

**Bylaw No. 2026-06
Amending Zoning Bylaw No. 2009-04**

At a regular meeting of the Ayer's Cliff municipal council, held at City Hall on October 6, 2026, 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 bylaw;

WHEREAS the consolidated Bylaw 16-23 of the Memphrémagog Regional County Municipality (MRC) Land Use and Development Plan came into effect on April 11, 2024, and this bylaw must be brought into compliance with Bylaw 16-23 and its subsequent amendments within two years;

WHEREAS the content of the aforementioned document sets forth land-use and development guidelines as well as land-use standards for the territory of the Memphrémagog Regional County Municipality and, consequently, for the territory of the village of Ayer's Cliff;

WHEREAS the applicable adoption procedure was duly followed;

WHEREAS a notice of motion was duly given on October 6, 2026;

**Accordingly,
It is moved by
Seconded by
And unanimously resolved**

That a bylaw of this council, numbered 2026-06, be and is hereby adopted, and that the following be enacted and decreed, namely:

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

Article 2: Article 11 of Zoning Bylaw 2009-04 of the Municipality of Ayer's Cliff, concerning specific definitions, is amended as follows:

a) By adding, in alphabetical order, the following definitions:

“Outdoor Feeding Area”: An area outside a building where animals are kept, either periodically or continuously, and where they are fed with food sourced exclusively from outside that area.

“Logging area”: An area on a property within which logging operations are carried out.

“Service building”: A detached building that is subordinate to the principal use—when that use does not involve the construction of a main building—and is designated for uses complementary to the principal use, located on the same lot. This includes, in particular, a building used for the operations of a commercial wind turbine, the operations of a lake association, a recreational and/or recreational-tourism business, or the operations of a cemetery.

“Animal welfare”: An animal must, under all circumstances:

1° Be provided with sufficient quantities of water and food of suitable quality to meet its needs;

2° Be kept in a suitable, sanitary, and safe environment;

3° Receive appropriate care when injured, sick, or in distress;

4° Be transported properly in a suitable vehicle.

Under no circumstances shall an animal be subjected to abuse or mistreatment that may affect its health, in accordance with the Act respecting the welfare and safety of animals (R.S.Q., c. B-3.1).

“Road loop”: The completion of the traffic network through the construction of a road whose route, taking into account existing constraints, follows the shortest path between the starting point and the destination, carried out for economic purposes or for public utility or safety purposes.

“Quarry”: Any location where consolidated mineral substances are extracted by open-pit mining for commercial or industrial purposes.

“Maple syrup production equipment” (in connection with provisions on wetlands): Equipment or infrastructure necessary for the practice of maple syrup production. Maple syrup production buildings are not included in this definition, with the exception of pumping stations.

“Artificial pond” (in connection with provisions on wetlands): A shallow body of water with no hydrological connection to a watercourse or lake, resulting from human activity, used for recreational, aesthetic, and/or wildlife purposes, with a minimum water depth of less than two meters and vegetation consisting of floating, submerged, and emergent plants whose cover accounts for less than 25% of the pond’s surface area.

“Fragmentation”: The transformation of a continuous natural habitat into fragmented habitats, the fragments of which vary in size and configuration.

“Ground impact”: Consists of a rutted track more than 10 cm deep extending over a length of 2 m or more.

“Wetland”: An area that meets the criteria set forth in section 46.0.2 of the Environment Quality Act (LQE), characterized in particular by hydromorphic soils or vegetation dominated by hygrophilous species, such as a pond, marsh, swamp, or peat bog.”;

“Ruts” (in connection with provisions on wetlands): A track at least 4 m long carved into the ground by the wheels or tracks of a motorized or non-motorized vehicle; in organic soil, torn vegetation is considered a rutted track, whereas in mineral soil, a rutted track is more than 200 mm deep, measured from the surface of the litter layer.

“Existing street (for the purposes of Section 119)”: A compliant public or private roadway, including loop roads, that was constructed and open to traffic as of April 11, 2024.

“Sand pit”: Any location where unconsolidated mineral substances, including sand or gravel, are extracted by open-pit mining from a natural deposit for commercial or industrial purposes.

“Slope”: A steep and generally short slope bordering a relatively flat surface. A slope is not synonymous with a bank;

“Forestry work”: Refers to all activities related to the maintenance, harvesting, and management of forests, including forest management, conservation, and improvement work. This includes various types of logging, silvicultural work, and forest road construction;

“Sensitive use”:

The following are considered sensitive uses:

- a) Any residential use;
- (b) Any habitable building in a residential facility or correctional facility;
- (c) Any health and social services center;

- (d) Any educational facility;
 - (e) Any type of daycare center;
 - f) Any cultural facility, such as a museum, a library, or a place of worship;
 - g) Any commercial lodging facility;
 - h) Campgrounds and outdoor recreation centers;
 - i) Any outdoor recreational use requiring a low noise level, such as a picnic area, an open playground, a swimming pool, or a beach;
 - j) Any outdoor living space associated with a sensitive use that requires a quiet environment conducive to human activities, such as courtyards or balconies, with the exception of parking and storage areas”;
- b) By deleting the following definitions: “commercial tree species, commercial timber, improvement cutting, conversion cutting, succession cutting.”;
- c) By amending the following definitions:
- i. By replacing the definition of the term “skid road” with the following two definitions:

“**Main skid road**”: A road without embankments or grading, where most secondary skid trails converge. This road, used primarily for transporting cut timber, connects the cutting areas to the storage area.

“**Secondary skid trail**”: A trail without embankments or grading used by forestry machinery to harvest timber and transport it to the main skid trail.”;
 - ii. By replacing, in the definition of the term “forest road,” the words “storage site” with the words “stacking area”;
 - iii. By replacing the definition of the term “salvage harvest” with the following definition:

“**Salvage harvest**”: The harvesting of trees in a stand that is deteriorating and has suffered a major disturbance in which more than 25% of the stems have been damaged. Disturbances may include fire, wind, snow, ice, insects, and diseases.”;
 - iv. By replacing, in the definition of the term “sanitary cutting,” the words “cutting and removal” with the word “harvesting” and by adding the following sentence to the definition: “The operation does not result in significant gaps in the forest stand.”;
 - v. By replacing, in the definition of the term “watercourse,” paragraph 1^o of the first paragraph with “1^o Any watercourse or portion of a watercourse that the Government designates by order, which takes effect on the date of its publication in the Gazette officielle du Québec or on any later date specified therein” and by adding the words “or private” to paragraph 2^o of the first paragraph;
 - vi. By replacing the definition of the term “liquid management” with the following definition:

“**Liquid management (animal waste)**” means any method of disposing of animal waste other than solid manure management.”;
 - vii. By replacing the definition of the term “solid management” with the following definition:

“**Solid management (animal manure)**” means a method of removal from a livestock facility or animal manure storage facility in which the water content is less than 85 percent upon leaving the building.”;
 - viii. By deleting, in the definition of the term “protected building” and in paragraph 1^o, the words “A business or”;

- ix. By replacing, in the definition of the term “protected building,” paragraphs 10° and 11° with the following two paragraphs:

“10° A lodging establishment as defined in *the Tourist Establishments Regulation*, except for a bed-and-breakfast, a tourist residence, a primary tourist residence, or a basic furnished unit;

11° A building used for wine tasting at a vineyard or a restaurant with 20 or more seats that holds an annual operating permit, as well as a country-style restaurant or any other similar establishment, provided it does not belong to the owner or operator of the livestock facilities in question.”;

- x. By replacing the definition of the term “livestock facility” with the following definition:

“**Livestock facility**’: A building where animals are raised, or an enclosure or part of an enclosure where animals are kept for purposes other than grazing, including, where applicable, any structure used to store the manure of the animals housed there.”;

- xi. By deleting from the definition of the term “residential dwelling” the words “a farmstay,” “of a legal entity,” and “or that is not used to house one or more of its employees”;

- xii. By replacing the definition of the term “forest stand” with the following definition:

“**Forest stand**’: A group of trees with similar dendrometric and dendrological characteristics (age, shape, height, density, and composition) across its entire area.”;

- xiii. By replacing the definition of the term “trailer” with the following definition:

“**Travel trailer**’: A mobile structure less than 12 m in length, used for fewer than 180 days per year, and originally equipped with a chassis and at least one axle. This category includes, but is not limited to, tiny homes on wheels, single-module homes, and single-module dwellings.”;

Article 3: Article 72 of this zoning bylaw, concerning wind turbines, is amended as follows:

- a) By adding to paragraph 2° the words: “as well as in flood zones and wetlands mapped in Appendix IV of this bylaw. Furthermore, any wind turbine over 15 m in height (measured from natural ground level to the highest point of the nacelle, including the blades) is prohibited within a heritage area mapped in Annex III of the urban plan, as well as within a 100-meter corridor on either side of the right-of-way of a scenic and panoramic road, also mapped in Annex III of the urban plan.”;
- b) By adding to paragraph 3° and subsection 1° the words “between the natural ground level and the highest point of the gondola, including the blades.”;
- c) By adding to paragraph 4° the words “as well as in flood zones and wetlands, as shown on Appendix IV of this bylaw.”;

Article 4: Article 86 of this zoning bylaw, concerning structures and works permitted on and above the shoreline, is amended as follows:

- a) By adding to paragraph 2°, after the words “permits and certificates” and before the colon “:”, the words “, provided that their construction is not inconsistent with the provisions concerning flood zones”;
- b) By deleting, in paragraph 2°, subparagraph 2°;
- c) By replacing, in paragraph 2°, subparagraph 3° with the following:

- “3° The maintenance, repair, and demolition of existing structures and works used for purposes other than municipal, commercial, industrial, public, or public access purposes, including work intended solely to extend the exterior cladding of the structure to ground level or to attach a decorative wooden lattice from the floor of the structure to ground level;”;
- d) By adding the words “and pumping stations” to paragraph 2^e and subsection 4°;
- e) By adding to paragraph 2^e and subsection 6° the following text:
- “This area must not be concreted, paved, or otherwise developed as a vehicle-accessible roadway. The ground must not be left exposed.”;
- f) By deleting paragraph 8° from the second paragraph of subsection 2°;
- g) By replacing, in paragraph 2^e, paragraph 9° with the following paragraph:
- “9° Groundwater extraction facilities used for purposes other than municipal, commercial, industrial, public, or public access purposes and developed in accordance with the Regulation respecting activities in wetlands, aquatic environments, and sensitive environments (Chapter Q-2, Regulation 0.1), the Regulation respecting the regulation of activities based on their environmental impact, and the Regulation respecting water withdrawal and protection (Chapter Q-2, Regulation 35.2);”
- h) By deleting, in paragraph 2^e, subparagraph 10°;
- i) By replacing, in paragraph 2^e, subparagraph 11° with the following:
- “11° Structures, works, and projects for municipal, commercial, industrial, or public purposes, or for the purpose of public access, including their maintenance, repair, and demolition, if they are subject to obtaining an authorization under the Environment Quality Act (Chapter Q-2) or, where applicable, eligible for a declaration of compliance or exempt under the Regulation respecting the regulation of activities based on their environmental impact;”
- j) By adding the following words to paragraph 2^e and subsection 12°: “by stabilizing the bank at the point where the watercourse is crossed.”;
- k) By adding the following words to paragraph 2^e and subsection 14°: “and the work necessary for those purposes.”;
- l) By inserting in paragraph 2^e, in subsection 15°, and in subparagraph (b), between the words “when the slope, soil type, and terrain conditions do not permit stabilization through vegetation” and the words “the construction of riprap with vegetation,” the following words: “, stabilization structures and work using phytotechnologies or inert materials, giving priority to the technique most likely to facilitate the eventual establishment of natural vegetation.”;
- m) By adding the following words to the second paragraph of subsection 2^e, to paragraph 16^(o) and to subparagraph b): “or, where applicable, eligible for a declaration of compliance or exempt under the *Regulation on the Regulation of Activities Based on Their Environmental Impact*.”;

Article 5: Article 87 of this zoning bylaw, concerning structures and works permitted on or above the shoreline, is amended as follows:

- a) By replacing paragraph 1° in paragraph 1^(e) with the following:
- “The maintenance, repair, and demolition of existing structures and works that are not used for municipal, industrial, commercial, public, or public access purposes. In the case of existing boat sheds, repair work includes maintenance, interior and exterior renovation, window replacement, and roof repair, provided that such work does not alter the building’s intended use;”

- b) By replacing in paragraph 1^{er} and in paragraph 3^o, the words “to be carried out by the municipality and the MRC in watercourses in accordance with the powers and duties conferred upon them by the Municipal Code (R.S.Q., c. C-27.1)” with the words “carried out by a municipal authority in accordance with the powers and duties conferred upon it by law;”;
- c) By inserting in paragraph 1^{er} and in subsection 4^o, between the words “or for public access purposes” and the words “duly submitted,” the words “including their maintenance, repair, and demolition;”;
- d) By adding to paragraph 1^{er} clause and in subsection 4^o, the following words at the end: “, of the Water Regime Act (Chapter R-13) and any other Act or, where applicable, eligible for a declaration of compliance or exempt under the *Regulation on the Regulation of Activities Based on Their Environmental Impact*;”;
- e) By replacing, in paragraph 1^{er} and in paragraph 6^o, the words “the Regulation respecting water withdrawal and protection (Chapter Q-2, R. 35.2)” with the words “the *Regulation respecting activities in wetlands, aquatic environments, and sensitive environments* and the *Regulation respecting the regulation of activities based on their environmental impact*;”;
- f) By adding to the ^{first} paragraph, subsection 7^(o), which reads as follows:

“7^o Work intended to restore the shoreline to its natural state following a prior construction project.”;

Section 6: Section 88 of this zoning bylaw, concerning the specific provisions applicable to Lake Massawippi, is amended as follows:

- a) By replacing, in the ^{second} paragraph, subsection 3^o—which was previously deleted—with the following subsection 3^o:

“3^o The maximum area of a boat shelter is 37.5 m², and its height from the high-water line must not exceed 5 m.”;
- b) By adding the following paragraphs 13^o and 14^o to paragraph 2^e:

“13^o No aggregation of the areas of different structures is permitted. The unused areas of a private dock, boat shelter, or floating platform may not be added to another structure in a manner that would result in a violation of the maximum areas and dimensions specified;

14^o Existing public docks may be maintained, modified, or expanded, and new public docks may be installed, notwithstanding the provisions of this section, provided that all other applicable laws or regulations within the territory are complied with.”;

Section 7: Section 91 of this zoning bylaw, concerning flood zones, is amended as follows:

- a) By replacing, in paragraph 2^e, the flood elevations “162.18 m” and “162.57 m” with the elevations “162.20 m” and “162.58 m”;
- b) By replacing, in the 5^e paragraph, the words “Forest Act and its regulations” with the words “Act respecting the sustainable management of forested lands (Chapter A-18.1) and its regulations,”
- c) By replacing, in the 6th paragraph, in subsection 1^o, and in subparagraph (b), the words “Facilities undertaken by governments, their departments, and agencies that are necessary for maritime traffic, including wharves, breakwaters, canals, locks, and fixed aids to navigation” with the words “Works, structures, or facilities intended for public access or for municipal, industrial, commercial, or public purposes, which are necessary for port operations, navigation, or shipbuilding, including wharves, breakwaters, canals, locks, fixed aids to navigation, and their equipment and accessories”;

- d) By replacing subparagraph (f) in paragraph 6^e and paragraph 1^o with the following paragraph:

“f) The modification or replacement, for the same purpose, of an existing water withdrawal facility, as well as the installation of an underground surface water withdrawal facility, in accordance with the Regulation respecting activities in wetlands, aquatic environments, and sensitive environments and the Regulation respecting the regulation of activities based on their environmental impact; ”;

- e) By adding the following words to paragraph 6^e, subsection 1^(o) and subparagraph (i): “or, where applicable, eligible for a declaration of compliance or exempt under the *Regulation on the Regulation of Activities Based on Their Environmental Impact*;”;

- f) By replacing, in paragraph 6^e, subsection 1^o and subparagraph k), the words “Forest Act” with the words “*Act respecting the sustainable management of forest lands (Chapter A-18.1)*”;

- g) By replacing, in paragraph 6^e and in subsection 2^o, subparagraph (d) with the following subparagraph:

“d) The establishment of a groundwater extraction facility in accordance with the Regulation respecting activities in wetlands, aquatic environments, and sensitive environments, the *Regulation respecting the regulation of activities based on their environmental impact*, and the *Regulation respecting water extraction and protection (Chapter Q-2, R. 35.2)*;”;

- h) By adding to paragraph 6^e, paragraph 2^o and subparagraph e) the words “in accordance with the *Regulation respecting activities in wetlands, aquatic environments, and sensitive environments and the Regulation respecting the regulation of activities based on their environmental impact*;”;

- i) By deleting, in paragraph 6^e, in subsection 2^o, in subparagraph (i), sub-subparagraph (i), which reads: “ (i) the expansion of a structure intended for shipbuilding and maritime or port activities; ”;

- j) By adding to paragraph 6^e, subsection 2^o, subparagraph i, and sub-subparagraph ii, the words “or for public access purposes;”;

- k) By adding to paragraph 6^e, subsection 2^o and subparagraph m) the words “or, where applicable, eligible for a declaration of compliance or exempt under the Regulation on the Regulation of Activities Based on Their Environmental Impact”;

- l) By adding to paragraph 6^e and to paragraph 3^o, in the last paragraph of that section, the sentence: “The structures, works, and projects authorized in paragraph 2^o above are authorized, provided that their construction is not inconsistent with the applicable protective measures for shorelines and coastlines.”;

Article 8: Article 92.1 of this zoning bylaw, concerning wetlands, is amended as follows:

- a) By replacing the entire section with the following:

“92.1 – Wetlands and Their Buffer Zones

For informational purposes only, wetlands are identified on the map of restricted zones and wetlands (Appendix IV). Even if it is not mapped, an area is considered a wetland if it meets the definition set forth in this bylaw. Furthermore, an area is presumed to be a wetland if:

- The area affected by the work, structures, or construction is part of a wetland identified in Appendix III or is located 10 meters or less from a wetland identified on that map;
- The topographic wetness index produced by the MRNF is 10 or higher;
- The area affected by the work has been identified as part of a wetland in a wetland delineation study.

The exact boundaries of a wetland must be established in the field through a study conducted by a recognized professional as defined by the Environment Quality Act and in accordance with the most recent version of the MELCCFP's guide, Identification and Delimitation of Wetlands in Southern Quebec. For informational purposes, the various conservation strategies (protection, sustainable use, non-prioritized) for wetlands are listed in Appendix IV of this regulation. The delineation shown on the map is presumed valid solely for the purposes of forest management activities.

When a study indicates that wetlands with different conservation strategies constitute a single wetland, the most restrictive provisions apply to the entire wetland delineated by that study.

Wetlands located on state-owned lands are not subject to these provisions.

Any person wishing to carry out work, structures, or construction on or above a wetland must first obtain a certificate of authorization as governed by the regulations on permits and certificates.

This municipal authorization does not exempt the applicant from obtaining any other permits or certificates from the government, its ministries, or agencies, in accordance with their respective jurisdictions and the laws and regulations governing them.

The following rules apply to all wetlands:

- 1° It is prohibited to alter the hydrology of a wetland;
- 2° No backfilling, excavation, or removal of topsoil is permitted;
- 3° No construction, work, or structure is permitted.

The prohibitions set forth in the preceding paragraph may be waived when a wetland is not prioritized or identified in Schedule IV, or if it is an artificial pond, subject to obtaining ministerial authorization, or where the activity is eligible for a declaration of compliance or an exemption from authorization, in accordance with the Regulation respecting the regulation of activities based on their environmental impact (Chapter Q-2, R.17.1). This provision does not apply to created or restored wetlands.

Provisions Concerning Protected Wetlands

Notwithstanding the foregoing provisions, the following structures, work, and facilities are authorized in protected wetlands listed in Schedule III:

- 1° The installation or maintenance of an electrical, gas, or telecommunications network;
- 2° The installation or maintenance of municipal water and sewer systems;
- 3° Work intended to ensure public safety or the protection of the public;
- 4° The reconstruction or widening of an existing street or driveway, including farm roads and forest roads, in which case encroachment into the wetland must be minimized. Any backfill must be systematically stabilized using appropriate techniques;
- 5° Work to replace and bring existing on-site drinking water supply or wastewater treatment systems up to code, in accordance with provincial regulations;
- 6° The cultivation of non-aquatic plants and mushrooms in a wetland on a parcel of land that existed prior to March 23, 2018, and that was cultivated at least once during the 5 years preceding that date, as well as the use of that parcel for grazing, if applicable;

7° Clearing work for the reclamation and subsequent cultivation of non-aquatic plants and fungi carried out in a wetland on a parcel of land that has been abandoned for agricultural use for less than 10 years;

8° The installation of maple syrup production equipment;

9° The construction of trails without embankments or cuts, for public use, intended for nature observation;

10° The construction of trails without embankments or cuts, for private purposes, subject to the following conditions:

- a) The trail provides access to a portion of land that would otherwise be landlocked by the presence of the wetland;
- b) The trail must remain straight and minimize encroachment into the wetland.

11° Private structures on stilts providing access to the shoreline of a body of water, subject to the following conditions:

- a) Access to the shoreline cannot be located elsewhere on the property;
- b) The structure must be no more than 1.2 m wide and must remain straight;
- c) No moorings or boat berths are permitted in the wetland;
- d) Only one private structure on stilts per lot is permitted;
- e) In the event of a conflict with the provisions of Section 87 of these regulations concerning structures and works in and above the shoreline, the latter shall take precedence.

12° Winter recreational activities that do not cause ground impact (defined as a rutted track more than 10 cm deep, extending over a length of 2 m or more) and do not require any permanent structures. These are outdoor activities that require no permanent infrastructure and whose tracks or features disappear naturally when the snow melts. This includes cross-country ski trails, snowshoe trails, and snowmobile trails;

13° The demolition of existing buildings or structures;

14° The maintenance, modernization, and renovation of existing buildings or structures that do not result in an increase in the building's or structure's footprint within the wetland;

15° Work for the purposes of wildlife management and development;

16° Wetland restoration work carried out in accordance with current methods recognized by the MELCCFP;

17° Work to control invasive alien species. Such work is subject to:

- a) The prior issuance of a permit by the municipality. The municipal permit must comply with the Memphrémagog RCM's Policy on the Management of Invasive Alien Species. The permit must provide for the revegetation of the area where control measures are to be carried out. If chemical control (pesticides, herbicides) is to be used, such work must also be authorized by the ministry under the Pesticide Management Code (C. P-9.3, R. 1). The work must be carried out using the following methods and must not require any heavy machinery:

- Physical control;
- Biological control;
- Chemical control.

- b) Upon obtaining a ministerial authorization under the Environment Quality Act (R.S.Q., c. Q-2), or any other applicable law, where applicable.

18° Forest management operations identified in sections 116 and 116.1 of this Regulation;

19° The movement of machinery required to carry out authorized work, structures, and construction in wetlands, subject to the provisions concerning forest management operations set forth in sections 93 and 93.1 of this Regulation.

Previously authorized structures, work, and improvements remain prohibited in wetlands or portions of wetlands that have been created or restored.

Provisions Concerning Wetlands Under Sustainable Use

In addition to the structures, works, and improvements authorized in protected wetlands, the following structures, works, and improvements are authorized in wetlands designated for sustainable use as shown in Appendix IV:

1° Perennial crops and the practices necessary for their establishment, except for drainage;

2° Pastures;

3° The construction of an access road to a parcel of land from a public or private street in accordance with municipal regulations and only if no access road outside the wetland is possible. The access road must comply with the following standards:

- a) Have a right-of-way width of no more than 6 m;
- b) Provide for measures to maintain the hydrological connection between the two sections of wetlands (e.g., culvert);
- c) Subdivision that results in the possibility of creating more than one access road within a wetland located on the property subject to the subdivision is prohibited. In such cases, only integrated projects will be permitted, so that only a single access road is constructed.

Previously authorized construction, work, and structures remain prohibited in wetlands or portions of wetlands that have been created or restored.

Provisions Regarding Buffer Zones

Wetlands designated for protection or sustainable use, as shown in Appendix IV, have a buffer zone 10 m wide, measured from their boundary.

The buffer zone does not apply:

1° To a wetland that is not prioritized or identified in Annex IV;

2° To agricultural activities carried out on agricultural parcels existing as of November 27, 2024, or on fallow agricultural land that has been returned to cultivation;

3° Forest management activities provided for in sections 93 and 93.1 of this regulation.

Within the applicable protection zone, only the following are permitted:

1° Structures, work, and improvements permitted for wetlands under sustainable use;

2° The following structures and work related to vegetation:

- a) The removal or pruning of dead plants or those affected by a pest or disease;
- b) Cutting necessary for the construction of an authorized structure, facility, or work;
- c) Maintenance of vegetation, including lawn mowing, within a 2-meter strip adjacent to an existing or authorized building or structure;

- d) The maintenance of vegetation, including lawn mowing, within the area of the protective strip that is no longer in its natural state, particularly because it has been sodded, paved, or backfilled;
- e) For the purpose of reestablishing permanent and sustainable vegetation cover, the sowing and planting of native plant species, and the work necessary for these purposes;
- f) Maintenance of vegetation to preserve the seedlings and plantings that have been established.

3° The planting of hedges;

4° The installation or construction of outlets for underground or surface drainage systems and pumping stations;

5° The work and structures necessary for the construction of buildings, works, or structures permitted in a wetland.”;

Section 9: Section 93 of this zoning bylaw, concerning the felling of trees for commercial purposes, is amended as follows:

- a) By replacing the entire section with the following two sections:

“93 – Forestry Operations

Forest management standards apply to the entire territory except:

- 1° Within the urban perimeter, in which case no forestry work is permitted except as provided in the following three paragraphs;
- 2° On lands belonging to the State;
- 3° For the felling of trees necessary to carry out maintenance and upkeep work on Hydro-Québec’s power grid;
- 4° For the felling of trees necessary to clear the space required for the construction of a building or the establishment of a use that complies with municipal regulations and for which the required permits and certificates have been obtained.

Authorized Forestry Work

Subject to the specific provisions set forth in section 93.1, the following forestry operations are authorized:

- 1° Tree cutting intended to remove, on a uniform basis, no more than 30 percent of the commercial-diameter stems from the forest stand being worked on, including skid roads, per 10-year period;
- 2° Sanitary cutting intended to remove dying, diseased, or dead trees, or salvage cutting, provided that the latter is confirmed by a silvicultural prescription or delineated on a forest management plan;
- 3° Any other logging operations intended to improve the forest stand are authorized when the harvest is confirmed by a silvicultural prescription or delineated on a forest management plan, unless the site where the logging operations are to take place is located in the following areas:
 - a) In zones Rec-6 and REV-1, as well as the portion of zone REC-1 outside the urban perimeter;
 - b) 50 m on either side of the right-of-way of scenic and panoramic roads, as mapped in Appendix III of the urban plan;

4° The cutting of trees required to clear a right-of-way of up to 6 m to allow for the digging of a forest drainage ditch;

5° The removal of trees required to clear a right-of-way for the construction of a forest road;

6° The felling of all trees for the purpose of harvesting hybrid poplar plantations;

7° The cutting of trees for the purpose of land cultivation is authorized if the following conditions are met:

- a) The owner is an agricultural producer under the Agricultural Producers Act;
- b) The application is accompanied by an agronomic assessment signed by an agronomist, justifying the cultivation;
- c) Any other necessary authorizations have been obtained in advance, including, where applicable, that of the MELCC;
- d) Measures to prevent sediment from entering lakes and watercourses must be provided for;
- e) The area intended for cultivation is not located in the following areas:
 - i. A wood turtle habitat identified in Schedule IV;
 - ii. A floodplain identified in Schedule IV;
 - iii. A wetland identified in Schedule IV that has been abandoned for agricultural use for more than 10 years;
 - iv. In zones Rec-6 and REV-1, as well as the portion of zone REC-1 outside the urban perimeter;
 - v. 50 meters on either side of the right-of-way of scenic and panoramic roads, as mapped in Appendix III of the urban plan

Forest Roads

The following provisions apply:

1° The total length of the forest road network shall not exceed 10% of the area of the land subject to logging. Timber harvested for the construction of the network is not included in the authorized harvest rate;

2° The right-of-way of a forest road, including drainage ditches, must not exceed 10 m in width;

3° During the construction of a forest road, mitigation measures must be implemented to prevent the discharge of sediment or the creation of obstructions in a lake or watercourse;

4° Runoff from forest road ditches must be diverted toward vegetated areas, frequently, before reaching a lake or watercourse;

5° The construction of forest roads and skid roads is prohibited within a 15-meter buffer zone around lakes and watercourses, measured from the high-water line, except for roads that cross a watercourse. A watercourse may be crossed only by means of a bridge or a permanent or temporary culvert; fording is prohibited.

Maintenance of Forest Productivity

For any tree felling operations resulting in the complete clearing of a forest stand, the return of the cutting area to forest production must be ensured, either through reforestation or natural regeneration, so that the cutting area is reforested within two years following the expiration of the authorization certificate.

93.1 – Specific Provisions for Forestry Operations in Fragile Environments

For the purposes of this section, the delineation of wetlands identified in Schedule IV is deemed valid and is not subject to the filing of a delineation study.

In wetlands that are not prioritized or identified in Schedule IV, only the general provisions set forth in Article 93 apply.

The provisions set forth in the last paragraph of Article 93, concerning the maintenance of forest productivity, do not apply to logging operations conducted in wetlands.

Forest Roads in Wetlands

In wetlands identified for protection or sustainable use in Schedule IV, the following provisions apply:

- 1° Work must not cause ruts. If ruts do occur, restoration is required;
- 2° The construction of a forest road and a main skid road is authorized when strictly necessary to provide access to the forest resource.

Where applicable, forest roads and main skid roads must comply with the following conditions:

- 1° Encroachment into the wetland must be minimal;
- 2° The natural drainage of the soil must be preserved;
- 3° The activity must be temporary in a protected wetland. To ensure this, the following conditions must be met:
 - a) The use of granular materials as backfill is prohibited;
 - b) The construction of ditches is prohibited;
 - c) Crossings over watercourses must be removable and must be removed once forestry work is completed.
 - d) For a forest road, the maximum right-of-way width is 10 m and the maximum roadway width is 6 m.
- 4° The construction of secondary skid roads is permitted. These must not occupy more than 20% of the area of the wetland in question;
- 5° In wetlands designated for protection, forest road construction must be carried out between December 15 and March 15.

Authorized Forestry Work in Wetlands

In wetlands identified as protected or for sustainable use in Appendix IV, the following provisions apply:

- 1° The felling of dying, diseased, or dead trees requiring sanitary cutting or salvage cutting is permitted when the removal is authorized by a silvicultural prescription. Marking with a hammer is required, except for fallen trees;
- 2° The felling of trees in a plantation that has been the subject of silvicultural investments is authorized;
- 3° The cutting of trees to uniformly harvest no more than 30 percent of the commercial-diameter stems in the forest stand is authorized;
- 4° The establishment of stacking areas is prohibited;

In wetlands designated for protection, forestry operations must also comply with the following provisions:

- 1° It must be carried out between December 15 and March 15;
- 2° Tree cutting intended to uniformly harvest no more than 30% of the commercial-diameter stems in the forest stand is subject to a silvicultural prescription and the identification of trees by marking.”;

Specific Provisions for the Protection of Lakes

Within the 15-meter protective zone around lakes, measured from the high-water line, tree felling is prohibited, except in the case of dying, diseased, or dead trees requiring sanitary cutting or in the case of trees requiring salvage cutting. The following conditions apply:

- 1° Trees must be located and marked, and this must be confirmed by a forestry engineer;
- 2° Forestry operations must not cause any impact on the ground;
- 3° The movement of machinery is prohibited;
- 4° The construction of roads is prohibited.

Specific Provisions for the Protection of Watercourses

Within the 15-meter protection zone along watercourses, measured from the high-water line, only the following are permitted:

- 1° Tree harvesting aimed at uniformly removing no more than 30 percent of the commercial-diameter stems from the forest stand being harvested, including skid roads, per 10-year period;
- 2° The felling of dying, diseased, or dead trees requiring sanitary cutting, or of trees requiring salvage cutting. The trees must be located and marked with a hammer, and the work must be confirmed by a forest engineer.

The following conditions apply:

- 1° Forestry operations must not cause any impact on the ground;
- 2° The movement of machinery is prohibited;
- 3° The construction of roads is prohibited, except for roads crossing a watercourse, which must be crossed only by means of a bridge or a permanent or temporary culvert; fording is prohibited.

Specific Provisions for the Protection of the Wood Turtle's Habitat

Within the wood turtle's habitat as shown on the map attached as Appendix IV, the following provisions apply:

- (1) Tree felling or harvesting within the first 100 meters (328 ft) of this habitat, measured from the high-water line, is prohibited between April¹ and September 30 of each year;
2. The following tree-felling activities are authorized outside the prohibited period:
 - a) Tree harvesting aimed at uniformly removing no more than 30 percent of the commercial-diameter stems from the forest stand being managed—including skid roads—over a 10-year period;
 - b) The felling of dying, diseased, or dead trees requiring sanitary cutting, or of trees requiring salvage cutting. The cutting must be authorized by a silvicultural prescription or delineated on a forest management plan.
- (3) Notwithstanding the preceding paragraph, the felling of trees is prohibited in alder stands located within or adjacent to the habitat of the wood turtle.”;

Article 10: Article 94 of these zoning regulations, concerning the nuisances inherent in agricultural activities, is amended as follows:

- a) By replacing the ^{first} paragraph with the following text:

“Throughout the entire territory, a minimum buffer zone must be maintained with respect to the following projects:

- a) Any construction of a livestock facility or a storage facility;
- b) Any new storage facility for farm manure (solid manure and liquid manure) located more than 150 m from livestock facilities;

- c) Any construction of an outdoor feeding area;
- d) Any increase in the number of animal units or any total or partial replacement of the type of animals with a type having a higher odor coefficient than that originally included in the livestock unit.

In the case of an existing livestock facility, the construction, reconstruction, modernization, or expansion of a livestock facility, storage facility, or outdoor feeding area may be authorized provided that such work is carried out within the existing livestock unit and does not result in any increase in the deviation from the applicable separation distances.

Notwithstanding the foregoing, any additional building area required under animal welfare standards or any other legal obligation is authorized under the following conditions:

- a) There is no increase in the number of animal units;
- b) Compliance with all other applicable regulatory requirements.

The minimum separation distances to be observed are calculated using the following formula”;

- b) By replacing, in parameter E, the words “depending on whether it is a new project (300 animal units or more) or an expansion of an existing agricultural operation” with the words “depending on whether it is a new project (225 animal units or more) or an expansion of an existing agricultural operation (an increase of more than 75 animal units)”;
- c) By inserting the following two paragraphs between the 4th and 5th paragraphs:

“In the event that a livestock building operating under an exemption or the animals of an animal production facility operating under an exemption—protected by grandfather rights—are destroyed as a result of a fire or by any other cause, grandfather rights shall apply for a period of 24 months to all or part of the building or the animals of the animal production facility that were destroyed. Such a facility may resume operations under the same conditions (location, number of animal units, etc.) as those in effect at the time of the disaster or in a manner that improves upon the previous situation.

A destroyed livestock facility operating under an exemption, for which reconstruction began within 24 months of its destruction, continues to benefit from the privilege of expanding agricultural activities, provided it complies with the conditions set forth in sections 79.2.4 through 79.2.7 of the Act respecting the protection of the territory and agricultural activities (R.S.Q., c. P-41.1).”;

- d) By inserting in the penultimate paragraph the words “However, a municipality may exercise the authority provided for in section 79.2 of the LPTAA.”;

Section 11: Section 94.2 of this zoning bylaw, concerning provisions relating to new swine farming facilities and the expansion of existing swine farming facilities, is amended as follows:

- a) By replacing, in the first paragraph, subparagraph 2° with the following:

“2° Maximum production area

Types of farming	Maximum floor area
Farrowing (4.92 m ² per sow)	11 798 m ²
Nursery (0.56 m ² per piglet)	8 348 m ²
Growth (1.25 m ² per pig)	3 756 m ²
Breeding and finishing (see density for sows, piglets, and pigs)	5 052 m ²

If a swine production facility consists of more than one building, the total floor area of the swine production buildings must not exceed the maximum floor areas listed in the table above.

Notwithstanding the maximum floor areas listed in the preceding table, a larger area may be authorized to accommodate animal welfare, organic pig farming, or certification (e.g., Certified Humane), provided that this does not result in an increase in the number of animal units.”;

Article 12: Articles 97.1 through 97.4 are inserted between Articles 97 and 98, and read as follows:

“97.1 – Areas with very steep slopes (30% or more) outside the urban development perimeter

Areas with very steep slopes and the tops and bottoms of embankments are determined using the calculation method set forth in Schedule XIII of these regulations. The slope calculation must be performed by a professional or a technologist qualified to do so.

Outside the urban development perimeter, in an area with a very steep slope (30% or more), the following work is authorized, and paragraphs 1^o through 4^o are subject to the PIIA bylaw:

- 1^o Slope stabilization work;
- 2^o Work related to facilities for linear recreational activities (trails and paths), as well as equipment and access routes complementary to these recreational activities;
- 3^o Renovation, repair, and modernization work on existing structures and buildings that does not result in any increase in the footprint of the structure or building subject to the work;
- 4^o Work to replace and bring existing independent drinking water supply or wastewater treatment systems up to code, in accordance with provincial regulations;
- 5^o Work, structures, and constructions authorized on and above the shoreline under municipal regulations;
- 6^o Work and structures in quarries and sand pits.

All other work, structures, and construction within a zone of very steep slopes (30% or more) are prohibited outside the urbanization perimeter, except for silvicultural work.

97.2 – Steep-slope zones (15% to less than 30%) outside the urban development perimeter

Steep-slope zones and the tops and bottoms of slopes are determined using the calculation method set forth in Appendix XIII of this bylaw. The slope calculation must be performed by a professional or a technologist qualified to do so.

Outside the urban perimeter, in a steep-slope area (15% to less than 30%), the following work, structures, and constructions are authorized but subject to the PIIA regulations:

- 1^o All work required for the construction of a new main building;
- 2^o All work required for the construction of a new accessory building with a footprint exceeding 25 m² or built on a continuous foundation;
- 3^o All work required for the expansion of a building or structure that results in an increase in the footprint of the building or structure in question;
- 4 All work required for the reconstruction of a building protected by acquired rights in accordance with applicable municipal regulations;

- 5° All work required for the construction of a road, access roads, and traffic lanes;
- 6 All work required for the construction of an in-ground swimming pool;
- 7° All backfilling and excavation work covering an area of more than 100 m².

The following are also authorized without being subject to the PIIA or stormwater management measures: the construction of a new outbuilding of 25 m² or less that is not built on a continuous foundation, the installation of an above-ground swimming pool, and backfilling and excavation work covering an area of 100 m² or less.

97.3 Areas with very steep slopes (30% or more) within the urbanization perimeter

Areas with very steep slopes and the tops and bottoms of embankments are determined using the calculation method set forth in Appendix XIII of these regulations. The slope calculation must be performed by a professional or a technologist qualified to do so.

Within the urban development perimeter, the work, structures, and constructions listed in Section 97.1 are also authorized, and subsections 1° through 4° are subject to the PIIA bylaw.

All other works, structures, and constructions carried out within a very steep slope zone (30% or more) in the urban development perimeter are authorized and subject to the PIIA by-law, provided that stormwater management measures are implemented during and after the works.

97.4 Steep-slope zones (15% to less than 30%) within the urban development perimeter

Steep-slope areas and the tops and bottoms of embankments are determined using the calculation method set forth in Appendix XIII of these regulations. The slope calculation must be performed by a professional or a technologist qualified to do so.

All work, structures, and constructions carried out within a steep-slope area (15% to less than 30%) within the urban development perimeter—including the work listed in Section 97.2—are authorized and subject to the PIIA by-law, provided that stormwater management measures are implemented during and after the work.

The following are also authorized without being subject to the PIIA or to stormwater management measures: the construction of a new outbuilding of 25 m² or less that is not built on a continuous foundation; the installation of an above-ground swimming pool; and backfilling and excavation work covering an area of 100 m² or less.”;

Section 13: Sections 101.1 and 101.2 are inserted between Sections 101 and 102, to read as follows:

“101.1 – Minimum Setback Along a Gas Pipeline

The construction of buildings intended for public use is prohibited within a 30-meter strip from the right-of-way of a natural gas pipeline identified in Schedule IV of this bylaw.

In addition, all new buildings and structures must be located at a minimum distance of:

- 1° 3 m for non-permanent buildings and structures;
- 2° 7 m for permanent buildings and structures.

Furthermore, please note that the following work requires authorization from the competent authorities:

- 1° Any work carried out within the right-of-way of a natural gas pipeline;
- 2° Any excavation or grading work carried out within 30 m of a natural gas pipeline right-of-way;
- 3° Any blasting work within 300 m of a natural gas pipeline right-of-way;

101.2 – Minimum Buffer Zone Along Highway 55 and Route 141

To reduce significant noise impacts caused by the proximity of Highway 10, the location of any new noise-sensitive use must be at least 100 m from Highway 55 and 99 m from Route 141 (see sections 12 and 23, respectively, in the diagrams below and see Appendix IV), measured from the center of the highway right-of-way, excluding on- and off-ramps.



These distances may be reduced if mitigation measures are planned, provided that the noise level is less than or equal to a threshold of 55 dBa Leq, 24h, outside noise-sensitive buildings, as certified by an acoustics expert. The mitigation measures are:

1. Urban design: spatial separation or buffer zones, use of topography, use of industrial or commercial buildings as noise barriers, building orientation;
2. Noise barriers.

An application for a permit or certificate of authorization for any proposed new sensitive use in a road noise zone must be accompanied by an acoustic study, signed by a qualified acoustics professional, that includes an acoustic model of road noise calibrated by field measurements. This study, based on a 10-year traffic projection, must, at a minimum:

- 1° Delineate on a map the current and projected 55 dBa Leq, 24h isophone and identify the portions of land exposed to outdoor noise from road infrastructure exceeding this threshold;
- 2° Define, for these portions of land, the mitigation measures required to ensure that the observed sound level complies with the prescribed threshold.

Properties where more than 50% of the area lies outside a road noise zone will also be exempt from acoustic studies and mitigation measures.

Existing sensitive land uses located within noise-restricted zones associated with the higher-level road network have grandfathered rights regarding the absence of mitigation measures.

Sensitive land uses may, however, be located within noise-restricted zones associated with the higher-level road network without regard to the outdoor threshold of 55 dBa Leq, 24h, in the following cases:

- 1° A vacant lot in an already developed area;
- 2° A lot in an already developed area that is undergoing a change of use to a sensitive use.

However, for these exceptions, a noise level not exceeding a threshold of 40 dBa Leq, 24h, must be achieved inside the building. To this end, soundproofing measures for the building are required when applying for a permit or a certificate of authorization. These may include:

- 1° Architectural design: layout of rooms, orientation of openings (particularly windows—whether operable or fixed—on the roadside), balconies (e.g., sound-absorbing material on the underside);
- 2° Soundproofing against exterior noise: walls, roofs, windows, doors, ventilation.”;

Section 14: Section 114 of these zoning regulations, concerning the “ART” craft activity zone, is amended as follows:

- a) By replacing the first two paragraphs with the following paragraphs:

“The ‘Art’ artisan activity group includes:

1° Artisan-type commercial establishments that may include the sale, rental, maintenance, or repair of tangible goods and the provision of commercial services. This includes the repair of small electrical appliances such as toasters, razors, televisions, radios, etc. It does not include household appliances such as refrigerators, stoves, or washer-dryers. It also includes service establishments that provide services at the customer’s location, such as electricians, plumbers, carpet cleaners, chimney sweeps, etc.

2° Small-scale manufacturing businesses involving the production or assembly of tangible goods.

All on a small-scale, artisanal basis.

To qualify for this category (artisanal), facilities must meet the following requirements:";

Section 15: Section 119 of these zoning regulations, concerning permitted uses, siting standards, and prohibited uses, is amended as follows:

a) By adding to paragraph 3^ea new paragraph 7^othat reads as follows:

"7^o All new streets, except those within the urban perimeter and in the Ind-1 and Ind-2 zones. The extension of an existing street as defined in this bylaw (a compliant public or private thoroughfare, including loop roads, constructed and open to traffic as of April 11, 2024) is, however, permitted outside the urban perimeter and the Ind-1 and Ind-2 zones, subject to the following conditions (the issuance of a certificate of authorization for the street is subject to the PIIA bylaw):

- a) The extension must only serve to complete a street loop in an existing development or be constructed for public safety purposes;
- b) The extension must be on a street connected to a maintained public street, including roads in the major road network, or to a compliant and maintained private street.";

b) By adding the following paragraphs at the end:

"Mining activities may also generate nuisances and risks that render them incompatible with certain activities. The MRC has designated areas incompatible with mining activity (TIAM) in its land-use plan. These areas are those where the viability of the activities taking place there would be compromised by the impacts caused by mining activity. These areas are shown for informational purposes only.

When a new street is opened or an existing street is extended within an urbanization perimeter or in Ind-1 and Ind-2 zones, it is mandatory to extend the existing water and sewer systems to that location.

Notwithstanding the foregoing, it is not mandatory to extend existing water and sewer systems in the following cases:

- 1^o The systems have reached capacity;
- 2^o The physical conditions of the area do not permit it;
- 3^o The municipality's development projections show that the area in question cannot be served by a public utility system due to lack of capacity.

It is prohibited to install or extend water and sewer systems outside urban development perimeters or Ind-1 and Ind-2 zones.

Notwithstanding the foregoing, water and sewer systems may be installed or extended outside urban development boundaries or Ind-1 and Ind-2 zones when required by health and sanitation concerns.";

Article 16: Appendix I of this zoning bylaw, concerning the zoning plan, is amended as follows:

- a) By modifying the municipality's territorial boundaries in two locations within the lake, thereby reducing, in particular, the Ere-1 zone. All as shown in Appendix I of this bylaw, which forms an integral part thereof;
- b) By moving the Ere-2 zone westward so that it lies within the municipal boundaries, given the amendment to Annex I. All as shown in Annex II of this bylaw, which forms an integral part thereof;

- c) By removing from the map and the legend the information concerning wetlands and flood zones. This information is transferred to Appendix IV of the zoning bylaw and updated;

Article 17: Appendix IV of this zoning bylaw, concerning restricted zones, is amended as follows:

- a) By adding, in the legend and on the map on both sides of Highway 55 and Route 141, a noise restriction zone, as shown in an image in Annex III of this bylaw, which forms an integral part thereof;
- b) By replacing, in the legend and on this map, the wetlands with the SADD mapping system comprising four types of wetlands, as shown in the images in Annex IV of this bylaw, which forms an integral part thereof;
- c) By replacing, in the legend and on this map, the flood-risk zones with the SADD mapping, as shown in the images in Appendix V of this bylaw, which forms an integral part thereof;
- d) By adding to the legend and on the map the boundaries of the wood turtle’s habitat, as shown in an image in Annex VI of this regulation, which forms an integral part thereof;
- e) By adding the natural gas pipeline to the legend and the map, as shown in the image in Annex VII of these regulations, which forms an integral part thereof;

Article 18: Annex V of this zoning regulation, concerning forestry zones, is repealed;

Article 19: Annex VI of this zoning regulation, concerning the nuisances inherent in agricultural activities (Tables I through IX), is amended as follows:

- a) By adding the following line to Table VI of Parameter F, under the “Other Technologies” section: in the “Technology” column, the line “Presence of an existing windbreak hedge or wooded area that complies with the following provisions and essential characteristics,” and in the “Parameter F” column₃ ” the number “0.7”;
- b) By adding, between Table VI of Parameter F and Table VII of Parameter G, the following text, table, and figure:

“The attenuation factor assigned to a windbreak hedge or wooded area meeting the required characteristics is not added to the other attenuation factors. Consequently, when calculating separation distances, if this factor is used, the other attenuation factors (F₁, F₍₂₎, or F₃) cannot be taken into account. Thus, depending on the circumstances, the attenuation factor most favorable to agricultural activities shall be used.

Furthermore, since separation distances apply to the livestock unit, the windbreak hedge or wooded area must protect all facilities within a livestock unit for the mitigation factor to apply.

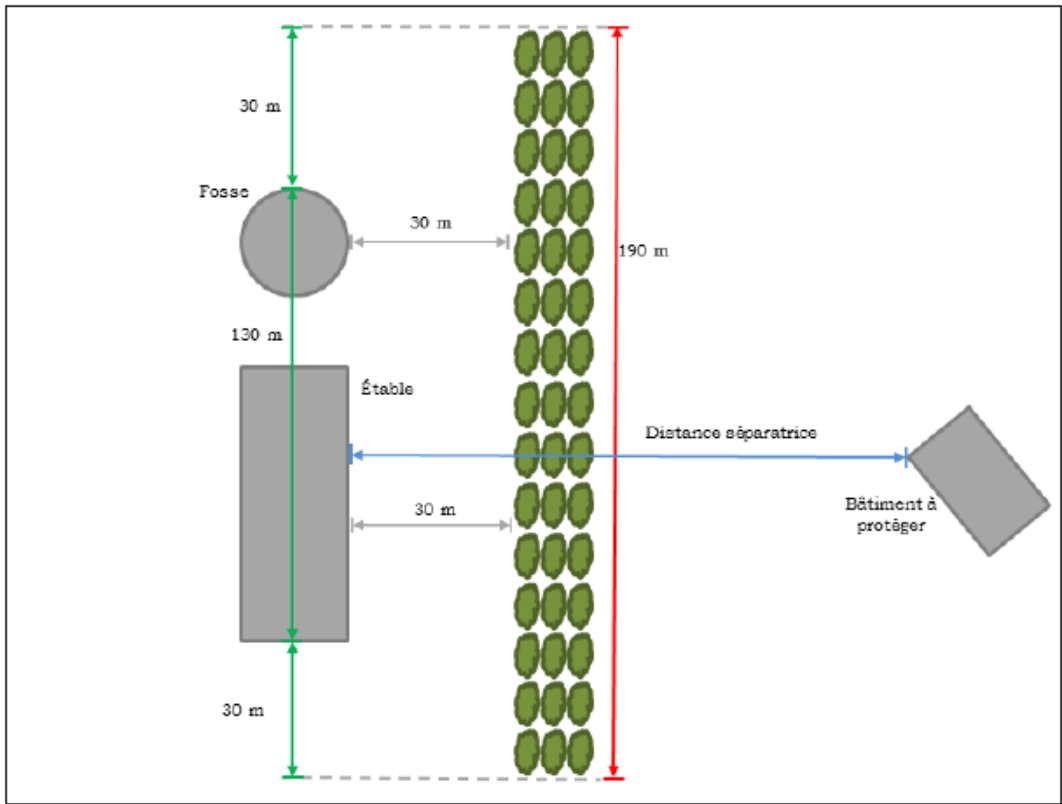
For the purposes of calculating separation distances, only existing windbreaks and wooded areas may be taken into account.

Essential Characteristics of a Windbreak or Woodland

Essential characteristics of a windbreak hedge	
Location	Between the odor source and the location to be protected.
Density	Moderately dense to dense The desired density should match that of the hedge shown in the figure below
Height	At least eight meters.

Length	The length of the hedge must exceed the length of the area where the odors originate and extend at least 30 meters beyond each end (see figure below).
Number of rows of trees	Three
Composition and arrangement of tree rows	• One row of deciduous trees and shrubs spaced two meters apart • One row of hybrid poplars spaced three meters apart • One row of evergreen trees (e.g., white spruce) spaced three meters apart.
Spacing between rows	Three to four meters maximum.
Distance between the windbreak and the livestock building, and distance between the windbreak and the storage area	A minimum of 30 meters and a maximum of 60 meters. If the windbreak is located less than 30 meters away (never less than 10 meters), the measured distance must be validated by a specialist in ventilation or the design of buildings and structures.
Minimum distance between the odor source and the area to be protected	Minimum of 150 meters.
Maintenance	Regular monitoring and maintenance are essential to ensure proper establishment and growth, so that the hedge quickly provides effective protection against odors and maintains it. Annual inspections, including one in early spring, are necessary to assess damage caused by winter, rodents, or other sources. Thorough maintenance should be performed as needed, including: • weeding; • replacing dead plants; • formative or maintenance pruning.
Essential Characteristics of a Woodland Area	
Height	At least eight meters.
Length	The length of the wooded area must exceed the length of the odor source and extend at least 30 meters beyond each end (see figure below)
Width	The wooded area must be at least 15 meters wide or have the necessary density to mitigate odors, in accordance with the standards established for a windbreak hedge. These characteristics must be validated by a specialist in the field.
Maintenance	Maintenance must be performed in such a way as to preserve the density necessary to mitigate odors.
Distance between the wooded area and the livestock building, and distance between the wooded area and the storage area	30 to 60 meters.

Figure illustrating the required length of a compliant windbreak hedge



Notwithstanding the characteristics set forth in the preceding tables defining the density of the windbreak hedge (length, width, composition, and arrangement of tree rows), a different design that would provide equivalent density would be acceptable if validated by a qualified professional in the field.”;

- c) By deleting from Table VII of Parameter G the row “Public Road” as well as the corresponding Parameter G value of 0.1;
- d) By deleting, in Table VII for Parameter G, the row “Residential-vacation, residential-tourism, or recreational-tourism” and the corresponding Parameter G value of 1.5;
- e) By deleting, in Table VIII on separation distances for manure storage sites located more than 150 m from a livestock facility, the column titled “public road” and all distances associated with it;
- f) By deleting, in Table VIII on separation distances for manure storage sites located more than 150 m from a livestock facility, in the cell corresponding to the last column and the title row, the words “and Rev-1 and Rev-2 zones”;
- g) By deleting, in Table IX on the minimum separation distances to be observed for the application of farm manure, in the cell corresponding to the 1st title line and the last column, the words “, Rev-1 and Rev-2 zones”;
- h) By adding the following text under Table IX on the minimum separation distances to be observed for the application of farm manure, in the note corresponding to the 2^e note:

“In this case, spreading is permitted up to the field boundaries.”;

Article 20: Appendix VII of these zoning regulations, concerning the grid of land uses and siting standards by zone, is amended as follows:

- a) By adding the superscript “34” in the corresponding cells in the columns “Af1-1,” “Af2-2,” “Ind-1,” and “Ind-2” and in the row “Park, playgrounds, green space, body of water – P2”;
- b) By adding the superscript “35” in the corresponding cells in the columns “Af1-1,” “Af2-2,” “Rec-1,” “Rec-6,” and “Rev-1” and in the row “Crafts – Art.”;

- c) By adding the superscript “36” in the corresponding cells in the “Af1-1” and “Af2-2” columns, and in the “Professional and personal – pro.” and “Secondary residence – LS” rows;
- d) By deleting, in the box corresponding to the “Rur-2” zone and the line “Detached two-family dwelling – R2,” the letter “X,” thereby prohibiting this use in the Rur-1 zone;
- e) By adding, in the section “Notes relating to the grid of permitted uses by zone,” notes 34 through 36, which read as follows:

“34 – Linear parks (bike paths, walking trails, etc.) and natural areas intended solely for the maintenance of ecological functions.”
35 – Artisanal production facilities only. For the Rec-1 zone, only the portion outside the urban perimeter is subject to the last use restriction. Furthermore, for zones Af2-1 and Af2-2, notwithstanding the conditions of the land-use class, the use must comply with the Regulation on the Authorization to Dispose of or Use a Lot Without CPTAQ Authorization, specifically the provision that the area is limited to 40%;
36 - Notwithstanding the conditions of the land-use class, the use must comply with the Regulation on the Authorization to Dispose of or Use a Lot Without CPTAQ Authorization.”;

Section 21: An Appendix XIII is inserted into this zoning bylaw, concerning steep and very steep slopes. The whole, as shown in Appendix VIII of this bylaw, shall form an integral part thereof.

Article 22: This bylaw shall come into force in accordance with the Act.

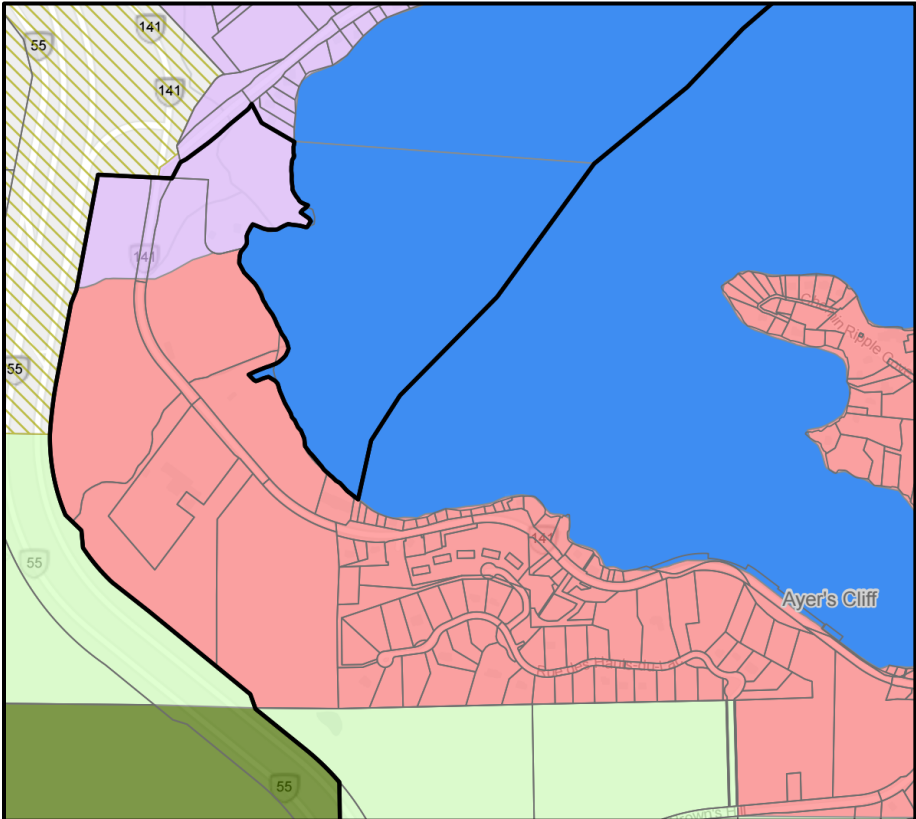
Mayor
Alec Van Zuiden

City Manager
Abelle L’Écuyer-Legault

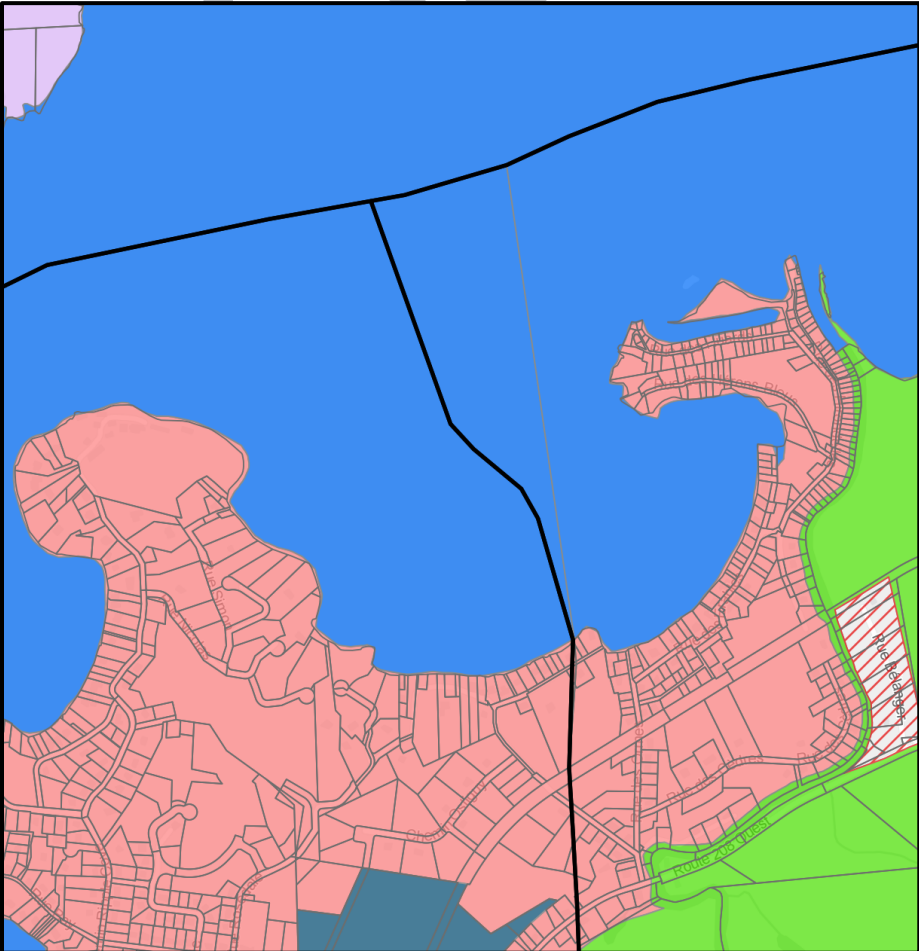
Notice of Motion and Adoption of the Proposal: October 6, 2026
Public Notice of Consultation Meeting: October 7, 2026
Public hearing: October 28, 2026
Adoption of the final bylaw
MRC Certificate of Approval
Effective date:

APPENDIX I

“Excerpt from the plan’s cartography, major land-use plan”



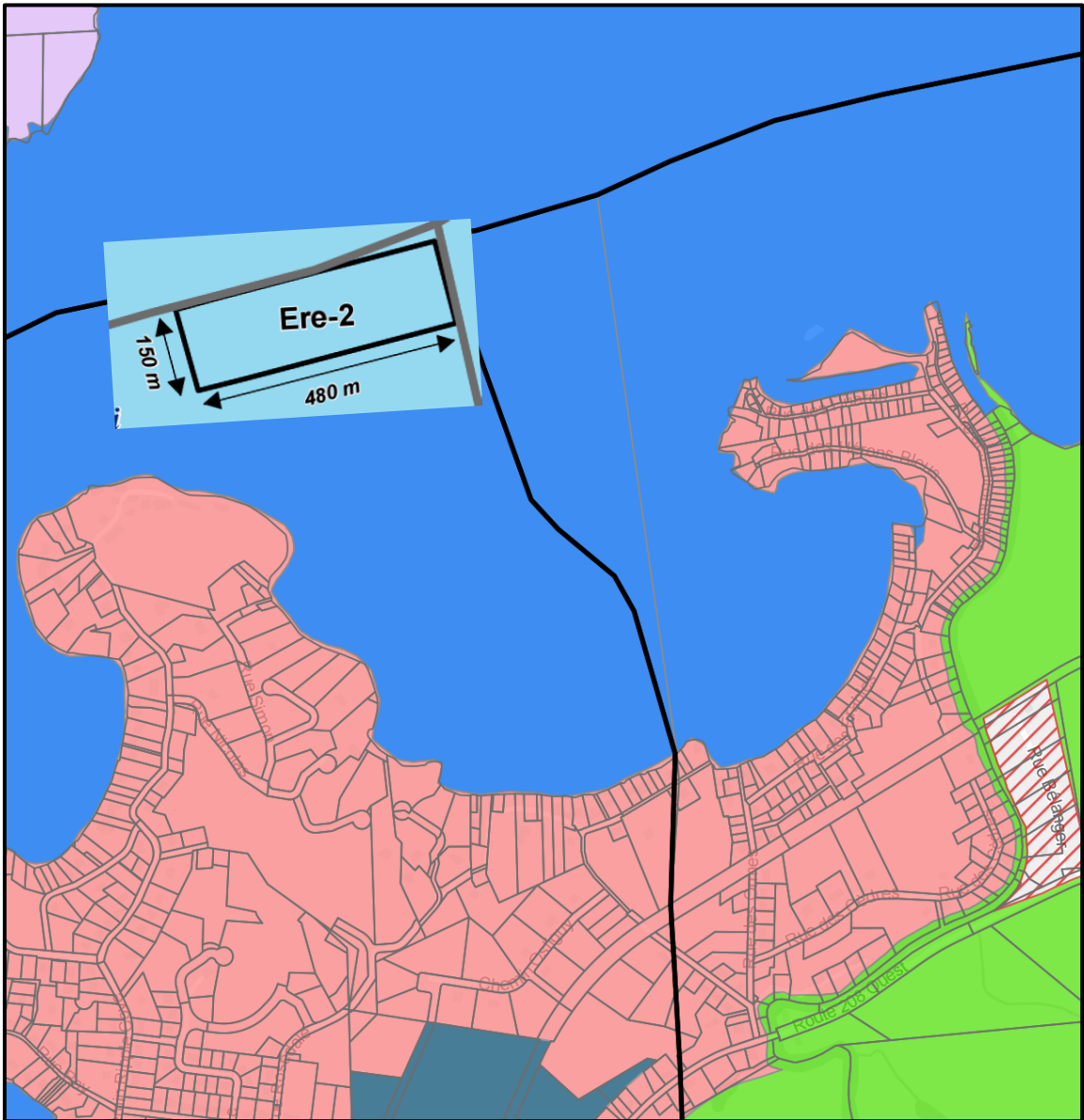
* The black line in the lake represents the new territorial boundary, as opposed to the gray line



* The black line in the lake represents the new territorial boundary as opposed to the gray line

PROJECT

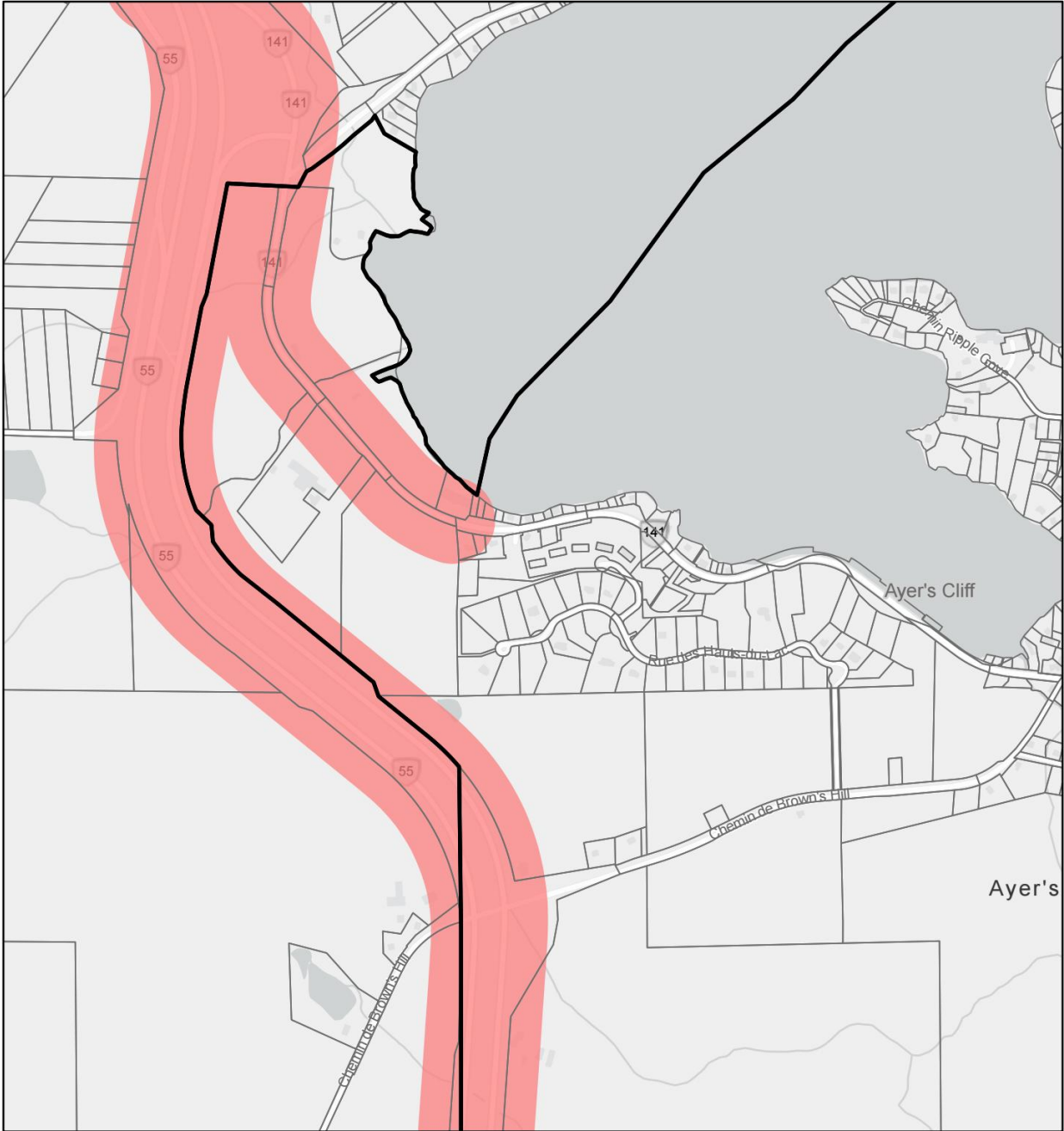
APPENDIX II



Repositioning of the Ere-2 zone within the territorial boundary

APPENDIX III

“Excerpt from the plan’s map, noise restriction zone”



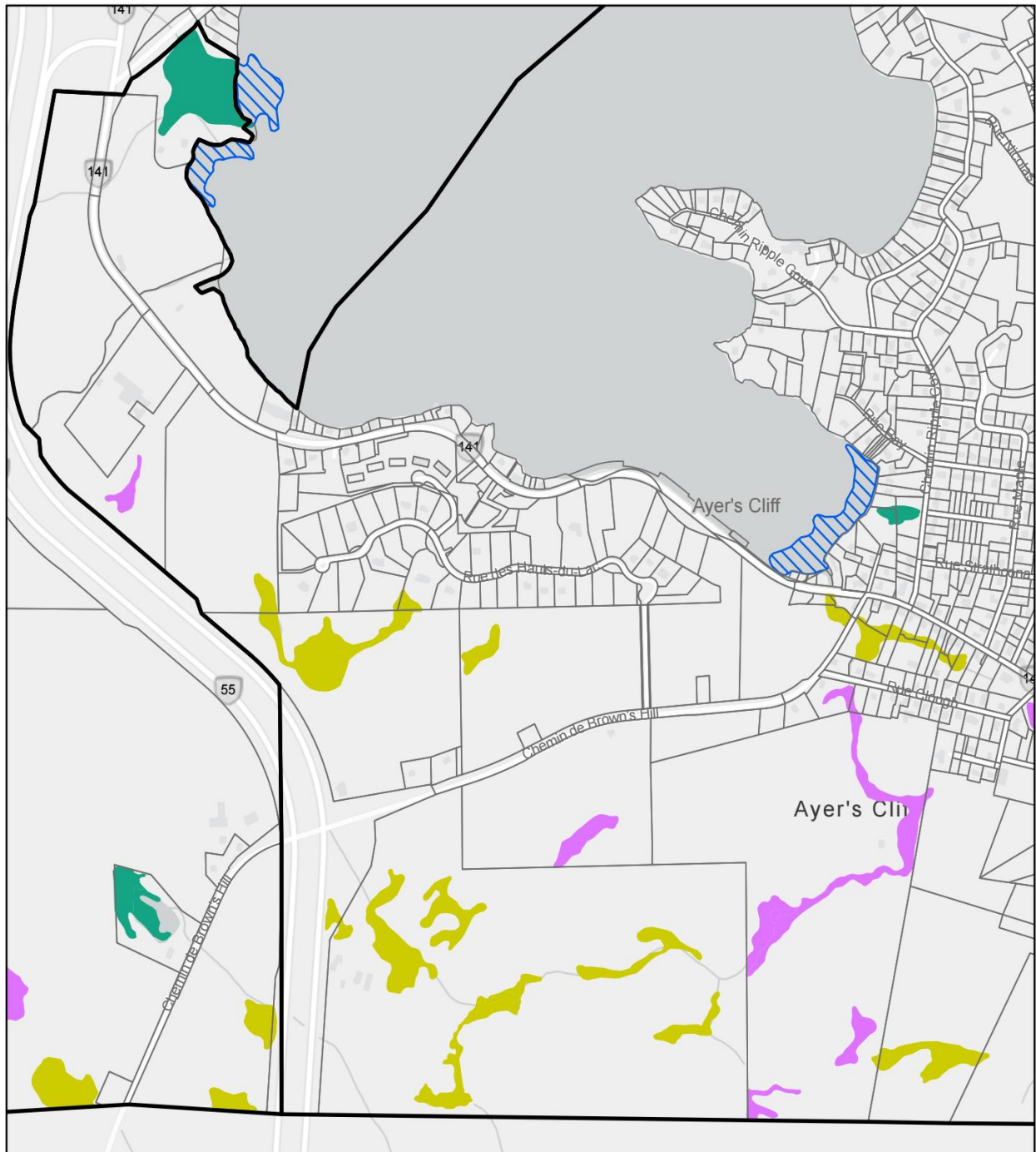
 Zone de contrainte sonore*

“Excerpt from the plan’s map, wetlands”



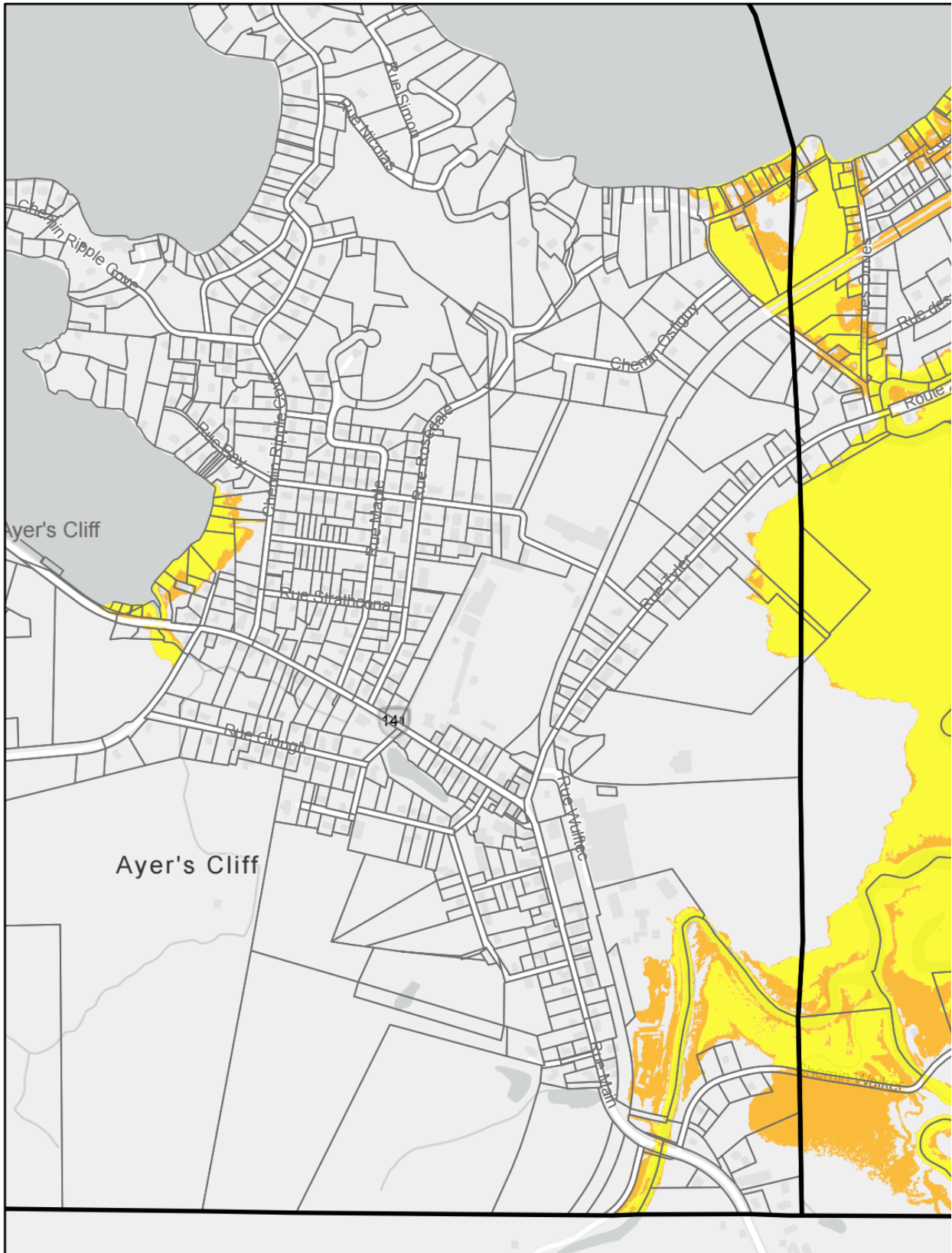
-  Limite municipale
  Utilisation durable
-  Lots
  Non priorisé
- Milieux humides
  Non applicable (littoral)
-  Protection

“Excerpt from the plan’s mapping, wetlands”



APPENDIX V

“Excerpt from the plan’s mapping, flood zones”



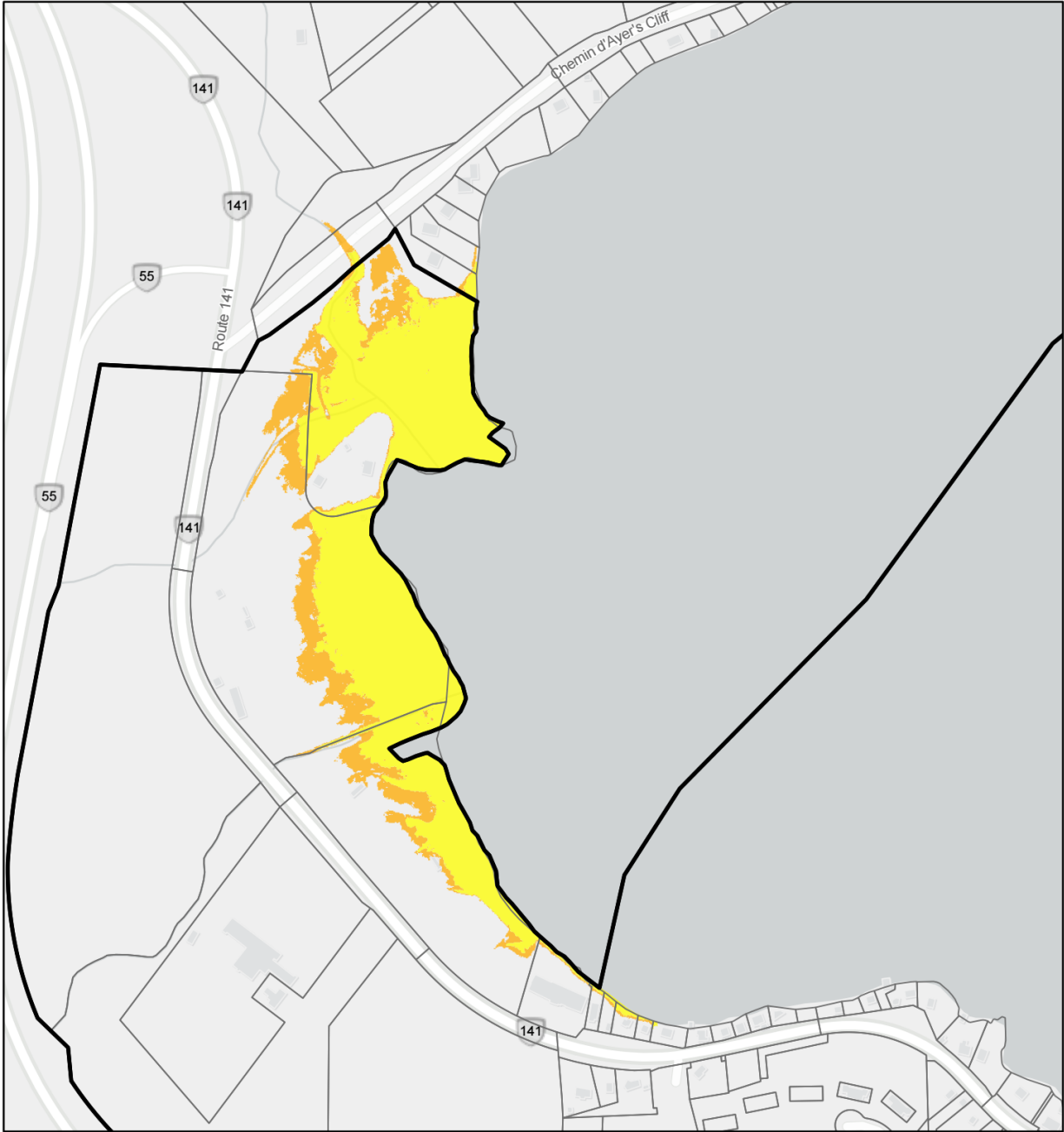
Zone à risque d inondation

Zone à risque d'inondation de récurrence 0-20 ans

 Zone à risque d'inondation de récurrence 20-100 ans

APPENDIX V (continued)

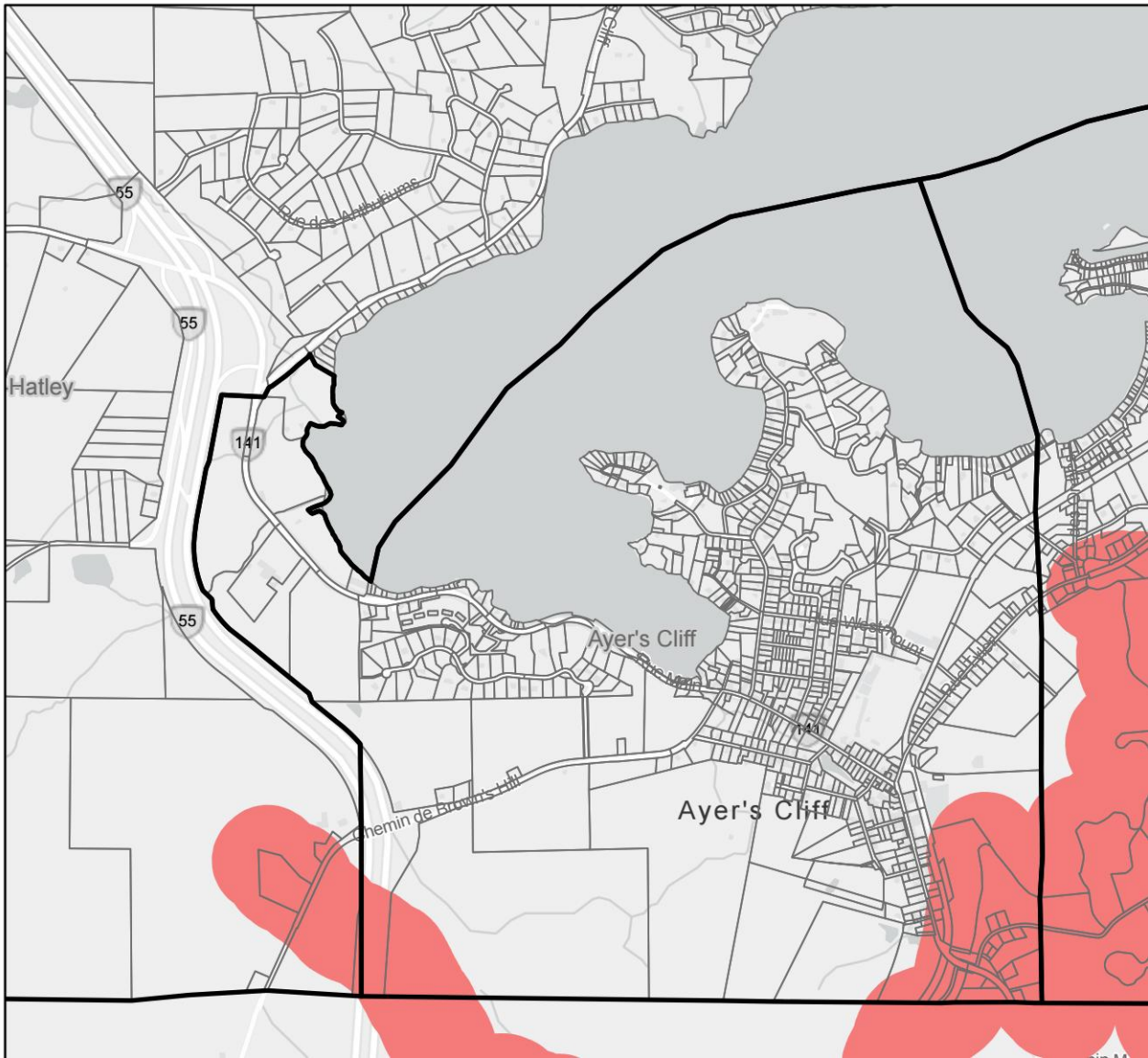
“Excerpt from the plan’s mapping, flood zones”



- Zone à risque d inondation
- Zone à risque d'inondation de récurrence 0-20 ans
 - Zone à risque d'inondation de récurrence 20-100 ans

APPENDIX VI

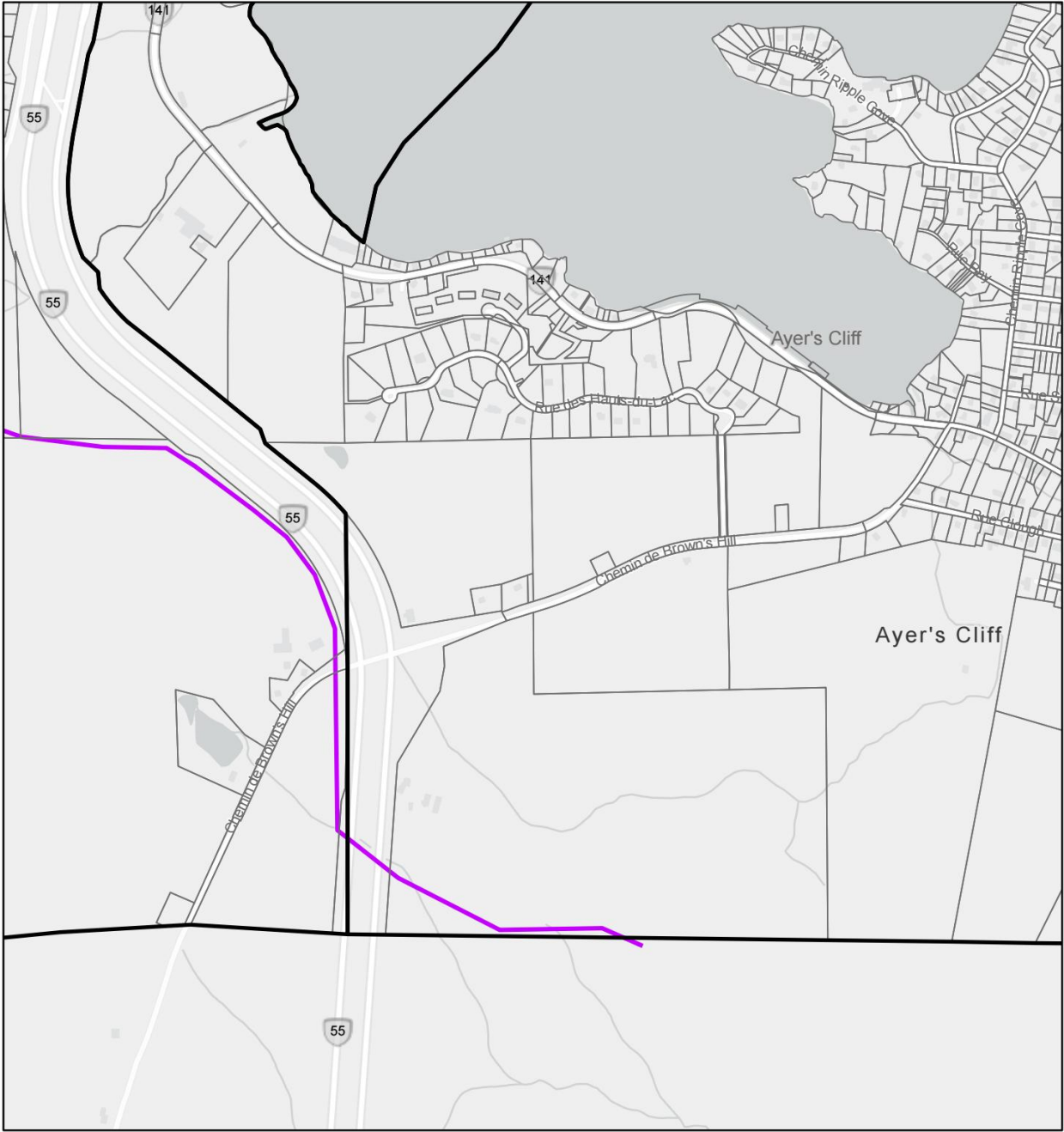
“Excerpt from the plan’s map, wood turtle habitat”



 Habitat de la tortue des bois

APPENDIX VII

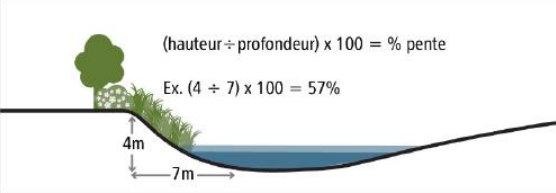
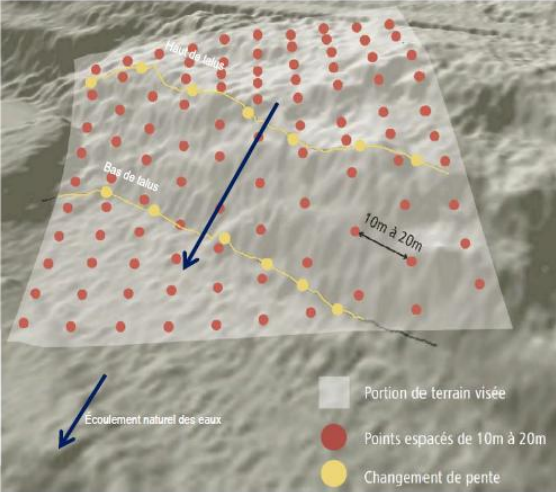
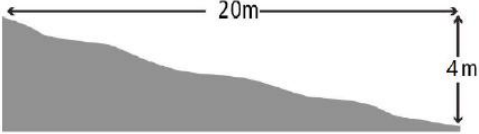
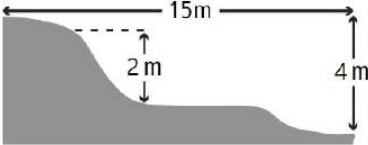
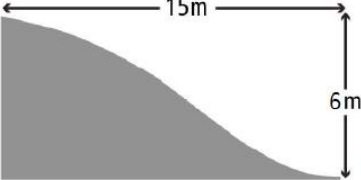
“Excerpt from the plan’s map, natural gas pipeline”



— Ligne de transport gazier et pétrolier

APPENDIX VIII

“ APPENDIX XIII: Calculation of the slope and determination of the top and bottom of a slope

Calcul de la pente	Interprétation
(hauteur ÷ profondeur) x 100 = % pente Ex. (4 ÷ 7) x 100 = 57%  Faire calculer la pente par un professionnel ou un technologue habilité à le faire en prenant minimalement des points de mesure sur la portion de terrain visée par l'implantation du bâtiment principal, des bâtiments accessoires et des voies d'accès. À l'intérieur de la portion visée, la prise de points de mesure doit : • Être espacée à une distance minimale de 10 m et maximale de 20 m; • Inclure les éléments de changements de pentes importants. 	Pente moyenne de 20 % Considérée comme une pente forte (15% à moins de 30%) au règlement Certains travaux et ouvrages sont soumis à un règlement à caractère discrétionnaire.  Pente moyenne de 26 % Considérée comme une pente forte (15% à moins de 30%) au règlement Le talus de 2 m, même s'il est très abrupt, n'est pas assujetti au règlement. Sur une distance de 15 m, ce terrain est considéré comme une pente forte et non très forte.  Pente moyenne de 40 % Considérée comme une pente très forte (30% et plus) au règlement Plusieurs travaux et ouvrages sont prohibés. 



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