

**Province of Quebec  
Memphremagog Regional County Municipality  
Village of Ayer's Cliff**

**By-law No. 2025-11  
Amending Zoning By-law No. 2009-04**

At a regular meeting of the municipal council of Ayer's Cliff, held in the basement of Saint-Barthélemy Church located at 911 Clough Street on August 4, 2025, at 7:00 p.m., at which a quorum was present.

**WHEREAS** the municipality of Ayer's Cliff has the authority under the Act to amend its zoning by-law;

**WHEREAS** the municipality wishes to include a provision to facilitate the application of standards when a lot or property is located within two zones;

**WHEREAS** it is desirable to include a specification regarding permanent car shelters;

**WHEREAS** the municipality wishes to revise upward the standards for accessory buildings permitted on a lot and wishes to authorize the development of a dwelling in an accessory building, subject to certain conditions;

**WHEREAS** the municipality wishes to make some adjustments to the rules governing trees (varieties permitted for planting, tree cover, and remarkable trees);

**WHEREAS** it is desirable to allow shelters for waste bins and generators on a property, subject to certain siting standards, in addition to allowing such equipment and gas cylinders in the front yard with camouflage;

**WHEREAS** it is desirable to increase the maximum width of a yard entrance for residential purposes;

**WHEREAS** it is desirable to allow main or accessory buildings in the form of a dome or arch;

**WHEREAS** the municipality no longer wishes to allow new development projects through the zoning by-law;

**WHEREAS** it is desirable to prohibit the use of non-encapsulated polystyrene for the construction of docks and to improve erosion control measures during construction, in particular by adding sketches to facilitate understanding;

**WHEREAS** the municipality wishes to better regulate the mix of primary uses in the same building, allow accessory buildings in front yards provided they are subject to the PIIA, and simplify the standards concerning the maintenance, hygiene, and comfort of chickens kept for personal purposes;

**WHEREAS** the municipality wishes to allow slightly larger commercial signs in slightly greater quantities;

**WHEREAS** it is desirable to modify the boundary between the Res-13 and Res-14 zones to better define the uses and development standards in these zones;

**WHEREAS** the municipality wishes to remove the concept of steep slopes from its by-law until it is consistent with the standards set out in the MRC Memphrémagog plan;

**WHEREAS** a notice of motion was duly given on August 4, 2025;

**Therefore,  
It is proposed by**

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**Seconded by  
And unanimously resolved**

That a bylaw of this council, numbered 2025-11, be and is hereby adopted and enacted, as follows:

**Section 1:** The preamble forms an integral part of this bylaw.

**Article 2:** Section 6 of Zoning By-law 2009-04 of the Municipality of the Village of Ayer's Cliff, concerning the interpretation of zone boundaries, is amended as follows:

a) By adding the following paragraphs after the first paragraph:

"If a lot or parcel of land is divided by a zoning boundary and 50% or more of that lot or parcel of land is located in one zone, the remainder of the lot or parcel of land (less than 50%) shall be part of the zone comprising at least 50% of that lot or parcel of land. Notwithstanding the foregoing, if this remaining portion of less than 50% has an area that can meet the minimum area requirement in the zone, then each portion of this lot or parcel of land shall be part of the zone within which this portion of the lot or parcel of land is mapped.";

**Section 3:** Section 11 of this zoning by-law, concerning specific definitions, is amended as follows:

a) By inserting in the definition of the term "accessory building," between the words "Does not include a temporary carport or temporary vestibule" and the words "a dumpster, trailer, .." and the words "a permanent carport, buildings used as chicken coops for personal use "POU," a shelter for waste bins,";

b) By replacing the last sentence in the definition of the term "accessory building" with the following:

"This building may be converted into living space for the purpose of installing a washroom with a floor area of not more than 5 m<sup>2</sup> or for the purpose of installing a space dedicated to the secondary use group 'PRO' (personal and professional) or for the purpose of installing a space dedicated to the secondary use group "ART" (craft activity) as well as for the purpose of installing an accessory dwelling unit (UHA)";

c) By adding, in alphabetical order, the definition of the term "remarkable tree," which reads as follows:

"**"Remarkable tree"**: A tree native to Canada whose age, size, and health give it symbolic value as a remarkable specimen. In general, medium- and large-sized trees are included in the scope of this regulation. Trees that have reached 100% maturity in relation to the characteristics of their species and are in good health are considered remarkable trees within the meaning of this regulation (reference: List of native trees of Quebec – Arboquebecium, attached as Appendix XI)."

d) By adding, in alphabetical order, the definition of the term "hotel complex," which reads as follows:

"**"Hotel complex"**: A tourist accommodation establishment that offers a wide range of services and facilities beyond standard accommodation. It is intended to be a destination in its own right, offering a complete vacation experience with activities, restaurants, entertainment, and recreational services, often integrated on the same site.

e) By adding, in alphabetical order, the definition of the term "tree cover" as follows:

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“**Tree cover**”: The area occupied by the canopy (upper layer of a forest cover) of trees, based on the anticipated mature area of the planted tree, according to specialized literature in the field.”;

**Section 4:** Table I of Section 28 of this zoning by-law, concerning buildings, structures, uses, and accessory works permitted in yards, is amended as follows:

a) By adding the following line in alphabetical order to the table:

Sujets	Spécifications des cours et normes											Autres normes (référer au chapitre IV, section II)
	Cour Avant minimale (CAVM)				Cour Avant résiduelle (CAVR)		Cour Latérale (CLAT)		Cour Arrière (CARR)			
	Permis	Marge min(m)		Empiètement max. (m)	Permis	Marge latérale min (m)	Permis	Marge latérale min (m)	Permis	Marge min(m)		
		Av.	Lat.							Ar.	Lat.	
Abri pour bacs de matière résiduelle	X	1	1		X	1	X	1	X	1	1	

a) By adding the note “23” in superscript in the boxes corresponding to the line “Garage, shed, hangar” and the columns “Minimum front yard – Permit” and “Remaining front yard – Permit”;

b) By adding the words “,generator, mechanical device” in the box corresponding to the line “Tank, cylinder, cistern” and in the column “Subjects”, after “cistern”;

c) By adding in the boxes corresponding to the line “Tank, cylinder, cistern, generator” and in the columns “Minimum front yard – Permit” and “Residual front yard – Permit,” the expression “X” authorizing such equipment in these yards,

d) By adding the standard “5<sup>8</sup>” in the boxes corresponding to the line “Tank, cylinder, cistern, generator” and in the columns “Minimum front yard – Minimum front setback,” “Minimum front yard – Minimum side setback,” and “Residual front yard – Minimum side setback.”

e) By adding the following note 23 to the section entitled “Notes relating to Table I”:

“23 – Notwithstanding notes 11 and 12, an accessory building is permitted in the minimum or residual front yard, but the permit is subject to the PIIA by-law governing the location.”;

**Section 5:** Section 32 of this zoning by-law, concerning permanent carports, is amended as follows:

a) By adding the following sentence to the first paragraph and paragraph 2°:

“If the carport is attached to a private garage, its area is counted separately from that of the garage to which it is attached, and the respective maximum areas may be added together.”;

**Section 6:** Section 37 of this zoning by-law, concerning the planting of trees, is amended as follows:

a) By adding the following sentence to the first paragraph and paragraph 1:

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"Notwithstanding the foregoing, it is permitted to plant a weeping willow in a riparian strip if, at the time of planting, the trunk is located at least 30 m from a building or street right-of-way."

**Section 7:** Section 39 of this zoning bylaw, concerning the obligation to plant or preserve trees, is amended as follows:

a) By replacing in the first paragraph, the words "trees (conifers with a minimum height of 2 m and deciduous trees with a minimum height of 3 m) must be planted on land located within the urbanization perimeter, spread over at least 50% of the land area so as to ensure permanent tree cover" " with the words:

"trees (with a minimum height of 2 m at planting) must be planted on land located within the urbanization perimeter, distributed over at least 50% of the land area so as to ensure permanent tree cover.";

b) By replacing, in the second paragraph and in paragraph 6, the phrase "A certificate of authorization has been issued for a parking area, an area reserved for septic facilities, if applicable, or an area reserved for the installation of a swimming pool, and the tree is located in these areas or in a 1.5 m strip around these areas. " with the following sentence:

"A certificate of authorization has been issued for all buildings, structures, uses or works authorized in a yard and the tree is located in these areas or within a 1.5 m strip around these areas.";

c) By adding a paragraph at the end that reads as follows:

"Notwithstanding the foregoing, any remarkable tree must be preserved as a matter of priority.

However, the felling of such a tree is authorized in the cases described in paragraphs 1°, 3° and 4° of the preceding article if the cutting is justified by a descriptive report prepared by a forest engineer.

In the case of paragraph 6 of the previous article (a building permit or certificate of authorization), authorization to fell a remarkable tree may only be granted by means of a minor exemption when serious harm is demonstrated.

With regard to paragraphs 5° and 7°, the felling of a remarkable tree is authorized if a formal agreement has been signed or if the public works are necessary for public safety, public health, or environmental protection.

**Article 8:** Section 46 of this zoning bylaw, concerning the layout of parking areas, is amended as follows:

a) By replacing paragraph 3° concerning access to the land and parking spaces and subparagraph b) concerning the width of accesses, the first sentence with the following sentence:

"For residential use, the width of an access must not exceed 7 m and the sum of the accesses must not exceed 12 m per street.";

**Article 9:** Article 57 of this zoning bylaw, concerning the requirement for a certificate of authorization for a sign, is amended as follows:

a) By adding to the second paragraph, a paragraph 17° that reads as follows:

"17° Commercial flags";

**Article 10:** Section 69 of this zoning bylaw, concerning the standards for the location of accessory buildings, is amended as follows:

a) By replacing paragraph 2° of the first paragraph with the following: “This building may be converted into living space for the purpose of installing a washroom with a floor area of no more than 5 m<sup>2</sup> or for the purpose of installing a space dedicated to the secondary personal and professional use group ‘PRO’ or for the purpose of installing a space dedicated to the secondary craft activity use group “ART” as well as for the purpose of installing an accessory dwelling unit (UHA)”;

b) By replacing paragraph 3° of the first paragraph with the following paragraph:

“3° A private garage may not have an area greater than 90 m<sup>2</sup> for a single-family or two-family dwelling and a mobile home. For any other type of dwelling, a private garage may not have an area greater than 30 m<sup>2</sup> per dwelling. Notwithstanding the foregoing, a private garage may not, under any circumstances, have a floor area greater than that of the main building. Any other accessory building may not have a floor area greater than 20 m<sup>2</sup> (residential). The sum of the floor areas of accessory buildings on a lot may not exceed 10% of the lot area.”;

c) By replacing paragraph 5° of the first paragraph with the following paragraph:

“5° A maximum of three accessory buildings are permitted per residential main building.”;

**Article 11:** Article 70 of this zoning bylaw, concerning the appearance standards for accessory buildings, is amended as follows:

a) By inserting in the third paragraph and in paragraph 2, between the words “Notwithstanding the foregoing, these buildings are permitted for greenhouses, agricultural buildings” and the words “or public utility buildings,” the words “industrial buildings”;

**Section 12:** Section 79 of this zoning by-law, concerning heat pumps, tanks, cylinders, and cisterns, is amended as follows:

a) By replacing the words “and cisterns” in the title of the section with the words “cisterns, generators, and mechanical devices”;

b) By replacing the first two paragraphs with the following paragraphs:

“In addition to the specifications and standards set out in Table I: buildings, structures, uses and accessory works permitted in yards, heat pumps, tanks, cylinders, cisterns, generators or mechanical devices are subject to the following standards.

Heat pumps, tanks, cylinders, cisterns and generators must be visually and aesthetically camouflaged by architectural or landscaping treatment so as not to be visible from the public highway or Lake Massawippi.”;

c) By adding a 4th paragraph that reads as follows:

“Any appliance, equipment, air conditioning system or other mechanical device of the same type installed on a roof must be architecturally treated to camouflage or conceal it around its entire perimeter.”

**Section 13:** Section 80 of this zoning by-law concerning mechanical devices is repealed.

**Section 14:** Section 84 of this zoning by-law concerning the appearance standards for main buildings is amended as follows:

a) By inserting in the third paragraph and in paragraph 2, between the words “Notwithstanding the foregoing, these buildings are permitted for greenhouses, agricultural buildings” and the words “or public utility buildings,” the words “industrial buildings”;

**Section 15:** Section 87 of this zoning bylaw, concerning structures and works permitted on or above the shoreline, is amended as follows:

(a) By adding the following sentence to the last paragraph:

“In addition, the use of any expanded or extruded polystyrene that is not completely enclosed or encapsulated is prohibited for floating docks, platforms, or buoys.”;

**Article 16:** Article 95 of these zoning regulations, concerning excavation and backfilling work, is amended as follows:

a) By deleting the last paragraph, which reads: “Notwithstanding the above, in the steep slope areas identified in Appendix IV, it is strictly prohibited to carry out backfilling or excavation work to a height of more than 1 m, except for excavation for the purpose of constructing a building. Such excavation shall be limited to the perimeter of the building, with no projection of more than 1 m on the entire perimeter.”;

**Article 17:** Article 96 of these zoning regulations, concerning protection against erosion during works, is amended as follows:

a) By replacing the last sentence of the second paragraph and the two paragraphs that follow with the following paragraph and texts:  
"Control or mitigation measures against erosion are those provided for in the following three sheets, or the covering of the area affected by the work with a tarpaulin. In this case, the tarpaulin must cover a strip of at least 30 cm around the perimeter of the area affected by the work.

# Fiche n ° 1 - Clôture à sédiments

## DESCRIPTION

Membrane en géotextile fixée à des piquets pour former une clôture qui permet le passage de l'eau tout en retenant les sédiments.

## APPLICATION

- Pour la protection des zones sensibles.
- Pour circonscrire les limites du chantier et y maintenir les sédiments.

## INSTALLATION

- » Installer la clôture à la même élévation topographique et hors de la bande riveraine.
- » Enfouir la base de la clôture dans une tranchée, pour que l'eau ne passe pas sous la toile.
- » Superposer les clôtures, en enroulant ensemble les extrémités de chacune d'elles, de façon à éviter les fuites dans les joints (voir Méthode d'assemblage de deux clôtures, page suivante).
- » Réduire la distance entre les clôtures en fonction de la pente (voir tableau suivant).
- » Ne jamais placer une clôture perpendiculaire à un fossé ou à un cours d'eau.

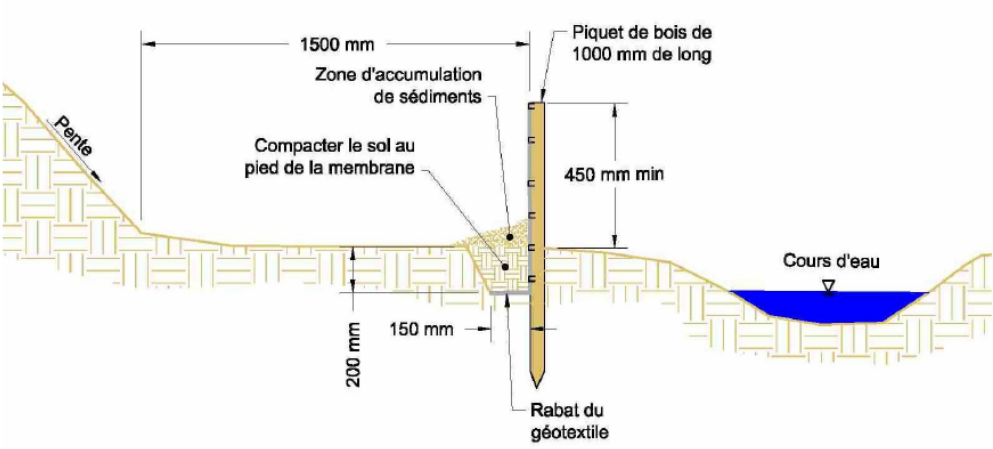
Distance proposée entre les clôtures  
en fonction de la pente

Pente	Distance entre les clôtures
(H/V)	(m)
5/1	15
4/1	12
3/1	10
2/1	6
1/1	3

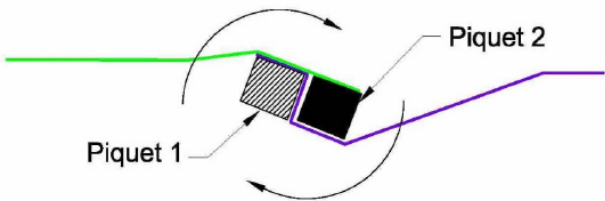
## ENTRETIEN

- » Après chaque pluie, vérifier l'efficacité de la clôture.
- » Retirer les sédiments au pied de la clôture lorsqu'ils atteignent 150 mm d'épaisseur.
- » Remplacer toute clôture à sédiments colmatée.
- » Réparer les clôtures à sédiments si cela est nécessaire.
- » Enlever la clôture à sédiments lorsqu'elle n'est plus requise, puis niveler et stabiliser la tranchée par ensemencement et paillis.

Figure 1 Clôture à sédiments



Méthode d'assemblage de deux clôtures





## Fiche n° 2 - Boudin de filtration et de rétention sédimentaire

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### DESCRIPTION

Boudin à l'intérieur duquel un matériau filtrant composite est utilisé pour filtrer l'eau et pour retenir les sédiments.

### APPLICATION

- › En remplacement de clôture à sédiments.
- › Dans les secteurs en pente faible, inférieure à 3 %.
- › Comme seuil de rétention dans les fossés intermittents à faible débit et dont la pente est inférieure à 3 %.
- › Autour des zones de remblais.

### INSTALLATION

- › Choisir un diamètre de boudin (200 à 450 mm) en fonction du débit et des spécifications du fabricant.
- › Creuser une tranchée d'une profondeur correspondant au tiers du diamètre du boudin.
- › Compacter les déblais de chaque côté du boudin.
- › Ancrer le boudin en le transperçant avec des piquets de bois tous les 500 à 1000 mm, à angles opposés, sur une profondeur minimale de 450 mm.
- › Joindre ou chevaucher les extrémités des boudins sur une superficie d'environ 300 mm.
- › Installer le boudin hors de la bande riveraine.

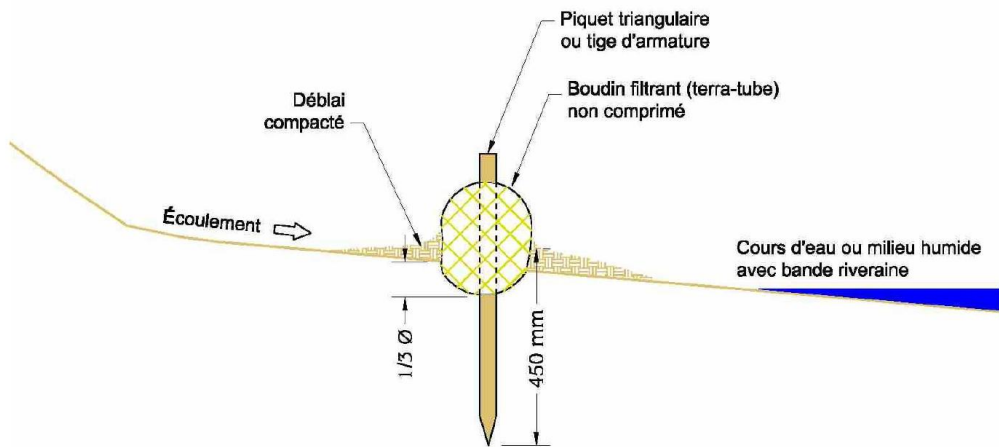
### ENTRETIEN

- › Après chaque pluie, vérifier le boudin pour qu'il soit bien en contact avec le sol.
- › Retirer les sédiments lorsqu'ils atteignent 50 % de la hauteur du boudin.
- › Lorsque le boudin est colmaté, le remplacer jusqu'à la stabilisation du sol.
- › À la fin des travaux, les boudins installés sur le sol peuvent demeurer en place s'ils ne nuisent pas à l'écoulement naturel, puisqu'ils se dégradent après une période d'un à deux ans.

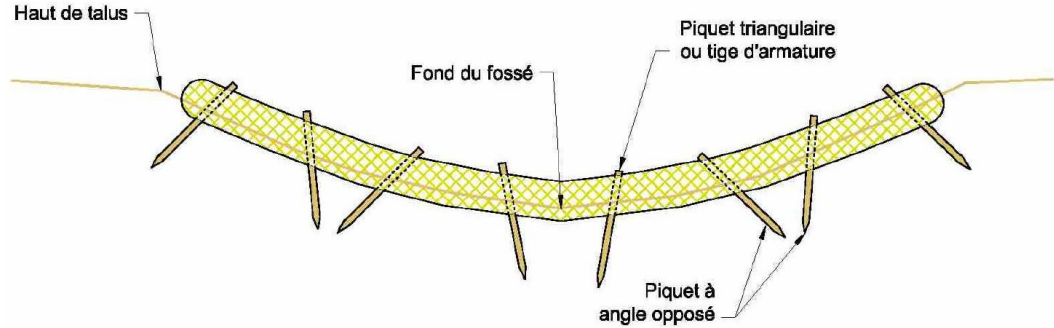
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Détail d'ancrage du boudin de filtration



Installation d'un boudin de rétention dans le fond d'un fossé



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## Fiche n° 3 - Paillis anti-érosion

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### DESCRIPTION

Paillis de paille épandu en vrac ou matelas de paillis habituellement constitué de fibres naturelles biodégradables de coco, de bois ou de paille avec un ou deux filets photodégradables ou biodégradables servant à couvrir le sol remanié ou ensemencé.

### APPLICATION

- ▶ Sur les rives, dans les fossés et en guise de protection de talus escarpé H/V : 1/1, utiliser des matelas de fibres de coco.
- ▶ Sur des surfaces où la dynamique de l'eau est moins grande et où les talus sont moins escarpés (H/V : 1,5/1), de même que sur des surfaces inondables et perturbées, utiliser des matelas de paillis de bois ou de paille.
- ▶ Pour des surfaces planes et des talus en faible pente (H/V : 2/1 et moins), utiliser du paillis de paille épandu en vrac. Avec un taux d'application de 400 à 500 g/m<sup>2</sup>, il assure une protection contre l'érosion de 95 %.

### INSTALLATION

- ▶ Appliquer immédiatement après l'ensemencement ou sur des surfaces remaniées.
- ▶ Appliquer le paillis de paille en vrac manuellement ou mécaniquement, à l'aide d'un hache-paille muni d'une soufflerie.
- ▶ Fixer le matelas de paillis au sol à l'aide de broches d'ancrage de 150 mm de longueur, à raison de 3 à 4 unités/m<sup>2</sup>. Dans le sable, remplacer les broches d'ancrage par des pieux de bois triangulaires d'une longueur de 600 mm, enfoncés sur les deux tiers de leur longueur.
- ▶ Augmenter la densité des ancrages dans le haut des talus et au chevauchement des matelas.
- ▶ Mettre les fibres en contact avec le sol et le filet sur la surface du matelas monofilament.
- ▶ Dans un fossé, installer les matelas en respectant le sens de l'écoulement de l'eau et en prévoyant un chevauchement minimum de 500 mm (matelas amont par-dessus matelas aval).

### ENTRETIEN

- ▶ Les surfaces protégées par paillis doivent être inspectées après chaque pluie.
- ▶ Les surfaces dénudées doivent être corrigées immédiatement en ajoutant au besoin de l'ensemencement, du paillis ou de nouveaux ancrages.

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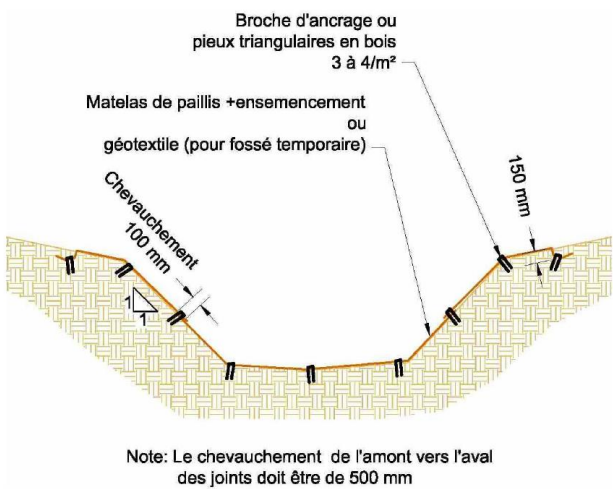
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Mise en place des matelas de paillis



VUE EN COUPE

(Stabilisation de fossé)



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**Article 18 :** Section 99 of these zoning regulations, concerning comprehensive projects, is amended as follows:

a) By adding the following paragraph before the first paragraph:

"This section on comprehensive projects applies to any project already completed before August 4, 2025 (date of the notice of motion for the amendment) as well as to any project for which an application has already been submitted and is substantially complete or any project for which exchanges or discussions have been initiated with the municipality as of August 4, 2025 (date of the notice of motion for the amendment). This section no longer applies and it is no longer possible to benefit from it or use it for any other new project after August 4, 2025 (date of the notice of motion for the amendment)."

**Section 19:** Section 116 of this zoning bylaw, concerning the "LS" secondary dwelling group, is amended as follows:

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a) By replacing the text of the article with the following text:

"The secondary dwelling group "LS" refers to one of the following two options:

a) a detached single-family dwelling that has been extended or converted to provide a single secondary and independent dwelling, which may also be connected internally to the main dwelling. This secondary dwelling may not have a floor area greater than 75% of the floor area of the main dwelling;

b) on land occupied by a detached single-family dwelling, an accessory building enlarged or converted to provide a single secondary and independent dwelling. This secondary dwelling may not have a floor area greater than 75% of the floor area of the accessory building. The part of the accessory building that is not occupied by the dwelling must be used for the storage of goods for the main or secondary use and must be independent of the dwelling;

A lot may only be occupied by a single secondary dwelling (either inside the main building or inside the accessory building).

The development of any secondary dwelling (in a main building or in an accessory building) or any habitable space (in an accessory building) in which there is drinking water and/or facilities that generate wastewater must be connected to the water and sewer systems or comply with the applicable provincial regulations in this regard (Regulation respecting water withdrawal and protection (Q-2, r.35.2) and the Regulation respecting wastewater disposal systems for isolated dwellings (Q-2, r.22))."

**Section 20:** Section 117.1 of this zoning by-law, concerning the keeping of chickens for personal purposes "POU," is amended as follows:

a) By deleting subparagraphs x) to xiv) from the first paragraph and paragraph f);

b) By replacing paragraph g) in the first paragraph with the following paragraph:

"g) As prescribed by the *Animal Welfare and Safety Act*, the owner or person in charge of an animal must ensure that the animal's welfare or safety is not compromised. The welfare or safety of an animal is presumed to be compromised when it is not receiving care appropriate to its biological needs. Reference should be made to the Act (and the Application Guide) or one of its regulations for the obligations and rules governing this aspect.";

**Section 21:** Section 118 of this zoning bylaw, concerning general permitted uses, is amended as follows:

a) By adding the following paragraph between the 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs:

"The combination of two or more principal uses in the same main building is permitted provided that these uses are authorized in the zone and provided that these uses are independent and autonomous and provided that the other rules of the urban planning regulations governing mixed uses on a lot are complied with (in particular, the density of the subdivision and the number of parking spaces) as well as the applicable provisions of the Building Code. The following combinations of uses are permitted:

- 1° Commercial – Commercial;
- 2° Residential – Commercial;
- 3° Residential – Public;
- 4° Commercial – Public;
- 5° Commercial – Industrial.

**Article 22:** Article 123 of these zoning regulations, concerning exemptions from the minimum front setback, is amended as follows:

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a) By deleting paragraph 5 in the first paragraph, which reads as follows: “In the case of an application for a building permit for the extension of an existing building that deviates from the applicable front setback, the minimum front setback to be observed shall be the average of the setback of the building to be extended and the minimum setback required for the zone.”;

**Article 23:** Appendix I of this zoning by-law, concerning the zoning plan, is amended as follows:

a) By extending the Res-13 zone into part of the Res-14 zone and extending the Res-14 zone into part of the Res-13 zone. All as shown in Appendix I of this by-law, which forms an integral part thereof;

**Section 24:** Appendix III of this zoning by-law, concerning various standards for signs by zone, is amended as follows:

a) In Table 1, by replacing the number “2” with the number ‘3’ in the box corresponding to the line “Maximum number of signs per establishment” and in the column “Various standards”;

b) In Table 1, by replacing the standard “2.5 m<sup>2</sup>” in the box corresponding to the line “Maximum area m<sup>2</sup>” and in the column “On a pole” with the standard “3 m<sup>2</sup>”;

c) In Table 1, replace the standard “2 m<sup>2</sup>” in the box corresponding to the line “Maximum area m<sup>2</sup>” and the column ‘Flat’ with the note “(7)” in superscript;

d) In Table 1, replace the standard “1.5 m<sup>2</sup>” in the box corresponding to the line “Maximum area m<sup>2</sup>” and the column “Perpendicular or in projection” with the standard “2 m<sup>2</sup>”;

e) In Table 1, replace the standard “2 m<sup>2</sup>” in the box corresponding to the line “Maximum area m<sup>2</sup>” and the column “On canvas awning” with the standard “2.5 m<sup>2</sup>”;

f) In Table 1, by adding the note “(7)” which reads as follows:

“(7) – The area of one or more flat signs on the same building facade must not exceed 10% of the area of the building facade on which the sign or signs are affixed.”;

g) In table 2, by replacing the number “2” with the number ‘3’ in the box corresponding to the line “Maximum number of signs per establishment” and in the column “Miscellaneous standards”;

h) In Table 2, replacing the standard “2.5 m<sup>2</sup>” in the box corresponding to the line “Maximum area m<sup>2</sup>” and in the column “Full base or pedestal” with the standard “3 m<sup>2</sup>”;

i) In Table 2, replace the standard “2.5 m<sup>2</sup>” with the standard “3 m<sup>2</sup>” in the box corresponding to the line “Maximum area m<sup>2</sup>” and the column “On pole”;

j) In Table 2, delete the standard “3 m<sup>2</sup>” in the box corresponding to the line “Maximum area m<sup>2</sup>” and the column ‘Flat’.

k) In Table 2, replace the note “(1)” with the following note:

“(1) – The area of one or more flat signs on the same building facade must not exceed 10% of the area of the building facade on which the sign or signs are affixed.”;

**Article 25:** Appendix III of this zoning regulation, concerning various standards for signs by zone, is amended as follows:

*While efforts have been made to provide an accurate rendering, this translation may contain errors or inconsistencies and should be considered for reference purposes only. The official and legally binding version of the bylaws is the original French text. In the event of any discrepancy or interpretation dispute, the French version shall prevail. Thank you for your understanding.*

a) In Table 1, by replacing the number “2” with the number ‘3’ in the box corresponding to the line “Maximum number of signs per establishment” and in the column “Miscellaneous standards”;

**Article 26:** Appendix IV of this zoning by-law, concerning conflicting zones, is amended as follows:

a) By deleting the terms “steep slopes” from the legend and the plan;

Article 27: An Annex XI is added to this zoning bylaw concerning the list of trees native to Quebec and their diameter at maturity. All of the above, as shown in Annex II of this bylaw, forms an integral part thereof.

Article 28: This bylaw shall come into force in accordance with the Act.

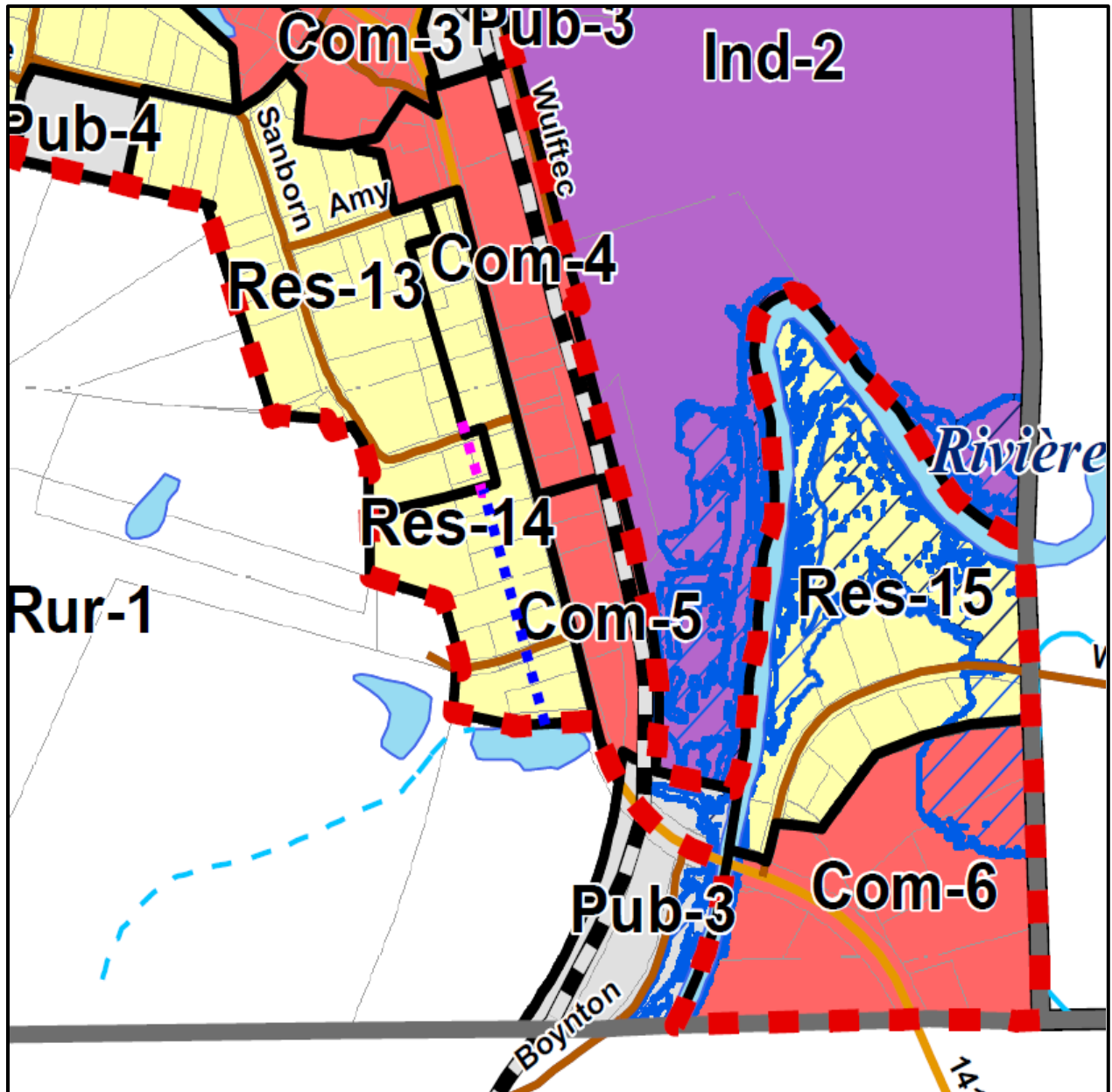
\_\_\_\_\_  
Mayor  
Simon Roy

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General director  
Abelle L'Écuyer-Legault

Avis de motion et adoption du premier projet : 4 août 2025  
Avis public ass. de consultation : 5 août 2025  
Assemblée de consultation : 14 août 2025  
Adoption du second projet : 2 septembre 2025  
Avis public approbation référendaire :  
Adoption du règlement final :  
Certificat d'approbation de la MRC  
Entrée en vigueur :



## Annexe I



**Agrandissement de la zone Res-13 à même  
une partie de la zone Res-14**



**Agrandissement de la zone Res-14 à même  
une partie de la zone Res-13**

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## Annexe II

### « Annexe XI - Liste des arbres indigènes du Québec ainsi que leur diamètre à maturité (référence arboquébécois)

#### Conifères :

Sapin : 70 cm;  
Épinette blanche : 60 cm;  
Genévrier de Virginie : 60 cm;  
Épinette rouge : 60 cm;  
Pin rouge : 75 cm;  
Pin blanc : 150 cm;  
Pruche du Canada : 100 cm.

#### Feuillus :

Érable à feuilles composée : 75 cm;  
Érable noir : 85 cm;  
Érable rouge : 60 cm;  
Érable argenté : 100 cm;  
Érable à sucre : 100 cm;  
Bouleau jaune : 60 cm;  
Bouleau à feuille cordées : 70 cm;  
Caryer cordiforme : 50 cm;  
Caryer ovale : 60 cm;  
Micocoulier occidental : 50 cm;  
Hêtre à grandes feuilles : 100 cm;  
Frêne blanc : 150 cm;  
Frêne noir : 50 cm;  
Frêne rouge : 50 cm;  
Noyer cendré : 100 cm;  
Platane occidental : 200 cm;  
Peuplier baumier : 50 cm;  
Peuplier deltoïde : 100 cm;  
Peuplier faux-tremble : 50 cm;  
Cerisier tardif : 60 cm;  
Chêne blanc : 100 cm;  
Chêne bicolore : 100 cm;  
Chêne à gros fruits : 60 cm;  
Chêne rouge : 100 cm;  
Saule : 80 cm;  
Tilleul d'Amérique : 100 cm;  
Orme d'Amérique : 200 cm;  
Orme Rouge : 60 cm;  
Orme liège : 75 cm.