make it a commercial artery with a regional scale destination.
- ▶ To prioritize both horizontal and vertical mix of uses.
- ▶ To align new buildings towards the public realm.

2. USES

2.1 MAIN USES

- a) Multifamily dwelling
- b) Apartment building
- c) Retail sales and services
- d) Everyday services
- e) Restaurants, entertainment and accommodation
- f) Commercial recreation establishment
- g) Public and institutions

2.2 SECONDARY USES

- a) Parking

2.3 CONDITIONAL USES

- a) Drive-thru restaurant
- b) Gas bar

3. RULES OF USE

- ▶ Any new building must be erected on land served by electricity, water and sewer services.
- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ With the exception of a terrace, a gas bar and a parking lot, the uses permitted within zone C4 –

Regional Gateway must be established and practised inside a building.

- ▶ With the approval of the Advisory Board, more than one main use is permitted on the same lot, in more than one main building. Buildings must respect a minimum distance of 6 m between them.
- ▶ For all land that abuts Hébert Boulevard, residential uses are authorized only on the upper storeys. The ground floor of buildings must be occupied by one or more uses of the *Commerce* group or *Public and Institution* group.

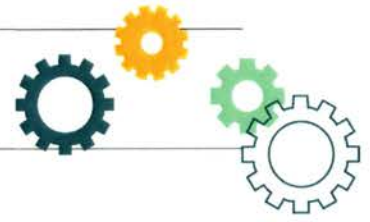
4. LOTS

- ▶ Area
 - MIN: 1,000 m²
 - MAX: None
- ▶ Frontage
 - MIN: 30 m
 - MAX: None
- ▶ Depth
 - MIN: 30 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.25
 - MAX: 0.7
- ▶ Dwellings per hectare
 - MIN: 40
 - MAX: None

C4 – REGIONAL GATEWAY



6. MAIN BUILDINGS

6.1 LOCATION

- Buildings in zone **C4 – Regional Gateway** must be detached, semi-detached or contiguous.

6.2 SETBACK

- The setback of a building from the front line of a property is:
 - MIN: 6 m
 - MAX: None
- The setback of a building from the rear lot line is:
 - MIN: 6 m
 - MAX: None
- The setback of a building from the side lot line of a property is:
 - MIN: 3 m
 - MAX: None
- The setback of a building from the side lot line of a corner lot is:
 - MIN: 7.5 m
 - MAX: None

6.3 HEIGHT

- The height limit of a building is:
 - MIN: 2 storeys
 - MAX: 6 storeys

6.4 LIVABLE FLOOR AREA

- Refer to subsection 5.2 (2) of this by-law for specific provisions.

6.5 DIMENSIONS

- Width
 - MIN: 10 m
 - MAX: None
- Depth
 - MIN: 10 m
 - MAX: None

6.6 ARCHITECTURAL DESIGN

- All exterior walls that face a public street must be made of stone, brick, wood, architectural reinforced concrete, glass and metal, with coloured metal siding, ceramic or vitrified tiles or painted concrete blocks.
- The main public entrance to a building must face the street.
- Commercial buildings must have a window on the street.
- The proportion of opening of the facade at the level of the ground floor must vary between 50% and 80%.
- Buildings use colourful hues to distinguish the landscape.
- The buildings located on the corner lots are located with the minimum setback and an architectural treatment highlighting the corner is required.
- In addition to the requirements of part 7, the space reserved for signage integrates into the composition of the entire building and emphasizes the commercial use of the ground floor.

7. LANDSCAPING

7.1 LANDSCAPED AREA

- Front yard
 - MIN: 50%

C4 – REGIONAL GATEWAY



- ▶ Flankage yard
 - MIN: 50%
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ All residential uses must provide a minimum of one parking space per dwelling.
- ▶ No minimum due for uses other than "Housing".
- ▶ For any new building, the parking lots are set up in the side or rear yards.
- ▶ Refer to section 4.2 of this by-law for specific provisions.

7.3 ACCESS

- ▶ The number of two-way traffic access lanes is limited to one access lane per lot frontage.

7.4 LOADING

- ▶ Loading areas must be in a rear yard.
- ▶ Loading areas shall not be visible from a public road or from a residential area.

A decorative graphic in the top left corner featuring a large grey circle, a black circle, and several interlocking gears in black, orange, green, and blue.

I1 – MIXED INDUSTRIAL SHOWCASE

I1 - MIXED INDUSTRIAL SHOWCASE



1. OBJECT

- ▶ To develop an attractive industrial showcase along Highway 2, on Acadie Boulevard and Isidore-Boucher Boulevard.
- ▶ To promote a mix of commercial functions through the establishment of commercial uses, services and light industrial uses.
- ▶ To propose a template sufficient enough to create a built front on the scale of the traffic flow.
- ▶ To develop a thriving showcase to Highway 2.

2. USES

2.1 MAIN USES

- a) Heavy retail
- b) Business support services
- c) General contractor services
- d) Services and repair - industrial
- e) Vehicle sales and services
- f) Manufacturing - light
- g) Technological industry
- h) Distribution facility
- i) Call centre

2.2 SECONDARY USES

- a) Office
- b) Outdoor display

2.3 CONDITIONAL USES

- a) Recycling depot
- b) Chemical and petroleum products
- c) Large vehicle sales and services

3. RULES OF USE

- ▶ Any new building must be erected on land served by electricity, water and sewer services.
- ▶ All uses comply with the provisions of section 6 of this by-law.
- ▶ With the exception of a terrace, a gas bar, fenced outdoor storage and a parking lot, the uses permitted within zone I1 - Mixed Industrial Showcase must be established and exercised inside a building.
- ▶ More than one main use is permitted on the same lot, in more than one main building. Buildings must respect a minimum distance of 6 m between them.
- ▶ Single-family dwellings existing at the adoption of this by-law may be extended, in accordance with the requirements of zone R1 - Single-family Dwelling.
- ▶ The existing multifamily dwellings upon adoption of this by-law may be extended, in accordance with the requirements of zone the R2 - Urban.

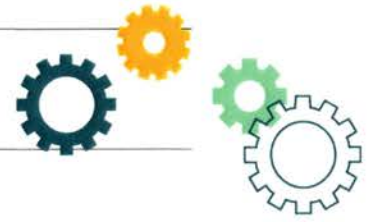
4. LOTS

- ▶ Area
 - MIN: 4,000 m²
 - MAX: None
- ▶ Frontage
 - MIN: 54 m
 - MAX: None
- ▶ Depth
 - MIN: 38 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.1
 - MAX: 0.5

11 – MIXED INDUSTRIAL SHOWCASE



6. MAIN BUILDINGS

6.1 LOCATION

- ▶ Buildings in *11 – Mixed Industrial Showcase* must be detached.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 7.5 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 7.5 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a property is:
 - MIN: 3 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 7.5 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building in terms of storeys is:
 - MIN: 1 storey
 - MAX: 3 storeys

6.4 DIMENSIONS

- ▶ Width
 - MIN: 10 m
 - MAX: None

- ▶ Depth
 - MIN: 10 m
 - MAX: None

6.5 ARCHITECTURAL DESIGN

- ▶ All exterior walls that face a public street must be made of stone, brick, wood, architectural reinforced concrete, glass and metal, with coloured metal siding, ceramic or vitrified tiles or painted concrete blocks.
- ▶ When the end wall of a building faces a public street, the design and finish of that wall should be similar to the wall where the main entrances are located.

7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 25%
- ▶ Flankage yard
 - MIN: 25%
- ▶ Refer to section 4.3 of this by-law for specific provisions.

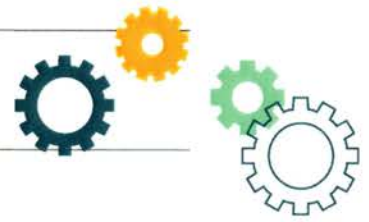
7.2 PARKING

- ▶ Refer to section 4.2 of this by-law for specific provisions.

7.3 ACCESS

- ▶ The number of two-way traffic access lanes is limited to two accesses per lot frontage.
- ▶ Access lanes must be set up at a minimum distance of 3 m from the side limits.

I1 – MIXED INDUSTRIAL SHOWCASE



7.4 LOADING

- ▶ Loading areas must be in a rear yard.
- ▶ Loading areas shall not be visible from a public road or from a residential area.



I2 - EDMUNDSTON-NORD INDUSTRIAL PARK

I2 - EDMUNDSTON-NORD INDUSTRIAL PARK



1. OBJECT

- ▶ To pursue the development of an economically viable, functional and attractive industrial park for industries.
- ▶ To ensure the diversification of the industry, while building on the region's strengths in terms of resources and innovation.
- ▶ To limit the environmental impact of industrial activities.

2. USES

2.1 MAIN USES

- a) Manufacturing - light
- b) Technological industry
- c) Distribution facility
Outdoor storage is not allowed
- d) General contractor services

2.2 SECONDARY USES

- a) Office
- b) Warehouse
- c) Retail of products related to the industrial activities

2.3 CONDITIONAL USES

- a) Self-storage facility

3. RULES OF USE

- ▶ Any new building must be erected on land served by electricity, water and sewer services.
- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ Except for a fenced outdoor storage and a parking lot, the uses permitted within zone I2 –

Edmundston-Nord Industrial Park must be established and exercised inside a building.

- ▶ More than one main use is permitted on the same lot, in more than one main building. Buildings must respect a minimum distance of 6 m between them.
- ▶ The maximum area occupied by a retail use authorized as an additional use can reach a maximum of 10% of the total area of the building.

4. LOTS

- ▶ Area
 - MIN: 4,000 m²
 - MAX: None
- ▶ Frontage
 - MIN: 50 m
 - MAX: 75 m
- ▶ Depth
 - MIN: 38 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.15
 - MAX: 0.5

6. MAIN BUILDINGS

6.1 LOCATION

- ▶ Buildings in I2 – *Edmundston-Nord Industrial Park* must be detached.

I2 - EDMUNDSTON-NORD INDUSTRIAL PARK



6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 7.5 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 7.5 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a property is:
 - MIN: 3 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 7.5 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building in terms of storeys is:
 - MIN: 1 storey
 - MAX: 4 storeys

6.4 DIMENSION

- ▶ Width
 - MIN: 10 m
 - MAX: None
- ▶ Depth
 - MIN: 10 m
 - MAX: None

6.5 ARCHITECTURAL DESIGN

- ▶ All exterior walls that face a public street must be made of stone, brick, wood, architectural reinforced concrete, glass and metal, with coloured metal siding, ceramic or vitrified tiles or painted concrete blocks.
- ▶ When the end wall of a building faces a public street, the design and finish of that wall should be similar to the wall where the main entrances are located.

7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 50%
- ▶ Flankage yard
 - MIN: 50%
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ For any new building, parking lots must be set on a side or rear yard.
- ▶ Refer to section 4.2 of this by-law for specific provisions.

7.3 ACCESS

- ▶ The number of two-way traffic access lanes is limited to two access lanes per lot frontage.
- ▶ Access lanes must be set up at a minimum distance of 3 m from the side limits.

I2 - EDMUNDSTON-NORD INDUSTRIAL PARK



7.4 LOADING

- ▶ Loading areas must be in a rear yard.
- ▶ Loading areas shall not be visible from a public road or from a residential area.



13 – HEAVY INDUSTRIAL

I3 – HEAVY INDUSTRIAL



1. OBJECT

- ▶ To constitute industrial zones dominated by buildings of imposing size.
- ▶ To concentrate heavy industrial uses within the same sector in order to limit the impact on the territory.
- ▶ Despite the heavy industrial uses expected, to promote a pleasant working environment.
- ▶ To ensure harmony between industrial activities and the environment.
- ▶ To authorize uses where activities take place inside and outside buildings, on large plots of land.

2. USES

2.1 MAIN USES

- a) Industrial

2.2 SECONDARY USES

- a) Office
- b) Retail of products related to the industrial activities

2.3 CONDITIONAL USES

- a) Manufacturing - heavy
- b) Chemical and petroleum products
- c) Asphalt, aggregate, concrete plant

3. RULES OF USE

- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ More than one main use is permitted on the same lot, in more than one main building. Buildings must respect a minimum distance of 6 m between them.

- ▶ Offices are permitted as secondary uses and may occupy a maximum area of 25% of the building.
- ▶ The maximum area occupied by a retail business authorized as a secondary use can reach a maximum of 10% of the total area of the building.

4. LOTS

- ▶ Area
 - MIN: 20,000 m²
 - MAX: None
- ▶ Frontage
 - MIN: 100 m
 - MAX: None
- ▶ Depth
 - MIN: 100 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: None
 - MAX: 0.25

6. MAIN BUILDINGS

6.1 LOCATION

- ▶ Buildings in I3 – *Heavy Industrial* must be detached.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 15 m
 - MAX: None

I3 – HEAVY INDUSTRIAL



- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 15 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a property is:
 - MIN: 15 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 15 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building is:
 - MIN: 1 storey
 - MAX: None

7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 25%
- ▶ Flankage yard
 - MIN: 25%
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ Refer to section 4.2 of this by-law for specific provisions.

7.3 ACCESS

- ▶ The number of two-way traffic access lanes must be limited to one lane per frontage of a lot, except in the case of a lot with a frontage of more than 75 m where two lanes of accesses are authorized provided that each access road is separated by at least 20 m from its central axis. A maximum of two access lanes per lot is authorized.
- ▶ Access lanes must be set up at a minimum distance of 3 m from the side limits.

7.4 LOADING

- ▶ Loading areas must be in a rear yard.
- ▶ Loading areas shall not be visible from a public road or a residential area.



14 - ENVIRONMENT AND EXTRACTION

I4 – ENVIRONMENT AND EXTRACTION



1. OBJECT

- ▶ To define the areas suitable for quarrying, current operations, the scope of expansion and also identify sites with potential for exploitation.
- ▶ To limit the number of dumps, scrap yards or other similar activities related to the treatment of open-air waste.
- ▶ To secure traffic and loading areas linked to railways.

2. USES

2.3 CONDITIONAL USES

- a) Resource extraction
- b) Salvage yard
- c) Asphalt, aggregate, concrete plant
- d) Railroad-related operations

3. RULES OF USE

- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ The operating area for a quarry, sand pit or gravel pit must be at least 500 m from any residential use.
- ▶ A fence with a minimum height of 1.80 m must be installed around the operating area of a quarry, sand pit or gravel pit, if public safety is compromised.
- ▶ More than one building may be located on a lot occupied by a use of the *I4 – Environment and Extraction* zone, provided that the activities carried out there are related to a permitted use.

4. LOTS

- ▶ Area
 - MIN: 20,000 m²
 - MAX: None

- ▶ Frontage
 - MIN: 54 m
 - MAX: None
- ▶ Depth
 - MIN: 38 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: None
 - MAX: 0,2

6. MAIN BUILDINGS

6.1 LOCATION

- ▶ Buildings in *I4 – Environment and Extraction* must be detached.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 10 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 10 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a property is:
 - MIN: 10 m
 - MAX: None

I4 – ENVIRONMENT AND EXTRACTION



- ▶ The setback of a building from the rear lot line is:
 - MIN: 10 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building is:
 - MIN: 1 storey
 - MAX: 3 storeys

7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ A landscaped strip with a minimum width of 10 m must be developed between a use of zone I4 - *Environment and Extraction* and the boundaries of the lot. This strip must be in the form of an embankment with a minimum height of 2 m and established according to the requirements of paragraph 4.4 (4) of this by-law.

7.2 PARKING

- ▶ Refer to section 4.2 of this by-law for specific provisions.

7.3 ACCESS

- ▶ The number of two-way traffic access lanes must be limited to one lane per frontage of a lot, except in the case of a lot with a frontage of more than 75 m where two access lanes are authorized provided that each access lane is separated by at least 20 m from its central axis. A maximum of two access lanes per lot is authorized.
- ▶ Access must be set up at a minimum distance of 3 m from the side limits.



TRE - RECREATIONAL EQUIPMENTS



1. OBJECT

- ▶ To identify green spaces that are accessible, diversified and attractive to the population.
- ▶ To foster recreation areas where a large part of the areas are developed and used.
- ▶ To create spaces that create vantage points of the Madawaska River and the Saint John River.

2. USES

2.1 MAIN USES

- a) Recreation
- b) Instructional facility

2.2 SECONDARY USES

- a) Restauration, entertainment and accommodation
- b) Retail sales of everyday goods

2.3 CONDITIONAL USES

3. RULES OF USE

- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ Only buildings acting as recreational pavilions are authorized.
- ▶ Authorized buildings must be of small size.
- ▶ Excavation and backfilling activities aimed at creating land are prohibited unless they are in direct connection with an approved subdivision or a building permit.

4. LOTS

- ▶ Area
 - MIN: 4,000 m²
 - MAX: None

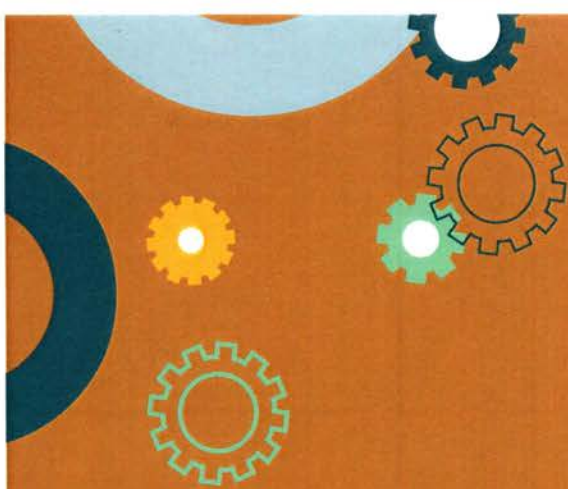
7. LANDSCAPING

7.1 LANDSCAPED AREA

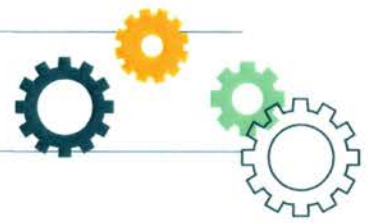
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ Refer to section 4.2 of this by-law for specific provisions.



RU - RURAL



1. OBJECT

- ▶ To preserve natural attractions by limiting the development of subdivisions and by harmonious management of the cohabitation of uses.
- ▶ To ensure a coherent development of agricultural and agroforestry activities.
- ▶ To protect landscapes and points of interest.
- ▶ To preserve the viability of agricultural and agroforestry operations.
- ▶ To ensure the preservation of the quality of watercourses, in particular through adequate management of individual wastewater treatment systems.

2. USES

2.1 MAIN BUILDINGS

- a) Single detached dwelling
- b) Agriculture
- c) Forestry use
- d) Conservation
- e) Recreation
- f) Garden centre
- g) Animal sales and services

2.2 SECONDARY USES

- a) Home occupation
- b) Bed and breakfast
- c) Pet care services

2.3 CONDITIONAL USES

- a) Multifamily dwelling (6 units or less)
- b) Hotel
- c) Convenience store
- d) Restaurant
- e) Spa
- f) Heavy retail sales
- g) Machine shop and welding

- h) Light livestock
- i) Maple grove
- j) Snow dump

3. RULES OF USE

- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ Single-family dwellings shall be limited to one dwelling per lot.
- ▶ The standards relating to the maximum number of accessory buildings, dimensions and height do not apply to a building used for agricultural purposes.
- ▶ Light livestock raising uses existing at the time of adoption of this by-law are considered to be in compliance.

4. LOTS

- ▶ Area
 - MIN: 4,000 m²
 - MAX: None
- ▶ Frontage
 - MIN: 54 m
 - MAX: None
- ▶ Depth
 - MIN: 38 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.02
 - MAX: 0.15



6. MAIN BUILDINGS

6.1 LOCATION

- ▶ Buildings in *Ru - Rural* must be detached.
- ▶ Minihomes must be installed parallel to the front lot line.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 7.5 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 7.5 m
 - MAX: None
- ▶ The setback of a building from the side lot line is:
 - MIN: 3 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 10 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building in terms of storeys is:
 - MIN: 1 storey
 - MAX: 2 storeys

6.4 LIVABLE FLOOR AREA

- ▶ Refer to paragraph 5.2 (2) of this by-law for specific provisions.

6.5 DIMENSIONS

- ▶ Width
 - MIN: 7 m
 - MAX: None
- ▶ Depth
 - MIN: 7 m
 - Except for minihomes

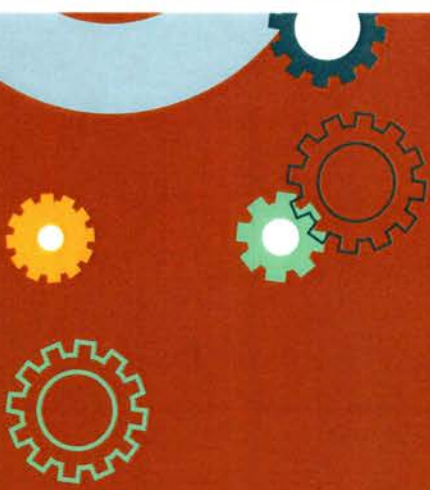
7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ Front yard
 - MIN: 75%
- ▶ Flankage yard
 - MIN: 75%
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ The minimum parking spaces for a use in a *RU-Rural* zone is one per dwelling.
- ▶ Refer to section 4.2 of this by-law for specific provisions.



RF – LAND RESERVE



1. OBJECT

- ▶ To offer a diversity of housing typologies in order to promote social diversity.
- ▶ To harmonize the template of new developments with neighbouring sectors.
- ▶ To ensure the integration of natural environments in a development context.
- ▶ To prioritize sustainable development and responsible management of our resources
- ▶ To maintain a certain flexibility in connection with normative regulations, in order to leave room for innovative projects.

2. USES

2. CONDITIONAL USES

- a) Housing
- b) Retail sales and services
- c) Everyday services
- d) Restauration, entertainment and accommodation
- e) Recreation

3. RULES OF USE

- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ New projects require the presentation of an overall development plan of the land(s) concerned for the approval by the municipal council and an agreement according to section 59 of the act, according to the integrated zones defined by the law.

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.25
 - MAX: None

- ▶ Dwellings per hectare
 - MIN: 20
 - MAX: None

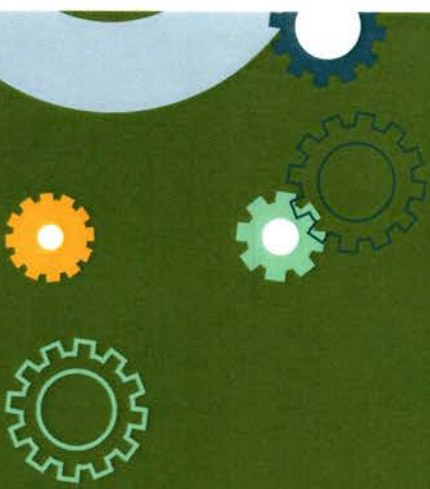
7. LANDSCAPING

7.1 LANDSCAPED AREA

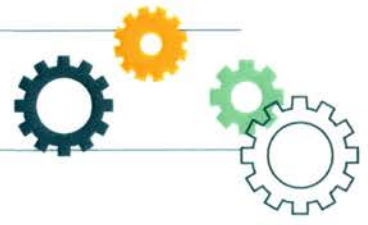
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ Refer to section 4.2 of this by-law for specific provisions.



CONS - CONSERVATION



1. OBJECT

- ▶ To preserve the integrity of natural spaces in order to protect their ecological value.
- ▶ To preserve biodiversity corridors and promote connectivity of natural environments across the territory, in particular by using the blue corridors.
- ▶ To protect landscapes and points of interest.
- ▶ To prohibit all urbanization in wetlands, ecosystems of interest and protected natural environments.

2. USES

2.1 MAIN USES

- a) Protected area
- b) Parks and public places
- c) Municipal public services
- d) Forestry use

2.2 CONDITIONAL USES

- a) Campground
- b) Cemetery

3. RULES OF USE

- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ Only buildings acting as a recreational pavilion or columbarium are authorized.
- ▶ Authorized buildings must be of small size.
- ▶ Excavation and backfilling activities aimed at creating land are prohibited unless they are in direct connection with an approved subdivision or a building permit.
- ▶ Forestry use must be in accordance with the requirements of section 4.6 of this by-law.

4. LOTS

- ▶ Area
 - MIN: 4,000 m²
 - MAX: None
- ▶ Frontage
 - MIN: 54 m
 - MAX: None

6. MAIN BUILDINGS

6.1 LOCATION

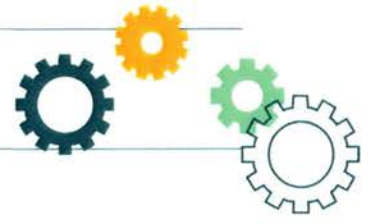
- ▶ Building in zone *CONS - Conservation* must be detached.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 7.5 m
 - MAX: None
- ▶ The setback of a building to any other property line is:
 - MIN: 10 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building is:
 - MIN: 1 storey
 - MAX: 2 storeys



6.4 ARCHITECTURAL DESIGN

- ▶ Materials used for exterior cladding of recreational buildings must be made of natural essence (wood or stone).

7. LANDSCAPING

7.1 LANDSCAPED AREA

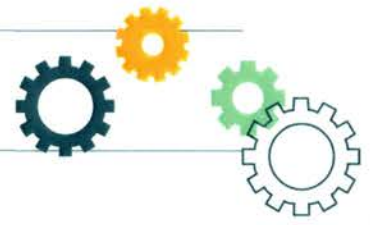
- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ No minimum due
- ▶ Refer to section 4.2 of this by-law for specific provisions.



GI - LARGE INSTITUTIONS



1. OBJECT

- ▶ To allow the establishment of cultural, recreational, educational, health care and worship institutions on large plots of land.
- ▶ To promote a mix of uses by allowing the establishment of secondary uses that match the respective missions of the zones.

2. USES

2.1 MAIN USES

- a) Public and institutions

2.2 SECONDARY USES

- a) Apartment building
- b) Everyday services
- c) Entertainment establishment
- d) Restaurant
- e) Indoor sports facility
- f) Outdoor sports facility

3. RULES OF USE

- ▶ All uses comply with the provisions of part 6 of this by-law.
- ▶ More than one main use is permitted on the same lot, in more than one main building. Buildings must respect a minimum distance of 6 m between them.
- ▶ Each zone must provide a conceptual plan of the overall development of the properties concerned.

4. LOTS

- ▶ Area
 - MIN: 540 m²
 - MAX: None
- ▶ Frontage
 - MIN: 18 m
 - MAX: None
- ▶ Depth
 - MIN: 30 m
 - MAX: None

5. DENSITY

- ▶ Lot coverage
 - MIN: 0.2
 - MAX: None

6. MAIN BUILDINGS

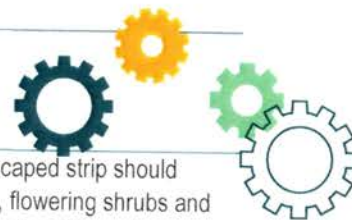
6.1 LOCATION

- ▶ Buildings in zone *GI – Large Institutions* must be detached, semi-detached or contiguous.

6.2 SETBACK

- ▶ The setback of a building from the front line of a property is:
 - MIN: 6 m
 - MAX: None
- ▶ The setback of a building from the rear lot line is:
 - MIN: 6 m
 - MAX: None

GI - LARGE INSTITUTIONS



- ▶ The setback of a building from the side lot line of a property is:
 - MIN: 3 m
 - MAX: None
- ▶ The setback of a building from the side lot line of a corner lot is:
 - MIN: 6 m
 - MAX: None

6.3 HEIGHT

- ▶ The height limit of a building in terms of storeys is:
 - MIN: 1 storey
 - MAX: None

6.4 ARCHITECTURAL DESIGN

- ▶ The cladding of buildings must harmonize with the existing built environment.
- ▶ All exterior walls that face a public street must be made of stone, brick, wood, architectural reinforced concrete, glass and metal, with coloured metal siding, ceramic or vitrified tiles or painted concrete blocks.
- ▶ The buildings located on the corner lots are located with the minimum setback and an architectural treatment highlighting the corner is required.
- ▶ When the end wall of a building faces a public street, the design and finish of that wall should be similar to the wall where the main entrances are located.
- ▶ Buildings use colourful hues to distinguish the landscape.

7. LANDSCAPING

7.1 LANDSCAPED AREA

- ▶ A landscaped strip, with a minimum width of 2 m, must separate a parking area from a public or

private street. This landscaped strip should consist primarily of trees, flowering shrubs and perennials, landscaped berms, flower boxes, benches, decorative masonry walls, fences or a combination of these.

This provision applies to any use.

- ▶ Refer to section 4.3 of this by-law for specific provisions.

7.2 PARKING

- ▶ Refer to section 4.2 of the by-law for specific provisions.