



PROCESS OF **REGULATORY CHANGES**

- **FIRST DRAFT BY-LAW NUMBER 651-20 AMENDING THE *ZONING BY-LAW* (601-18) SO AS TO AMEND SEVERAL SECTIONS AND SCHEDULES THEREIN**
- **FIRST DRAFT BY-LAW NUMBER 652-20 AMENDING THE *SUBDIVISION BY-LAW* (602-18) TO PROVIDE FOR AMENDMENTS TO SUBDIVISION STANDARDS REGARDING INTERSECTIONS AND CERTAIN CADASTRAL OPERATIONS**
- **BY-LAW NUMBER 653-20 TO AMEND THE *BUILDING BY-LAW* (603-18) TO AUTHORIZE THE PARTIAL EXPANSION OF A MAIN BUILDING ON A PILE FOUNDATION**

Date: 10-15-2020

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REGULATORY CHANGE PROCESS

City Council wishes to make changes to certain planning By-laws because it considers them appropriate for the future of the City. As a result, in making these By-law changes, Council must follow a very controlled adoption process. The following are the steps that must be followed to bring the By-laws into force:

Zoning and Subdivision By-laws :

- Notice of Motion
- Adoption of the First Draft By-law
- Public notice announcing the public consultation (in writing)
- Public consultation (in writing)
- Adoption of the Second Draft By-law (with amendments if required)
- Public notice announcing the procedure for a request for a referendum vote
- Procedures for Persons Qualified to Vote for a Referendum Vote
- Public notice announcing a referendum poll (if required)
- Referendum poll (if required)
- Adoption of the By-law
- Certificate of conformity issued by the MRC
- Coming into force of the By-law

Building regulations :

- Notice of Motion
- Adoption of the Draft By-law
- Public notice announcing the public consultation (in writing)
- Public consultation (in writing)
- Adoption of the By-law
- Certificate of conformity issued by the MRC
- Coming into force of the By-law

As you can see, for Zoning, Subdivision and Building By-laws, a public consultation session is mandatory. However, it is impossible for us to hold a regular public consultation process given the health measures related to COVID-19 as mentioned in a decree from the Ministère de la Santé et des Services sociaux, which you will find below. We have therefore prepared a detailed presentation of the amendments to the urban planning By-laws. Thus, you will be able to study each modification made and send your comments or questions by e-mail or by mail to the following addresses: consultationsURB@shannon.ca or the postal address: Ville de Shannon, 50, rue Saint-Patrick, Shannon, Québec G3S 0A1.

Extract from Order in Council number 2020-074 of the Minister of Health and Social Services dated October 2, 2020:

"It also remains possible to dispense with a public meeting and replace it with a 15-day written consultation. In this case, the procedure must also be announced in advance by public notice.

The Department recommends that this public notice :

- describes the project that was to be the subject of a meeting, but is instead the subject of a call for written comments;
- specifies the web address at which a detailed presentation of the project is posted or any other means by which the detailed presentation can be accessed;
- indicates that any person may submit written comments, by e-mail or mail, for 15 days following the publication of the notice.

Finally, consultation meetings are prohibited in red zones (level 4 - maximum alert). In fact, under By-law 2020-074 of October 2, 2020, any procedure, other than a referendum, that is part of the decision-making process of a municipal body and that involves the movement or gathering of citizens must be replaced by a written consultation. The

Only the French version is the official version.

written consultation is announced in advance by public notice and lasts at least 15 days, taking into account the elapsed portion of a written consultation in progress at the time By-law 2020-074 comes into force. »

A special edition of the Shannon Express will be delivered to the homes of Shannon residents during the week of October 19, 2020 which will present public notices on the provisions of the regulatory amendments and inform citizens of the **public comment period (in writing) from October 25 to November 15, 2020.**

ZONING BY-LAW 651-20

Legend of the modifications :

Added or modified item = Highlighted text

Element removed = **Text in red**

Article 4.3 Supplementary Accommodation

Details and justifications :

- This change is intended to prevent the entrance to an additional dwelling unit from being located in front of the residence. The main objective is that the presence of the additional dwelling unit be discreet and also to avoid that residences with additional dwelling units resemble a semi-detached dwelling.

Before :

4.3 Supplementary housing

An isolated single-family residence can be modified to accommodate a second housing unit, qualified as an additional housing unit, whether it is bigenerational or complementary. For the purposes of this By-law, the building remains a detached single family dwelling. All of the following conditions must be met : (...)

(d) Supplementary housing shall have a separate exterior entrance and a separate civic address;

After :

4.3 Supplementary housing

An isolated single-family residence can be modified to accommodate a second housing unit, qualified as an additional housing unit, whether it is bigenerational or complementary. For the purposes of this By-law, the building remains a detached single family dwelling. All of the following conditions must be met : (...)

(d) Supplementary housing shall have a separate exterior entrance and a separate civic address. The exterior entrance shall be located on a wall facing a side yard, secondary front yard or rear yard of the property;

Article 4.6 Supplementary Commercial Accommodation

Details and justifications :

- This new section is being added to the By-law to permit the provision of secondary suites in a commercial building. Previously, the development of an additional dwelling unit was not permitted for commercial uses.
- The addition of an additional dwelling unit in a commercial building allows for more possibilities in commercial projects.
- It should be noted that not all commercial uses can accommodate supportive housing. Commercial uses where secondary suites can be provided are identified in the specification grids found in Schedule 3 of the Zoning By-law.

New article added to the regulation :

4.6 Supplementary housing for commercial use

Where permitted in the Specifications Grid, a commercial building may be modified to accommodate a dwelling unit, referred to as an ancillary dwelling unit. Supplementary housing in a commercial building is permitted only as a complementary use. For the purposes of this By-law, the main building retains its commercial use. The addition and maintenance of an additional dwelling unit in a commercial building is permitted only if all of the following conditions are met:

- (a) Supplementary housing shall be located on the second or third floor;
- b) The additional dwelling unit does not occupy more than 50% of the total floor area of the main building;
- (c) Only one additional dwelling unit per main building is permitted;
- (d) Supplementary housing shall have a separate exterior entrance and a separate civic address. The exterior entrance shall be located on a wall facing a side yard, secondary front yard or rear yard of the property;
- (e) Supplementary housing may not be provided in an accessory building;
- (f) Supplementary housing shall comply with all provincial regulations and all building, safety and health codes;
- (g) At least one off-street parking space shall be added on the lot in addition to the parking spaces required for other permitted and exercised uses.

Article 7.9 Hobby Farm

Details and justifications :

- The zones where amenity farms are permitted were not consistent with the zones provided for in the Conditional Use By-law 606-18. Therefore, in the interest of harmonization of all regulations, this Section 7.9 is amended to provide the same zones as those in the Conditional Use By-law 606-18.
- The requirement for a hobby farm to have a pitched roof with a minimum of 2 slopes has been removed to allow more flexibility in the architecture of the buildings.

Before :

7.9 Hobby Farm

Special provisions (...)

a) Authorized only in Zones F-48, F-49, F-53, F-54, F-57, F-61, F-65, F-66, F-67, F-84, F-86, as shown on the Zoning Plan, subject to the Conditional Use By-law;

(...)

(c) Approval farms are permitted only in the areas identified in the specification grid;

(...)

h) The building shall have a pitched roof with a minimum of 2 slopes.

After :

7.9 Hobby Farm

Special provisions (...)

a) Authorized only in Zones F-47, F-48, F-57, F-61 and F-67, as delineated on the zoning plan, and provided for in the Conditional Use By-law ;

(...)

(c) Approval farms are permitted only in the areas identified in the specification grid;

(...)

h) The building shall have a pitched roof with a minimum of 2 slopes.

Article 7.11 Integrated garage

Details and justifications :

- These amendments are made to clarify the application of the regulations and avoid any ambiguity of interpretation.

Before :

7.11 Integrated garage

Maximum width

Must not exceed the width of the front wall of the residential building

Minimum distance (note 1) from side and back lines

An integrated garage must comply with the provisions specified for residential buildings.

After :

7.11 Integrated garage

Maximum width

Must not exceed the width of the front wall of the residential building calculated at first floor level

Minimum distance (note 1) from side and back lines

An integrated garage must comply with the provisions specified for the main building in the specification grid for the zone concerned

Article 7.12 Attached garage

Details and justifications :

- These amendments are made to clarify the application of the regulations and avoid any ambiguity of interpretation.
- The ban on creating a habitable room under an attached garage is being removed in order to provide more flexibility in projects and because there was no reason for this ban.

Before :

7.12 Attached garage

Maximum number allowed per lot

1

Maximum width

The total width (with carport if applicable) shall not exceed the width of the front wall of the residential building.

Minimum distance (note 1) from side and back lines

Is an integral part of the main building, see standards in the specification grid

Special provisions

It is forbidden to fit out or build habitable rooms under a garage.

After :

7.12 Attached garage

Maximum number allowed per lot

Only one attached garage is authorized on the condition that there is no integrated garage on the same lot.

Maximum width

The total width (with carport if applicable) shall not exceed the width of the front wall of the residential building calculated at the first floor level.

Minimum distance (note 1) from side and back lines

An attached garage must comply with the provisions specified for the main building in the specification grid for the zone concerned.

Special provisions

It is forbidden to fit out or build habitable rooms under a garage.

Article 7.13 Detached garage

Details and justifications :

- The maximum height of the walls of a detached garage has been increased to allow more flexibility in the architecture of the buildings.
- The requirement for a detached garage to have a pitched roof with a minimum of 2 slopes has been removed to allow more flexibility in the architecture of the buildings.

Before :

7.13 Detached garage

Maximum height

Maximum height of the walls: 3.5 m

Special provisions

A detached garage must have a pitched roof with a minimum of two slopes.

After :

7.13 Detached garage

Maximum height

Maximum height of the walls: 4 m

Special provisions

A detached garage must have a pitched roof with a minimum of two slopes.

Article 7.17 SPA

Details and justifications :

- The minimum distance of 1 meter to respect between a SPA and any other building has been removed to allow more flexibility for the implementation of a SPA. Considering the minimal impact of the presence of a SPA on a property, it was judged that eliminating the minimum required distance would not create any inconvenience.
- The reference to Section 0 has been removed as Section 0 does not exist.

Before :

7.17 SPA

Minimum distance from another building (main or complementary)

1,0 m

Special provisions

The sections in Section 0 apply with the necessary adaptations.

After :

7.17 SPA

Minimum distance from another building (main or complementary)

N/A

Special provisions

The sections in Section 0 apply with the necessary adaptations.

Article 7.20 Discount

Details and justifications :

- The maximum height of the walls of a shed has been increased to allow more flexibility in the architecture of the buildings.
- The requirement for a shed to have a pitched roof with a minimum of 2 slopes has been removed to allow more flexibility in the architecture of the buildings.

Before :

7.20 Shed

Maximum height

Maximum height of the walls: 2.5 m

Special provisions

A shed must have a pitched roof with a minimum of two slopes. However, a shed attached to an detached garage may have a single slope provided it has a slope of 1 in 6.

After :

7.20 Discount

Maximum height

Maximum height of the walls: 3.5 m

Special provisions

A shed must have a pitched roof with a minimum of two slopes. However, a shed attached to an detached garage may have a single slope provided it has a slope of 1 in 6.

Article 8.1 Winter Shelter, Snow Fence and Winter Protection

Details and justifications :

- Extend the period allowed for winter shelters, snow fences and winter protection. As the snow appears to be melting later and later, it was deemed preferable to extend the deadline for the removal of winter shelters, snow fences and winter cover to the 3rd Monday in May.

Before :

8.1 Winter Shelter, Snow Fence and Winter Protection

Winter shelters for both vehicles and pedestrians at the entrance to a building, as well as snow fences and other winter protection are permitted in all zones from October 1st to April 30th of the following year.

After :

8.1 Winter Shelter, Snow Fence and Winter Protection

Winter shelters for both vehicles and pedestrians at the entrance of a building, as well as snow fences and other winter protection are permitted in all zones from October 1st to the day corresponding to the 3rd Monday of May of the following year.

Article 9.1 Permitted Uses and Constructions in Front, Side and Rear Yards

Details and justifications :

- Table 5 presents several types of elements and constructions authorized on a property. For each element or construction, it is specified the authorized location (front yard / secondary front, side yard and back yard) and the minimum distance to be respected with the various boundaries of the lot.
- In this case, this modification applies to steps, balconies, galleries and patios. The By-law provides that these constructions must always be at a minimum distance of 2 metres from the lateral and rear lot lines. This amendment removes the minimum 2-metre distance for semi-detached single-family, multi-family I (1) and multi-family II (2) uses from this minimum distance. Overall, this modification will make it possible to install a gallery on the lot line adjoining a semi-detached or multi-family building.

Before :

9.1 Permitted uses and structures in front, side and rear yards

Table 5 - Yard Usage

17. Porch, balcony, gallery, patio

Front yard / Secondary front yard: Authorized - Encroachment in the yard of 2 meters maximum

Side yards: Authorized - 2 meters minimum from lot lines

Backyard: Authorized - 2 meters minimum from lot lines

After :

9.1 Permitted uses and structures in front, side and rear yards

Table 5 - Course Usage

17. Porch, balcony, gallery, patio

Front yard / Secondary front yard: Authorized - Encroachment in the yard of 2 meters maximum

Side yards: Authorized - 2 meters minimum from lot lines (1)

Backyard: Authorized - 2 meters minimum from lot lines (1)

- (1) For semi-detached single-family, multi-family I (1) and multi-family II (2) uses, there is no minimum distance to be respected from the lot lines on which the buildings are attached.

Article 9.1 Permitted Uses and Constructions in Front, Side and Rear Yards

Details and justifications :

- Table 5 presents several types of elements and constructions authorized on a property. For each element or construction, it is specified the authorized location (front yard / secondary front, side yard and back yard) and the minimum distance to be respected with the various boundaries of the lot.
- In this case, this amendment is to permit the establishment of a front and secondary front yard vegetable garden.

Before :

9.1 Permitted uses and structures in front, side and rear yards

Table 5 - Yard Usage

19. Vegetable garden

Front yard / secondary front yard: Not allowed

After :

9.1 Permitted uses and structures in front, side and rear yards

Table 5 - Yard Usage

19. Vegetable garden

Front yard / secondary front yard: Authorized • 2 meters minimum from lot lines

Article 9.2 The establishment of a front yard and secondary front yard vegetable garden

Details and justifications :

- This new article presents the standards governing the development of a front and secondary front yard vegetable garden.
- As the development of a front and secondary front yard vegetable garden will be possible, we feel it is important that this be well supervised in order to keep the front yards clean and well landscaped.

New article added to the regulation :

9.2 The installation of a vegetable garden in the front yard and secondary front yard

The installation of a single vegetable garden in the front or secondary front yard is authorized if the following standards are respected :

- a) The vegetable garden is located at a minimum distance of 2m from the lot line;
- b) The maximum area of the vegetable garden is 15 square meters. This area is calculated by considering the total space used to grow ;
- c) Removable structures for cultivation can be used as long as they are located in the ground space of the vegetable garden;
- d) Removable structures are authorized from May 1st to November 1st of the same year. Outside this period, removable structures for vegetable gardens are not authorized in the front and secondary front yards;
- e) Plants and removable structures in the vegetable garden may not exceed a total height of 1.2m above ground level at this location. In the case of plants planted on a removable structure, their combined height may not exceed 1.2m ;
- f) The vegetable garden must be maintained frequently to maintain a clean appearance.

Article 10.2 Residual area layout and turnaround time

Details and justifications :

- This amendment clarifies that 24 months after the date of issuance of the building permit or certificate of authorization for a lot, the remaining area of the lot must be levelled, grassed or seeded with another species of plant.
- The purpose of this amendment is to clearly indicate the obligation to grade and sod (or seed) a property within a reasonable period of time.

Before :

10.2 Arrangement of the residual surface and implementation time

Without restricting the scope of any other By-law, any portion of a lot not occupied by a building, parking lot, sidewalk, path, driveway, vehicle loading/unloading area, grassed area, outdoor storage area, woodlot or plantation shall be graded and properly landscaped within a maximum of 24 months from the date of issuance of the Building Permit or Certificate of Approval.

The residual surface area to be developed and maintained by each owner includes the public portion of the street right-of-way not occupied by the vehicular roadway including ditches, if any, and the driveway.

After :

10.2 Arrangement of the residual surface and lead time

Without restricting the scope of any other By-law, any part of a lot that is not occupied by a building, parking lot, sidewalk, path, driveway, vehicle loading/unloading area, grassed area, outdoor storage area, woodlot or plantation shall be graded and shall be grassed or seeded.

In the case of a lot hosting a new construction or major work, grading and sodding must be completed within a maximum period of 24 months, calculated from the date of issuance of the building permit or certificate of authorization.

The residual surface area to be developed and maintained by each owner includes the public portion of the street right-of-way not occupied by the vehicular roadway including ditches, if any, and the driveway.

Article 10.4 Management of trees in the front yard

Details and justifications :

- Sections 10.4 and 10.4.1 are deleted as similar provisions are added in the new section 10.4.4.

Before :

10.4 Management of trees in the front yard

10.4.1 Planting and conservation

Any lot on which a main building is located or erected must have in the front yard a minimum of one (1) tree for every 10 linear metres of lot width (e.g.: 35 m wide lot must have a minimum of three (3) trees. A 45 m wide lot must have a minimum of four (4) trees and a 50 m wide lot must have a minimum of five (5) trees.

Any felled tree that results in the minimum required front yard planting no longer being met shall be replaced in accordance with this Section.

The minimum tree planting required shall be completed within a maximum of 24 months from the date of issuance of the building permit for the main building.

After :

10.4 Management of trees in the front yard

10.4.1 Planting and conservation

Any lot on which a main building is located or erected must have in the front yard a minimum of one (1) tree for every 10 linear metres of lot width (e.g.: 35 m wide lot must have a minimum of three (3) trees. A 45 m wide lot must have a minimum of four (4) trees and a 50 m wide lot must have a minimum of five (5) trees.

Any felled tree that results in the minimum required front yard planting no longer being met shall be replaced in accordance with this Section.

The minimum tree planting required shall be completed within a maximum of 24 months from the date of issuance of the building permit for the main building.

Article 10.4.2 Replacement

Details and justifications :

- Section 10.4.2 is moved to become Section 10.9. This move does not make any changes to the standards and regulations in this section.

Before :

10.4.2 Replacement

Every tree that is dead or showing signs of decay on 50% or more of its boughs and that is required to be planted under this By-law shall be replaced by another tree that meets all the requirements of this Section.

The tree shall be replaced within 12 months from the date of issuance of a letter advising the owner of his or her obligation to replace the tree under this By-law. The tree shall be a minimum of 2 m in height.

After :

10.9 Replacement

Every tree that is dead or showing signs of decay on 50% or more of its boughs and that is required to be planted under this By-law shall be replaced by another tree that meets all the requirements of this Section.

The tree shall be replaced within 12 months from the date of issuance of a letter advising the owner of his or her obligation to replace the tree under this By-law. The tree shall be a minimum of 2 m in height.

Section 10.4 Tree Planting and Management on Single Family (H-1), Semi-detached Single Family (H-2) and Detached Two Family (H-3) Land Use Properties

Details and justifications :

- This new section sets out the standards for planting a minimum number of trees on each property. The minimum number of trees per lot is established according to the area of the lot.
- This section applies only to properties where the following classes of uses are authorized: Detached Single Family (H-1), Semi-Detached Single Family (H-2) and Detached Two-Family (H-3).
- This new article aims mainly to promote the planting of trees on the lot and thus avoid the existence of lots without vegetation.

New article added to the regulation :

10.4 Tree Planting and Management on Single Detached (H-1), Semi-detached (H-2) and Detached (H-3) Residential Land Use Sites

10.4.1 Scope of application

This section applies to lands where any of the following uses are permitted :

Detached single-family dwelling (H-1)

Semi-detached single family (H-2)

Detached two-family (H-3)

For the purposes of this section, a vacant lot where one of the uses mentioned in the first paragraph is authorized is subject to the application of this Section (10.4) until a building permit is issued for a use other than a use mentioned in the first paragraph.

10.4.2 Minimum number of trees per lot

A minimum number of trees is required per lot. This minimum number of trees is determined based on the size of the lot, as set out in Table 6.

For the purposes of this section, only trees with a DBH of 4.0 cm or more are considered.

A tree with several trunks should be counted as a single tree.

A tree whose stump is located on a property line must be counted for each of the properties concerned.

For a lot of more than 6,000 m², Table 6 applies to a part of the land corresponding to a theoretical lot of 6,000 m². This notional lot must be delimited so as to respect the minimum dimensions established by the Subdivision By-law. If a building of the Housing Group (H) exists on the lot or if such a building is proposed, it must be part of the notional lot. If the lot is adjacent to a road, the notional lot must be located on the roadside.

Table 6 - Minimum Number of Trees by Lot Size for Single Detached (H-1), Semi-detached (H-2) and Detached (H-3) Single Family Dwelling Uses

Land area (m ²)		Minimum number of trees
From	À	
1	900	4
901	1200	6
1201	1500	9
1501	1800	12
1801	2100	18
2101	2400	21
2401	2700	23
2701	3000	27
3001	3500	29
3501	4000	34
4001	4500	40
4501	5000	48
5001	5500	55
5501	6000	63

10.4.3 Categories of trees not accounted for

For the application of the preceding article "Minimum number of trees per lot", stems forming part of a shrub hedge or a cedar hedge are not considered.

10.4.4 Trees in front and secondary front yard

Any lot on which a main building is located or erected must have in the front yard a minimum of one (1) tree for every 10 linear metres of lot width (e.g.: 35 m wide lot must have a minimum of three (3) trees. A 45 m wide lot must have a minimum of four (4) trees and a 50 m wide lot must have a minimum of five (5) trees.

Any corner lot on which a main building is located or erected must have in the secondary front yard a minimum of one (1) tree for every 15 linear metres of lot width (e.g.: 35 m wide lot must have a minimum of two (2) trees. A 45 m wide lot must have a minimum of three (3) trees and a 65 m wide lot must have a minimum of four (4) trees.

Any felled tree that results in the minimum required front yard and secondary front yard planting requirement no longer being met shall be replaced in accordance with this Section.

Article 10.5 Specific Standards for Certain Species of Trees

Details and justifications :

- Article 10.5 is moved to become Article 10.6. This move does not make any changes to the standards and regulations in this Article.

Before :

10.5 Standards specific to certain tree species

No poplar, willow or silver maple shall be located within 10 m of a street line, a right-of-way for the installation of underground cables, wires or pipes, or within 10 m of a lateral or rear lot line, well, septic field and septic tank.

After :

10.6 Standards specific to certain tree species

No poplar, willow or silver maple shall be located within 10 m of a street line, a right-of-way for the installation of underground cables, wires or pipes, or within 10 m of a lateral or rear lot line, well, septic field and septic tank.

Article 10.5 Planting and Management of Trees on Other Use Lands

Details and justifications :

- This new section sets out the standards for planting a minimum number of trees on each property. The minimum number of trees per lot is established according to the area of the lot.
- This section applies to all properties, but excludes properties where the single-family detached (H-1), semi-detached single-family (H-2) and detached two-family (H-3) classes of use are authorized.
- This new article aims mainly to promote the planting of trees on the lot and thus avoid the existence of lots without vegetation.

New article added to the regulation :

10.5 Planting and management of trees on lots for other uses

10.5.1 Scope of application

This section applies to lots where any use other than those set out in the first paragraph of Section 10.4.1 is permitted or occupied.

10.5.2 Minimum number of trees per lot

A minimum number of trees is required per lot. This minimum number of trees is determined based on the size of the lot, as set out in Table 7.

For the purposes of this section, only trees with a DBH of 4.0 cm or more are considered.

A tree with several trunks should be counted as a single tree.

A tree whose stump is located on a property line must be counted for each of the properties concerned.

For a lot of more than 6,000 m², Table 7 applies to a part of the land corresponding to a theoretical lot of 6,000 m². This notional lot must be delimited so as to respect the minimum dimensions established by the Subdivision By-law. If a main building exists on the lot or if such a building is proposed, it must be part of the notional lot. If the lot is adjacent to a road, the notional lot must be located on the roadside.

Table 7 - Minimum Number of Trees by Lot Size for Other Uses

Land area (m ²)		Minimum number of trees
From	À	
1	900	3
901	1200	6
1201	1500	8
1501	1800	10
1801	2100	12
2101	2400	15
2401	2700	18
2701	3000	20
3001	3500	24
3501	4000	29
4001	4500	34
4501	5000	39
5001	5500	44
5501	6000	50

10.5.3 Categories of trees not accounted for

For the application of the preceding article "Minimum number of trees per lot", stems forming part of a shrub hedge or a cedar hedge are not considered.

Article 10.6 Tree Felling

Details and justifications :

- Article 10.6 is moved to become Article 10.7. This move does not make any changes to the standards and regulations in this Article.

Before :

10.6 Tree felling

The felling of trees, other than in the course of a forest operation authorized under this By-law, shall be subject to one of the following conditions :

- a) The tree must be dead or suffering from an incurable disease;
- b) The tree must be hazardous to the safety of persons;
- c) The tree must be a nuisance to the growth and well-being of neighbouring trees;
- d) The tree must cause damage to public or private property;
- e) The tree must necessarily be felled as part of the execution of public works;
- (f) The tree must necessarily be felled for a construction or landscaping project authorized by the City.

An applicant for a tree cutting permit application must provide a rationale and demonstrate that they meet at least one of the conditions listed above.

Systematic cutting of trees on unsubdivided land or on the right-of-way of proposed unsubdivided streets is also prohibited until the subdivision has been filed and a formal application to open the street has been approved by City Council and the owner has made a commitment to construct the street. When the subdivision project is approved by Council, any land other than the proposed street must retain a minimum of 40% of its wooded area by maximizing the maintenance of forest cover in the front yard and the protection of sensitive environments.

After :

10.7 Tree felling

The felling of trees, other than in the course of a forest operation authorized under this By-law, shall be subject to one of the following conditions :

- a) The tree must be dead or suffering from an incurable disease;
- b) The tree must be hazardous to the safety of persons;
- c) The tree must be a nuisance to the growth and well-being of neighbouring trees;
- d) The tree must cause damage to public or private property;
- e) The tree must necessarily be felled as part of the execution of public works;
- (f) The tree must necessarily be felled for a construction or landscaping project authorized by the City.

An applicant for a tree cutting permit application must provide a rationale and demonstrate that they meet at least one of the conditions listed above.

Systematic cutting of trees on unsubdivided land or on the right-of-way of proposed unsubdivided streets is also prohibited until the subdivision has been filed and a formal application to open the street has been approved by City Council and the owner has made a commitment to construct the street. When the subdivision project is approved by Council, any land other than the proposed

street must retain a minimum of 40% of its wooded area by maximizing the maintenance of forest cover in the front yard and the protection of sensitive environments.

Article 10.7 Hedge

Details and justifications :

- Section 10.7 is moved to become Section 10.10. This move does not make any changes to the standards and regulations in this section.

Before :

10.7 Hedge

A hedge is allowed in all areas and in all courtyards.

The visibility triangle must be respected at all times.

In addition, a hedge installed in the front yard must respect a minimum distance of 1.5 m from a fire hydrant, without encroaching on the street right of way.

No maximum height is set for a hedge except for the portion of the front yard in front of the front wall of the main building where the maximum height is set at 1.2 m (see Figure 7). However, a front yard hedge may exceed 1.2 m in height if the civic number of the property is located on a post visible from the street or the civic number is on the main building higher than 1.2 m and is visible from the street.

All hedges must be maintained in such a way that they do not obstruct road visibility or partially or completely hide road signage. Any owner of land on which a hedge is planted must carry out cutting or pruning work to ensure this visibility.

Even at maturity, the minimum distances of a hedge must be respected.

After :

10.10 Hedge

A hedge is allowed in all areas and in all courtyards.

The visibility triangle must be respected at all times.

In addition, a hedge installed in the front yard must respect a minimum distance of 1.5 m from a fire hydrant, without encroaching on the street right-of-way.

No maximum height is set for a hedge except for the portion of the front yard in front of the front wall of the main building where the maximum height is set at 1.2 m (see Figure 7). However, a front yard hedge may exceed 1.2 m in height if the civic number of the property is located on a post visible from the street or the civic number is on the main building higher than 1.2 m and is visible from the street.

All hedges must be maintained in such a way that they do not obstruct road visibility or partially or completely hide road signage. Any owner of land on which a hedge is planted must carry out cutting or pruning work to ensure this visibility.

Even at maturity, the minimum distances of a hedge must be respected.

Article 10.8 Fence and low wall

Details and justifications :

- Article 10.8 is moved to become Article 10.11. This move does not make any changes to the standards and regulations in this Article.

Before :

10.8 Fence and low wall

Fences and low walls are permitted in all zones and yards.

The visibility triangle must be respected at all times.

In addition, a fence or low wall in the front yard must be at least 1.5 m from a fire hydrant, without encroaching on the street right-of-way.

Subject to special provisions, a fence or low wall must respect the following maximum heights :

- a) In the space corresponding to a front yard: 1.2 m maximum. The fence or low wall may also include a vehicular entrance structure with a height greater than 1.2 m (see Figure 8);
- b) In the space corresponding to a secondary front yard: 2 m maximum and maintain a 2 m setback from a right-of-way line;
- c) In the space corresponding to a side and back yard: 2 m maximum. This maximum height is set at 3 m for a use other than residential.

Figure 8 - Front yard fence

The use of tires, telephone poles, railway parts (frame or rail), non-architectural concrete blocks, scrap materials, oiled or unsquared wood barrels and pieces, wood panels, fibreglass, iron or non-ornamental steel or sheet metal, of recycled materials as well as the use of chains, chicken wire, tile pins, electrified wire, barbed wire, ropes, cement shards, wire (barbed or not) are prohibited throughout the territory for low walls and fences.

However, in the case of an authorized and exercised agricultural use or a complementary use of the hobby farm type, chicken wire or meshwire as well as electrified wire are permitted.

Any low wall or fence must be securely fastened to the ground, have a vertical level and contain a uniform assembly of materials.

The walls must be maintained in good condition to prevent the crumbling, flaking and splintering of brick and stone, the degradation of mortar joints, the presence of cracks and the breaking down of stucco and concrete.

Wood or metal fences shall be painted or stained, coated, treated or maintained in good condition so as to prevent rusting of metal coatings, chipping, splintering of wood, chipping of paint, alteration or degradation of paint, varnish, stain or other coatings. Wooden fences in their natural state, in the case of rustic fences made with debarked wooden poles, must be maintained in good condition at all times.

Fence posts must be erected to withstand repeated freeze/thaw action to prevent them from lifting.

A galvanized chain link fence erected for a residential lot must be covered with a sheath.

After :

10.11 Fence and low wall

Fences and low walls are permitted in all zones and yards.

Only the French version is the official version.

The visibility triangle must be respected at all times.

In addition, a fence or low wall in the front yard must be at least 1.5 m from a fire hydrant, without encroaching on the street right-of-way.

Subject to special provisions, a fence or low wall must respect the following maximum heights :

- a) In the space corresponding to a front yard: 1.2 m maximum. The fence or low wall may also include a vehicular entrance structure with a height greater than 1.2 m (see Figure 8);
- b) In the space corresponding to a secondary front yard: 2 m maximum and maintain a 2 m setback from a right-of-way line;
- c) In the space corresponding to a side and back yard: 2 m maximum. This maximum height is set at 3 m for a use other than residential.

Figure 8 - Front yard fence

The use of tires, telephone poles, railway parts (frame or rail), non-architectural concrete blocks, scrap materials, oiled or unsquared wood barrels and pieces, wood panels, fibreglass, iron or non-ornamental steel or sheet metal, of recycled materials as well as the use of chains, chicken wire, meshwire, electrified wire, barbed wire, ropes, cement shards, wire (barbed or not) are prohibited throughout the territory for low walls and fences.

However, in the case of an authorized and exercised agricultural use or a complementary use of the hobby farm type, chicken wire or meshwire as well as electrified wire are permitted.

Any low wall or fence must be securely fastened to the ground, have a vertical level and contain a uniform assembly of materials.

The walls must be maintained in good condition to prevent the crumbling, flaking and splintering of brick and stone, the degradation of mortar joints, the presence of cracks and the breaking down of stucco and concrete.

Wood or metal fences shall be painted or stained, coated, treated or maintained in good condition so as to prevent rusting of metal coatings, chipping, splintering of wood, chipping of paint, alteration or degradation of paint, varnish, stain or other coatings. Wooden fences in their natural state, in the case of rustic fences made with debarked wooden poles, must be maintained in good condition at all times.

Fence posts must be erected to withstand repeated freeze/thaw action to prevent them from lifting.

A galvanized chain link fence erected for a residential lot must be covered with a sheath.

Article 10.8 Tree Cutting for the Construction of a Main Building

Details and justifications :

- This new section establishes a maximum period of time after the construction of a main building for the minimum number of trees to be planted on the property.

New article added to the regulation :

10.8 Tree felling for the construction of a main building

In the case of the construction of a main building, the minimum number of trees required for the property must be met within 24 months of the issuance of the building permit for the main building on the property.

Article 10.9 Retaining Wall and Slope

Details and justifications :

- Section 10.9 is moved to become Section 10.12.
- This section is amended to eliminate the minimum distance of 1 metre between a retaining wall and the lateral and rear lot lines.
- The purpose of this amendment is to allow citizens to make more optimal use of their land by avoiding the loss of space that could be caused by the presence of a retaining wall.

Before :

10.9 Retaining Wall and Slope

Any grading of a lot must be done in such a way as to preserve the original characteristics of the soil, i.e., the slope and difference in elevation in relation to the street or contiguous lots. However, if the physical characteristics of the land are such that the development of open areas requires backfilling and excavation work and the construction of retaining walls or embankments, the following provisions must be respected : (...)

c) All retaining walls and structures shall be located at a distance greater than or equal to one metre from the front, side or rear property lines and 2.0 m from a fire hydrant, where applicable;

After :

10.12 Retaining Wall and Slope

Any grading of a lot must be done in such a way as to preserve the original characteristics of the soil, i.e., the slope and difference in elevation in relation to the street or contiguous lots. However, if the physical characteristics of the land are such that the development of open areas requires backfilling and excavation work and the construction of retaining walls or embankments, the following provisions must be respected : (...)

c) All retaining walls and structures shall be located at a distance greater than or equal to one metre from the front, **side or rear** property line and 2.0 metres from a fire hydrant, where applicable;

Article 10.10 Lighting of a property

Details and justifications :

- Section 10.10 is moved to become Section 10.13. This move does not make any changes to the standards and regulations in this Article.

Before :

10.10 Lighting of a lot

With the exception of municipal lighting installations and installations within the public right-of-way of temporary lighting and light decorations during the holiday season (December 1st of one year to January 31st of the following year) and with the exception of temporary lighting and light decorations during Halloween (October 15th to November 15th), any property may be illuminated if all of the following conditions are met :

- a) All lighting sources must be powered by an underground wire;
- (b) The direct radiation of light or illumination shall not exceed the limits of the property on which it is installed;
- (c) Lighting for buildings, signs, flower beds, parking lots, decks and yards shall be arranged to avoid glare from the street and surrounding properties.

Outside of the permitted temporary period, the lighting on the property by lights or light decorations for Christmas or Halloween shall cease.

After :

10.13 Lighting of a lot

With the exception of municipal lighting installations and installations within the public right-of-way of temporary lighting and light decorations during the holiday season (December 1^{of} one year to January 31 of the following year) and with the exception of temporary lighting and light decorations during Halloween (October 15 to November 15), any property may be illuminated if all of the following conditions are met :

- a) All lighting sources must be powered by an underground wire;
- (b) The direct radiation of light or illumination shall not exceed the limits of the property on which it is installed;
- (c) Lighting for buildings, signs, flower beds, parking lots, decks and yards shall be arranged to avoid glare from the street and surrounding properties.

Outside of the permitted temporary period, the lighting on the property by lights or light decorations for Christmas or Halloween shall cease.

Article 10.11 Water Basin

Details and justifications :

- Section 10.11 is moved to become Section 10.14. This move does not make any changes to the standards and regulations in this Article.

Before :

10.11 Water basin

A water pool, water pond and water garden are permitted in all zones and yards and must comply with the following :

- a) For a lot with an area of 3,000 m² and more, the maximum area is limited to 15 m²;
- b) For a lot with a surface area between 1,000 m² and 2,999 m², the maximum surface area is limited to 10 m²;
- c) For a lot with an area of 999 m² and less, the maximum area is limited to 5 m²;
- d) 3 m from any lot line.

After :

10.14 Water basin

A water pool, water pond and water garden are permitted in all zones and yards and must comply with the following :

- a) For a lot with an area of 3,000 m² and more, the maximum area is limited to 15 m²;
- b) For a lot with a surface area between 1,000 m² and 2,999 m², the maximum surface area is limited to 10 m²;
- c) For a lot with an area of 999 m² and less, the maximum area is limited to 5 m²;
- d) 3 m from any lot line.

Article 10.12 Development of Artificial Lakes

Details and justifications :

- Articles 10.12 to 10.12.11 are moved to become Articles 10.15 to 10.15.11 respectively. This move does not make any changes to the standards and regulations in these articles.
- Sections 10.12 to 10.12.11 can be found on pages 72 to 75 of Zoning By-law 601-18 on the City of Shannon's website.
- Since no changes are made to these articles other than to move them, it was considered preferable not to present them in their entirety here to avoid excessive presentation of text.

Before :

10.12 Development of artificial lakes

Articles 10.12.1, 10.12.2, 10.12.3, 10.12.4, 10.12.5, 10.12.6, 10.12.7, 10.12.8, 10.12.9, 10.12.10 and 10.12.11

After :

10.15 Artificial Lakes Development

Articles 10.15.1, 10.15.2, 10.15.3, 10.15.4, 10.15.5, 10.15.6, 10.15.7, 10.15.8, 10.15.9, 10.15.10 and 10.15.11

Article 11.1.1 Type A

Details and justifications :

- Section 11.1.1 outlines the outdoor storage standards for certain commercial uses.
- Under normal circumstances, outdoor storage under Article 11.1.1 is limited by the following constraints: storage cannot be done in front of the front facade of the main building, the storage area must be located at a distance of at least 2 metres from the front lot line and finally, this 2-metre strip must be grassed and planted with trees or shrubs. The purpose of this amendment is to exempt uses belonging to the Motor Vehicle (C-3) class of uses from compliance with the aforementioned standards.
- Motor Vehicle (C-3) includes uses related to the sale, repair, rental and maintenance of motor vehicles.
- This modification will allow the affected uses to have a larger storage area and also avoid the loss of space available for vehicle storage.

Before :

11.1.1 Type A

This type includes only the storage of new or used road vehicles in working and running condition that are being demonstrated for sale or lease. This type also includes other vehicles designed to go on a road, trail or lake (e.g. truck, tractor, trailer, tent-trailer, snowmobile, ATV, motorcycle, boat, etc.).

This type also includes the storage of consumer goods (other than road vehicles) that are displayed for sale or rental. Examples include swings, prefabricated houses, landscaping accessories (fountains, figurines, etc.), lawn mowers, etc.

Storage is permitted in side and back yards. The front yard may be used for this type of storage but not closer than 2 m from the front line. In addition, storage may not be in front of the front wall of the main building. Finally, the minimum 2-metre strip required between the storage area in the front yard and the front lot line must be grassed and planted with trees or shrubs and surrounded by a concrete or asphalt curb with a minimum height of 0.15 metres.

The storage of a manufactured home must be within the setbacks established for the main building in the affected area.

Storage space must not interfere with the movement of vehicles on the property or with the proper conduct of activities resulting from the use of the property.

After :

11.1.1 Type A

This type includes only the storage of new or used road vehicles in working and running condition that are being demonstrated for sale or lease. This type also includes other vehicles designed to go on a road, trail or lake (e.g. truck, tractor, trailer, tent-trailer, snowmobile, ATV, motorcycle, boat, etc.).

This type also includes the storage of consumer goods (other than road vehicles) that are displayed for sale or rental. Examples include swings, prefabricated houses, landscaping accessories (fountains, figurines, etc.), lawn mowers, etc.

Storage is permitted in side and back yards. The front yard may be used for this type of storage but not closer than 2 m from the front line. In addition, storage may not be in front of the front wall of the main building. Finally, the minimum 2-metre strip required between the storage area in the front yard and the front lot line must be grassed and planted with trees or shrubs and surrounded by a concrete or asphalt curb with a minimum height of 0.15 metres.

The provisions of the preceding paragraph shall not apply to uses that are part of the Motor Vehicle Class (C-3). For these uses, outdoor storage is permitted in all yards.

The storage of a prefabricated home must be within the setbacks established for the main building in the affected area.

Storage space must not interfere with the movement of vehicles on the property or with the proper conduct of activities resulting from the use of the property.

Article 11.1.2 Type B

Details and justifications :

- Section 11.1.2 outlines outdoor storage standards for certain commercial uses.
- Under normal circumstances, outdoor storage under Article 11.1.2 is limited by the following constraints: storage may not be done in front of the front facade of the main building, the storage area must be located at a distance of at least 2 metres from the front lot line and finally, this 2-metre strip must be grassed and planted with trees or shrubs. The purpose of this amendment is to exempt uses belonging to the Motor Vehicle (C-3) class of uses from compliance with the aforementioned standards.
- Motor Vehicle (C-3) includes uses related to the sale, repair, rental and maintenance of motor vehicles.
- This modification will allow the affected uses to have a larger storage area and also avoid the loss of space available for vehicle storage.

Before :

11.1.2 Type B

This type includes the storage of all types of goods such as construction materials as well as vehicles, machinery and equipment, excluding vehicle parts and bodies for dismantling and recovery and excluding bulk goods.

Stored materials, vehicles or equipment must be associated and complementary to the main uses they accompany.

Storage is permitted in side and back yards. The front yard may be used for this type of storage but not closer than 2 m from the front line. In addition, storage may not be in front of the wall of the main building. Finally, the minimum required 2 m strip between the storage area in the front yard and the front lot line must be grassed and planted with trees or shrubs and surrounded by a concrete or asphalt curb of a minimum height of 0.15 m.

Except for an agricultural use, the portion of the land set aside for storage shall be completely surrounded by a decorative non-openwork fence or opaque plantings. The fence or plantings, where applicable, shall have a minimum height of 2 m and a maximum height of 3 m. The maximum height of merchandise stored shall not exceed the height of the fence. In the case of storage of vehicles in working condition, fencing or planting is not required.

After :

11.1.2 Type B

This type includes the storage of all types of goods such as construction materials as well as vehicles, machinery and equipment, excluding vehicle parts and bodies for dismantling and recovery and excluding bulk goods.

Stored materials, vehicles or equipment must be associated and complementary to the main uses they accompany.

Storage is permitted in side and back yards. The front yard may be used for this type of storage but not closer than 2 m from the front line. In addition, storage may not be in front of the wall of the main building. Finally, the minimum required 2 m strip between the storage area in the front yard and the front lot line must be grassed and planted with trees or shrubs and surrounded by a concrete or asphalt curb of a minimum height of 0.15 m.

The provisions of the preceding paragraph shall not apply to uses that are part of the Motor Vehicle Class (C-3). For these uses, outdoor storage is permitted in all yards.

Except for an agricultural use, the portion of the land reserved for storage shall be entirely surrounded by a decorative non-openwork fence or opaque plantings. The fence or plantings, where applicable, shall have a minimum height of 2 m and a maximum height of 3 m. The maximum height of merchandise stored shall not exceed the height of the fence. In the case of storage of vehicles in working condition, fencing or planting is not required.

Article 11.5 Outdoor Storage and Storage of Recreational Vehicles

Details and justifications :

- Section 11.5 outlines the standards for outdoor storage and storage of recreational and camping vehicles on a residential lot.
- This amendment clarifies that these regulations also apply to camping vehicles (trailers, tent-trailers, etc.). Previously, trailers and tent-trailers were identified as recreational vehicles, which should not have been the case. A clear distinction between a camping vehicle (trailer, tent-trailer and, etc.) and a recreational vehicle (snowmobile, motorcycle, watercraft, recreational boat) is made with this change.
- The conditions for this type of storage have been removed. In lieu of these conditions, the section indicates that outdoor storage and storage of recreational and camping vehicles shall comply with the provisions of Section 12.8 of this By-law. The provisions of Section 12.8 are clearer and in addition, the reference to this section provides consistency in the application of the By-law.

Before :

11.5 Outdoor Storage and Storage of Recreational Vehicles

The exterior storage of recreational vehicles such as a trailer (motorized or not), a tent-trailer, a snowmobile, a motorcycle, a watercraft or a recreational boat is authorized on a lot where a residential building is erected, under the following conditions:

- a) Be located in side or back yards within 2 m of property lines (see Figure 9);
- b) For vehicles, they must be in working order and have a registration for the current year.

The snowmobile, watercraft, motorcycle or any other vehicle of the same nature must be stored inside a building or not be visible from the street during the respective off-season in Quebec.

After :

11.5 Outdoor Storage and Storage of Recreational and Camping Vehicles

Outdoor storage and storage of camping and recreational vehicles such as trailers (motorized or not), tent trailers, snowmobiles, motorcycles, personal watercraft and recreational boats is subject to the same standards as for the parking of such vehicles, as set out in Section 12.8 of this By-law.

- a) Be located in side or back yards within 2 m of property lines (see Figure 9);
- b) For vehicles, they must be in working order and have a registration for the current year.

Snowmobiles, watercraft, motorcycles or any other vehicle of the same nature must be stored inside a building or not be visible from the street during the respective off-season period in Quebec.

Article 11.6 Exterior Trailer Storage

Details and justifications :

- This new article presents the standards governing the outdoor storage of trailers on a residential lot.
- Since outdoor trailer storage was not previously addressed, it was deemed necessary to frame this type of storage for residential lots.

New article added to the regulation :

11.6 Exterior Trailer Storage

Outdoor storage of trailers of any type is permitted on a lot where a residential building is erected under the following conditions :

- a) Be in the side or back yard;
- b) Be more than 2 m from a side or back line;
- c) No commercial activity associated with the presence of the trailer(s) (e.g. mechanical, sales, rental) is permitted;
- d) The maximum number of trailers stored on a residential lot is 3.

Section 12.7 Outdoor Parking for Commercial Vehicles

Details and justifications :

- Section 12.7 sets out the standards for parking of commercial vehicles on a residential lot.
- Previously, this item did not include trailers. This change is to indicate that trailer parking is subject to the provisions of Section 12.7.
- It was deemed preferable that trailers be included in Article 12.7 so that the parking of trailers on a residential lot be clearly framed.

Before :

12.7 Outdoor Parking for Commercial Vehicles

The exterior parking of a single commercial vehicle such as a trailer tractor with or without the trailer, grader, backhoe, snowplow, excavator, backhoe, loader, bulldozer, semi-trailer truck, tow truck, truck, bus is authorized on a residential lot built under the following conditions :

- a) Be in the side or back yard;
- b) Be more than 3 m from a side or back line;
- c) Be more than 3 m from the main building;
- d) Be in working order and have an active registration for the current year;
- e) No commercial activity associated with the presence of the commercial vehicle (e.g., mechanics, sales, rentals) is permitted.

In the front yard, a commercial vehicle shall be parked in a parking area set out in accordance with the provisions of this By-law for the main building.

After :

12.7 Outdoor Parking for Trailers and Commercial Vehicles

The exterior parking of a single trailer and a single commercial vehicle such as a trailer tractor with or without the trailer, grader, backhoe, snowplow, excavator, backhoe, loader, bulldozer, semi-trailer truck, tow truck, truck, bus is authorized on a residential lot built under the following conditions :

- a) Be in the side or back yard;
- b) Be more than 3 m from a side or back line;
- c) Be more than 3 m from the main building;
- d) Be in working order and have an active registration for the current year;
- e) No commercial activity associated with the presence of the trailer or commercial vehicle (e.g., mechanical, sales, rental) is permitted.

In the front yard, a trailer and/or commercial vehicle shall be parked in a parking area set out in accordance with the provisions of this By-law for the main building.

Section 12.8 Outdoor Parking for RVs and Recreational Vehicles

Details and justifications :

- The amendment to Section 12.8 is to allow multiple recreational vehicles to be parked on a residential lot. Previously, only one recreational vehicle could be parked on a lot, which was deemed too restrictive.
- This amendment is also intended to provide more flexibility for the location where a camper or recreational vehicle may be parked on a property.

Before :

12.8 Outdoor Parking for RVs and Recreational Vehicles

Outdoor parking of a single camping vehicle such as a trailer, a tent-trailer, motor home, etc. and a single recreational vehicle such as a boat, a motorcycle quad (ATV), a snowmobile, etc. are authorized on a residential lot built under the following conditions:

- a) Be in the side or back yard;
- b) Be more than 3 m from a side or back line;
- c) Be more than 3 m from the main building;
- d) Be in working order and have an active registration for the current year;
- e) No commercial activity associated with the presence of a camping or recreational vehicle is permitted;
- (f) No use of a camping vehicle is permitted as a temporary or permanent dwelling.

After :

12.8 Outdoor Parking for RVs and Recreational Vehicles

Outdoor parking of a single camping vehicle such as a trailer, tent-trailer, motor home, etc. and recreational vehicles such as a boat, ATV, snowmobile, etc. is permitted on a residential lot built under the following conditions:

- a) Be in the side or back yard;
- b) Be more than 2 m from a side or back line;
- c) Be more than 3 m from the main building;**
- d) Be in working order and have an active registration for the current year;
- e) No commercial activity associated with the presence of a camping or recreational vehicle is permitted;
- (f) No use of a camping vehicle is permitted as a temporary or permanent dwelling.

Article 17.2.1 Number of Animal Units (Parameter A)

Details and justifications :

- The amendment to Article 17.2.1 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.1 Number of Animal Units (Parameter A)

To establish the base distance, the projected number of animal units on a farm must first be known. This number of units is derived from the data shown in Table 23.

If there is ambiguity as to the number of animals equivalent to one animal unit because it is an intermediate animal category, then the number of units should be calculated based on the higher category (e.g. 50 turkeys of 11.5 kg = 1 animal unit). For any other ambiguity or for any other animal species not listed in Table 40, a live weight of 500 kg should be considered as one animal unit.

Note that when a weight is indicated in Table 40, it is the weight of the animal at the end of the breeding period.

Also note that for a dairy farm, before using Table 40, the total number of animals that will be on the farm when it reaches maturity should be considered. In addition to the cows in production, consider pregnant cows, heifers and calves in production. The relevant ratios are one pregnant cow for every three cows in production (1:3), one heifer for every three cows in production (1:3) and one newborn calf for every six cows in production (1:6).

For any other type of farm where there are simultaneously non-mature animals in addition to those in production, before using Table 40, always look for the appropriate ratios to have the number of animals on the farm when it is mature. These ratios are available from MAPAQ.

Finally, the number of animal units determined pursuant to this section shall also be used for the determination of Parameter E as provided for in Section 17.2.5 of this By-law.

After :

17.2.1 Number of Animal Units (Parameter A)

To establish the base distance, the projected number of animal units on a farm must first be known. This number of units is based on the data shown in Table 25.

If there is ambiguity as to the number of animals equivalent to one animal unit because it is an intermediate animal category, then the number of units should be calculated based on the higher category (e.g. 50 turkeys of 11.5 kg = 1 animal unit). For any other ambiguity or for any other animal species not listed in Table 25, a live weight of 500 kg should be considered as one animal unit.

Note that when a weight is indicated in Table 25, it is the weight of the animal at the end of the rearing period.

Also note that for a dairy farm, before using Table 25, the total number of animals that will be on the farm when it reaches maturity should be considered. In addition to the cows in production, consider pregnant cows, heifers and calves in production. The relevant ratios are one pregnant cow for every three cows in production (1:3), one heifer for every three cows in production (1:3) and one newborn calf for every six cows in production (1:6).

For any other type of farm where there are simultaneously non-mature animals in addition to those in production, before using Table 25, always look for the appropriate ratios to have the number of animals on the farm when the farm is mature. These ratios are available from MAPAQ.

Only the French version is the official version.

Finally, the number of animal units determined pursuant to this section shall also be used for the determination of Parameter E as provided for in Section 17.2.5 of this By-law.

Article 17.2.2 Basic distance (parameter B)

Details and justifications :

- The amendment to Article 17.2.2 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.2 Basic distance (parameter B)

Once the total number of animal units on a farm is known, the base distance can be established from Table 24. The base distance is the value calculated for the assessment of the number of livestock units as provided for in Article 17.2 above.

After :

17.2.2 Basic distance (parameter B)

Once the total number of animal units on a farm is known, the base distance can be established from Table 26. The base distance is the value calculated for the assessment of the number of livestock units as provided for in Article 17.2 above.

Article 17.2.3 Odour load per animal (Parameter C)

Details and justifications :

- The amendment to Article 17.2.3 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.3 Odour load per animal (parameter C)

Parameter C is determined from the values listed in Table 25. This table provides a scaling of odour potential by group or category of animals.

For animal species not listed in Table 25, parameter C = 0.8 should be used.

After :

17.2.3 Odour load per animal (parameter C)

Parameter C is determined from the values listed in Table 27. This table provides a scaling of odour potential based on the group or category of animals involved.

For animal species not listed in Table 27, parameter C = 0.8 should be used.

Article 17.2.4 Manure Type (Parameter D)

Details and justifications :

- The amendment to Article 17.2.4 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.4 Manure Type (Parameter D)

Table 26 shows the four possible values for Parameter D. These values are grouped according to whether the farm is a liquid manure or solid manure farm.

After :

17.2.4 Manure Type (Parameter D)

Table 28 shows the four possible values for Parameter D. These values are grouped according to whether the farm is raised on liquid or solid manure.

Article 17.2.5 Project Type (Parameter E)

Details and justifications :

- The amendment to Article 17.2.5 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.5 Type of project (parameter E)

Depending on whether a new establishment is being established or the number of animals on an existing operation is being increased, Table 27 provides the values to be used in determining Parameter E.

After :

17.2.5 Type of project (parameter E)

Depending on whether a new establishment is being established or the number of animals on an existing operation is being increased, Table 29 provides the values to be used in determining Parameter E.

Article 17.2.6 Attenuation Factor (Parameter F)

Details and justifications :

- The amendment to Article 17.2.6 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.6 Attenuation factor (parameter F)

(...)

The values for F1 and F2 are shown in Table 28 according to the technology used for the operation. It should be noted that as new management methods, equipment or techniques are validated by the competent authorities, the values of F1 and F2 may be further refined and revised downwards by the RCM, so that the importance of the attenuation factor in the calculation of the separating distance may increase over the years according to the technological innovations available.

After :

17.2.6 Attenuation factor (parameter F)

(...)

The values for F1 and F2 are shown in Table 30 according to the technology used for the operation. It should be noted that as new management methods, equipment or techniques are validated by the competent authorities, the values of F1 and F2 may be further refined and revised downwards by the RCM, so that the importance of the attenuation factor in the calculation of the separating distance may increase over the years according to the technological innovations available.

Article 17.2.8 Location Standards as a Function of Prevailing Winds (Parameter H)

Details and justifications :

- The amendment to Article 17.2.8 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.8 Location standards as a function of prevailing winds (parameter H)

Table 29 (Parameter H) presents the location standards for a livestock facility or a group of livestock facilities with respect to a dwelling, a protected building or an urbanization perimeter exposed to prevailing winds.

After :

17.2.8 Location standards as a function of prevailing winds (parameter H)

Table 31 (Parameter H) presents the location standards for a livestock facility or a group of livestock facilities with respect to a dwelling, a protected building or an urbanization perimeter exposed to prevailing winds.

Article 17.2.9 Examples of Spacing Calculations

Details and justifications :

- The amendment to Article 17.2.9 is a correction so that the text of this article refers to the relevant tables.

Before :

17.2.9 Examples of Distance Separation Calculations

(...)

The values for 60 dairy cows in production are as follows :

- 60 cows in production (according to Table 23, each counts as one animal unit), so 60 animal units;
- 20 heifers, i.e., 1 for every 3 cows (according to Table 23, each also counts as 1 animal unit), i.e., 20 animal units;
- 20 heifers, or 1 for 3 cows (according to Table 23, there are 2 heifers for 1 animal unit), i.e. 10 animal units;
- 10 newborn calves, i.e. 1 per 6 cows (according to Table 23, there are 5 calves per 1 animal unit), i.e. 2 animal units.

The value of parameter A for this farm is 92 animal units.

The corresponding value of parameter B is 357 m.

The odour potential for cattle according to Table 25 is 0.7.

Assuming sound excreta management, Table 26 shows that the value of this parameter is equal to 0.6.

After :

17.2.9 Examples of Distance Separation Calculations

(...)

The values for 60 dairy cows in production are as follows :

- 60 cows in production (according to Table 25, each counts as one animal unit), so 60 animal units;
- 20 heifers, i.e., 1 for 3 cows (according to Table 25, each also counts as 1 animal unit), i.e., 20 animal units;
- 20 heifers, or 1 for 3 cows (according to Table 25, there are 2 heifers for 1 animal unit), i.e. 10 animal units;
- 10 newborn calves, i.e. 1 per 6 cows (according to Table 25, there are 5 calves per 1 animal unit), i.e. 2 animal units.

The value of parameter A for this farm is 92 animal units.

The corresponding value of parameter B is 357 m.

The odour potential for cattle according to Table 27 is 0.7.

Assuming sound excreta management, Table 28 shows that the value of this parameter is equal to 0.6.

Article 17.3 Separation distances for farmyard manure storage sites located more than 150 m from a livestock facility

Details and justifications :

- The amendment to Article 17.3 is a correction so that the text of this article refers to the relevant tables.

Before :

17.3 Separation distances for farmyard manure storage sites located more than 150 m from a livestock facility

When farmyard manure is stored outside the livestock facility, separation distances must be maintained. They are established by considering that an animal unit requires a storage capacity of 20 m³. For example, the value of parameter A for a 1000 m³ storage capacity corresponds to 50 animal units. Once this equivalence has been established, the corresponding base distance can be determined using Table 30. The formula multiplying the parameters B, C, D, E, F, and G together can then be applied. The following table illustrates cases where C, D, E are equal to 1, with parameter G varying according to the neighbourhood unit considered.

After :

17.3 Separation distances for farmyard manure storage sites located more than 150 m from a livestock facility

When farmyard manure is stored outside the livestock facility, separation distances must be maintained. They are established by considering that an animal unit requires a storage capacity of 20 m³. For example, the value of parameter A for a 1000 m³ storage capacity corresponds to 50 animal units. Once this equivalence has been established, the corresponding base distance can be determined using Table 32. The formula multiplying the parameters B, C, D, E, F, and G together can then be applied. The following table illustrates cases where C, D, E are equal to 1, with parameter G varying according to the neighbourhood unit considered.

Article 17.3.1 Examples of spacing calculations for farmyard manure storage sites for other livestock operations

Details and justifications :

- The amendment to Article 17.3.1 is a correction so that the text of this article refers to the relevant tables.

Before :

17.3.1 Sample Spacing Calculations for Farmyard Fertilizer Storage Sites for Other Livestock Operations

Case 1

(...)

From Table 24, it can be seen that for 160 a.u., the basic distance (parameter B) is 425 m.

Since these are beef cattle, Table 25 indicates that parameter C (i.e. odour load per animal) is 0.7. Parameter D, as shown in Table 26, is 0.8 because this is liquid manure management for beef cattle.

After :

17.3.1 Sample Spacing Calculations for Farmyard Fertilizer Storage Sites for Other Livestock Operations

Case 1

(...)

From Table 26, it can be seen that for 160 a.u., the base distance (parameter B) is 425 m.

Since these are beef cattle, Table 27 indicates that parameter C (i.e. odour load per animal) is 0.7. Parameter D, as shown in Table 28, is 0.8 because this is liquid manure management for beef cattle.

Article 17.3.1 Examples of spacing calculations for farmyard manure storage sites for other livestock operations

Details and justifications :

- The amendment to Article 17.3.1 is a correction so that the text of this article refers to the relevant tables.

Before :

17.3.1 Sample Spacing Calculations for Farmyard Fertilizer Storage Sites for Other Livestock Operations

(...)

Case 2

A sheep and goat farmer wants to expand the manure storage area on his farm. Due to the presence of certain natural constraints near the farm, this location is located about 165 m from the livestock facilities and is quite close to an existing road. What is the distance ($G=0.1$) between the proposed expansion and this public road if the total manure storage capacity is now increased to 1,400 m³? Note that this is a solid manure management system and that no roof is planned on the storage site. Considering that an animal unit requires a storage capacity of 20 m³, by a rule of proportionality, we find that the storage capacity of 1,400 m³ is equivalent to 70 a.u. Looking at Table 41, we see that for 70 a.u., the base distance (parameter B) is 328 m.

Since sheep and goats are involved, Table 25 indicates that parameter C (i.e. odour load per animal) is 0.7.

As shown in Table 26, Parameter D is 0.8, as this is solid manure management for animals other than beef and dairy cattle.

After :

17.3.1 Sample Spacing Calculations for Farmyard Fertilizer Storage Sites for Other Livestock Operations

(...)

Case 2

A sheep and goat farmer wants to expand the manure storage area on his farm. Due to the presence of certain natural constraints near the farm, this location is located about 165 m from the livestock facilities and is quite close to an existing road. What is the distance ($G=0.1$) between the proposed expansion and this public road if the total manure storage capacity is now increased to 1,400 m³? Note that this is a solid manure management system and that no roof is planned on the storage site. Considering that an animal unit requires a storage capacity of 20 m³, by a rule of proportionality, we find that the storage capacity of 1,400 m³ is equivalent to 70 a.u. Looking at Table 26, we see that for 70 a.u., the base distance (parameter B) is 328 m.

Since sheep and goats are involved, Table 27 indicates that the parameter C (i.e. odour load per animal) is 0.7.

As shown in Table 28, Parameter D is 0.8, as this is solid manure management for animals other than beef and dairy cattle.

Article 17.6 Adaptations

Details and justifications :

- The amendment to Article 17.6 is a correction so that the text of this article refers to the relevant tables.

Before :

17.6 Adjustments

From time to time, the City of Shannon may wish to adapt the provisions of the various parameters set out in this Article. It may also happen that the City or the MRC may be faced with a case in which the strict application of the standards set out in this article would lead to an inapplicable or undesirable decision according to the development objectives selected, both at the regional and local levels. In these eventualities, the matter must be submitted to the Agricultural Advisory Committee of the MRC which will make the appropriate recommendations.

In addition, if the City or MRC determines that the presence of prevailing winds creates special conditions within its territory, it may determine an additional factor that will be applicable to the calculation of distances to be respected by livestock facilities or manure storage facilities. In this regard, the radius of protection may be based on the distances set out in Table 29 (Parameter H) with appropriate justification.

After :

17.6 Adjustments

From time to time, the City of Shannon may wish to adapt the provisions of the various parameters set out in this Article. It may also happen that the City or the MRC may be faced with a case in which the strict application of the standards set out in this article would lead to an inapplicable or undesirable decision according to the development objectives selected, both at the regional and local levels. In these eventualities, the matter must be submitted to the Agricultural Advisory Committee of the MRC which will make the appropriate recommendations.

In addition, if the City or MRC deems that the presence of prevailing winds creates special conditions on its territory, it may determine an additional factor that will be applicable to the calculation of distances to be respected by livestock facilities or manure storage facilities. In this regard, the radius of protection may be based on the distances set out in Table 31 (Parameter H) with appropriate justification.

Schedule 3 of the Zoning By-law, Specification Grids, Zone C-35 Grid

Details and justifications :

- The specification grids identify for each zone the uses permitted in that zone, the implementation and height standards for a main building and also whether special provisions apply in that zone.
- The map of all the zones of the territory of Shannon is available on the website of the City of Shannon.
- Where a class of uses is permitted in the zone, this is represented by the presence of the symbol X adjacent to the class of uses. The absence of the X symbol means that the land use class is not permitted in the zone.
- In addition, in some cases, a class of uses may be accompanied by a note. The purpose of the note is to clarify that these special provisions may apply for that class of use in that zone.
- The amendment to the specification grid for Zone C-35 adds a special note to the C-1 Accommodation, C-2 Retail, Administration and Service and C-5 Food and Beverage classes of uses that are currently authorized in Zone C-35. This new special note is intended to mention that an additional dwelling unit may be installed in a main building accommodating a use that is part of the above-mentioned classes.
- For more information on the development of a supplementary housing unit complementary to a commercial use, please refer to section 4.6 of this document.

Before :

Schedule 3 of the Zoning By-law, Specification Grids

C-35 Zone Grid

C-1 Accommodation: X

C-2 Retail, Administration and Service: X

C-5 Restoration: X

After :

Schedule 3 of the Zoning By-law, Specification Grids

C-35 Zone Grid

C-1 Accommodation: X Note 3

C-2 Detail, administration and service: X Note 3

C-5 Restoration: X Note 3

Note 3: An additional dwelling unit may be developed as a complementary use to a use included in this class. Shall be made in accordance with Section 4.6 of this By-law.

Schedule 3 of the Zoning By-law, Specification Grids, Zones C-35 and C-36 Grids

Details and justifications :

- The specification grids identify for each zone the uses permitted in that zone, the implementation and height standards for a main building and also whether special provisions apply in that zone.
- The map of all the zones of the territory of Shannon is available on the website of the City of Shannon.
- Where a class of uses is permitted in the zone, this is represented by the presence of the symbol X adjacent to the class of uses. The absence of the X symbol means that the land use class is not permitted in the zone.
- The amendment to the specification grids for Zones C-35 and C-36 is to no longer allow the use class C-3 Motor Vehicle in these two zones. This amendment is intended to prevent the development of motor vehicle uses in the downtown area.
- The modifications made to the location and height standards for these 2 zones aim to facilitate the location of buildings on the land by offering more flexibility. These modifications are intended to promote the realization of commercial projects in the downtown area.

Before :

Schedule 3 of the Zoning By-law, Specification Grids

Grid for zones C-35 and C-36

C-3 Motor vehicle: X (authorized)

Layout and height standards (for C-35 and C-36 grids)

Front setback min/max (m) 7.5 / -

Secondary front setback min/max (m) Note 1 / -

Lateral setback min/max (m) 5 / -

Sum of min. lateral margins (m) 10

Height min/max (m) 4.5 / 14 (zone C-35) 12 (zone C-36)

Note 1 : Commercial use :10 meters / Residential use 7 meters.

After :

Schedule 3 of the Zoning By-law, Specification Grids

Grid for zones C-35 and C-36

C-3 Motor vehicle: X (prohibited)

Layout and height standards (for C-35 and C-36 grids)

Front setback min/max (m) 5 / -

Secondary front setback min/max (m) 5 / -

Lateral setback min/max (m) 3 / -

Sum of min. lateral margins (m) 7

Height min/max (m) 4.5 / 12

Note 1 : Commercial use :10 meters / Residential use 7 meters.

Schedule 3 of the Zoning By-law, Specification Grids, Zones Ru-31 and Ru-32 Grids

Only the French version is the official version.

Details and justifications :

- The specification grids identify for each zone the uses permitted in that zone, the siting and height standards for a main building and also whether special provisions apply in that zone.
- The map of all the zones of the territory of Shannon is available on the website of the City of Shannon.
- Where a class of uses is permitted in the zone, this is represented by the presence of the symbol X adjacent to the class of uses. The absence of the X symbol means that the land use class is not permitted in the zone.
- In addition, in some cases, a class of uses may be accompanied by a note. The purpose of the note is to clarify that these special provisions may apply for that class of use in that zone.
- The amendment to the specification grids for zones Ru-31 and Ru-32 is to remove the authorization to have a hobby farm that is authorized by Note 1. Note 1 related to A-2 Agriculture Use Class without Livestock should not be present as a hobby farm is normally considered to be part of A-1 Agriculture Use Class. Therefore, this change is intended to be a correction.

Before :

Schedule 3 of the Zoning By-law, Specification Grids

Grids of Ru-31 and Ru-32 zones

A-2 Non-Farming Agriculture: Note 1

Note 1: Hobby farms only allowed. Raising of pigs, dairy calves, foxes, mink and poultry prohibited.

After :

Schedule 3 of the Zoning By-law, Specification Grids

Grids of Ru-31 and Ru-32 zones

A-2 Non-Farming Agriculture: **Note 1**

Note 1: Hobby farms only allowed. Raising of pigs, dairy calves, foxes, mink and poultry prohibited.

Schedule 3 of the Zoning By-law, Specification Grids, Grids for Zones F-48, F-49, F-50, F-53, F-54, F-57, F-61, F-65, F-66, F-67, F-84, F-86

Details and justifications :

- The specification grids identify for each zone the uses permitted in that zone, the implementation and height standards for a main building and also whether special provisions apply in that zone.
- The map of all the zones of the territory of Shannon is available on the website of the City of Shannon.
- Where a class of uses is permitted in the zone, this is represented by the presence of the symbol X adjacent to the class of uses. The absence of the X symbol means that the land use class is not permitted in the zone.
- In addition, in some cases, a class of uses may be accompanied by a note. The purpose of the note is to clarify that these special provisions may apply for that class of use in that zone.
- The amendment to the specification grids in F-48, F-49, F-50, F-53, F-54, F-57, F-61, F-65, F-66, F-67, F-84, F-86 is to remove the authorization to have a hobby farm in these zones.
- The zones where amenity farms are permitted were not consistent with the zones provided for in the Conditional Use By-law 606-18. Therefore, in order to harmonize all regulations, these specification grids are amended to be consistent with the Conditional Use By-law 606-18.

Before :

Schedule 3 of the Zoning By-law, Specification Grids

Grids for zones F-48, F-49, F-50, F-53, F-54, F-57, F-61, F-65, F-66, F-67, F-84, F-86

A-1 Agriculture: Note 1

Note 1: Hobby farm only.

After :

Schedule 3 of the Zoning By-law, Specification Grids

Grids for zones F-48, F-49, F-50, F-53, F-54, F-57, F-61, F-65, F-66, F-67, F-84, F-86

A-1 Agriculture: **Note 1**

Note 1: Hobby farm only.

Schedule 3 of the Zoning By-law, Specification grids, grids for zones H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-11, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, H-26, H-27, H-28, H-29 and H-30

Details and justifications :

- The specification grids identify for each zone the uses permitted in that zone, the siting and height standards for a main building and also whether special provisions apply in that zone.
- The modification to the specification grids for zones H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-11, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, H-26, H-27, H-28, H-29 and H-30 is initially intended to standardize the location and height standards for these zones. Previously, some of these zones had irregular implementation and height standards relative to other similar zones. In the interest of uniformity, the implementation and height standards for all of these zones will be the same.
- In addition, the sum of the minimum lateral margins for all these zones will be reduced to 8 metres (previously 10 metres). This modification will allow more flexibility in the location of a main building on a lot.

Before :

Schedule 3 of the Zoning By-law, Specification Grids

Grids for zones H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-11, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, H-26, H-27, H-28, H-29, and H-30

Layout and height standards

Front setback min/max (m) 10 / -

Secondary front setback min/max (m) 7 / -

Lateral setback min/max (m) 3 / -

Sum of min. lateral margins (m) 10

Rear setback min/max (m) 10 / -

Height min/max (m) 3.5 / 10

After :

Schedule 3 of the Zoning By-law, Specification Grids

Grids for zones H-2, H-3, H-4, H-5, H-6, H-7, H-9, H-11, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, H-26, H-27, H-28, H-29, and H-30

Layout and height standards

Front setback min/max (m) 10 / -

Secondary front setback min/max (m) 7 / -

Lateral setback min/max (m) 3 / -

Sum of min. lateral margins (m) 8

Rear setback min/max (m) 10 / -

Height min/max (m) 3.5 / 10

Schedule 3 of the Zoning By-law, Specification Grids, Grids for Zones F-83, F-84, RU-85, F-86, V-87 and V-88

Details and justifications :

- The specification grids identify for each zone the uses permitted in that zone, the implementation and height standards for a main building and also whether special provisions apply in that zone.
- The modification to the specification grids for zones F-83, F-84, RU-85, F-86, V-87 and V-88 refers to the section concerning specific references for these zones. In this section, the reference to Drinking Water By-law Number 416 is corrected to no longer indicate that the By-law number is 416.
- This change is only an update correction, as the Potable Water Regulation has changed and has a different number.

Before :

Schedule 3 of the Zoning By-law, Specification Grids

Grids for zones F-83, F-84, RU-85, F-86, V-87 and V-88

Specific references (for information only)

Portable Water By-law (416)

After :

Schedule 3 of the Zoning By-law, Specification Grids

Grids for zones F-83, F-84, RU-85, F-86, V-87 and V-88

Specific references (for information only)

Portable Water By-law (416)

Schedule 3 of the Zoning By-law, Specification Grids, Grids for Zones F-83, F-84, RU-85, F-86, V-87 and V-88

Details and justifications :

- The specification grids identify for each zone the uses permitted in that zone, the implementation and height standards for a main building and also whether special provisions apply in that zone.
- The map of all the zones of the territory of Shannon is available on the website of the City of Shannon.
- Where a class of uses is permitted in the zone, this is represented by the presence of the symbol X adjacent to the class of uses. The absence of the X symbol means that the land use class is not permitted in the zone.
- The modification to the specification grid for zone F-67 is to authorize the A-3 Kennel use class in this zone. Previously, this class of use was not authorized in any zone on the territory of Shannon. Since the A-3 Kennel class of use is a legal use, there must be at least one zone on the territory that authorizes this class of use. This modification is therefore made in order to respect the Land Use *Planning and Development Act*.
- For information, the A-3 Kennel use class consists of a use where three (3) or more dogs (including puppies) are kept, bred, bred, fed, kenneled, cared for or trained, whether for personal, commercial, recreational or other purposes.

Before :

Schedule 3 of the Zoning By-law, Specification Grids

Grid for zone F-67

A-3 Kennel: (prohibited)

After :

Schedule 3 of the Zoning By-law, Specification Grids

Grid for zone F-67

A-3 Kennel: X (authorized)

Schedule 4 of the Zoning By-law, Definition of Slope and Method of Calculation for Operations in a Steeply Sloped Area

Details and justifications :

- Schedule 4 of the Zoning By-law sets out the definition of a slope and discusses the calculation methods for interventions in a steep slope area.
- The amendment to Schedule 4 is only to correct the text so that it refers to the relevant sections.

Before :

Schedule 4 of the Zoning By-law

Appendix 4 - Slope Definition and Calculation Methodology for Steep-Slope Area Interventions

Diagram 1 :

Illustration of a 4 metre high embankment, not interspersed with plateaus, where the measurements in Article 18.29 apply.

Diagram 2 :

Illustration of a 4 metre high embankment, intersected by a plateau less than 2 metres deep, where the measurements in Article 18.29 apply.

Figure 3 :

Illustration of a 4 metre high embankment intersected by a plateau 2 metres or more in depth, where the measurements in Article 18.29 do not apply.

Figure 4 :

Illustration of a 6-metre high embankment, intersected by two plateaus 1.2 metres high and 1.3 metres deep and not exceeding 40% of the total height of the embankment: the measures in Article 18.29 shall apply.

After :

Schedule 4 of the Zoning By-law

Appendix 4 - Slope Definition and Calculation Methodology for Steep-Slope Area Interventions

Diagram 1 :

Illustration of a 4 metre high embankment, not interspersed with plateaus, where the measurements in Article 18.33 apply.

Diagram 2 :

Illustration of a 4 metre high embankment, intersected by a plateau less than 2 metres deep, where the measurements in Article 18.33 apply.

Figure 3 :

Illustration of a 4 metre high embankment, intersected by a plateau 2 metres or more in depth, where the measurements in Article 18.33 do not apply.

Figure 4 :

Illustration of a 6 metre high embankment, intersected by two plateaus 1.2 metres and 1.3 metres deep and not exceeding 40% of the total height of the embankment: the measures in Article 18.33 shall apply.

SUBDIVISION BY-LAW 652-20

Legend of the modifications :

Added or modified item = Highlighted text

Element removed = **Text in red**

Article 3.5 Prohibited cadastral operation

Details and justifications :

- Prevents a lot from being enclaved if a building is built on it or under construction. The presence of a building on a landlocked lot should be avoided.
- A landlocked lot is a lot that is not directly adjacent to a public or private street.

Before :

3.5 Prohibited cadastral operation

Any cadastral operation relating to streets, pathways and blocks is prohibited if it does not conform to the recommended size standards or the basic principles specified in this By-law. This prohibition does not have the effect of prohibiting a cadastral operation relating to an existing street or a pathway existing at the time of the coming into force of this By-law that does not meet the prescribed dimensional standards.

Subject to the specific provisions of this By-law, any cadastral operation having the effect of creating a dead-end or “ P ” shaped street is prohibited.

Any cadastral operation that has the effect of making or increasing the derogatory character of a street or a path is prohibited.

Any cadastral operation having the effect of creating a transversal lot is prohibited unless the land benefits from acquired rights.

After :

3.5 Prohibited cadastral operation

Any cadastral operation relating to streets, pathways and blocks is prohibited if it does not conform to the recommended size standards or the basic principles specified in this By-law. This prohibition does not have the effect of prohibiting a cadastral operation relating to an existing street or a pathway existing at the time of the coming into force of this By-law that does not meet the prescribed dimensional standards.

Subject to the specific provisions of this By-law, any cadastral operation having the effect of creating a dead-end or “ P ” shaped street is prohibited.

Any cadastral operation that has the effect of making or increasing the derogatory character of a street or a path is prohibited.

Any cadastral operation having the effect of creating a transversal lot is prohibited unless the land benefits from acquired rights.

Any cadastral operation having the effect of creating a landlocked lot on which a main building is constructed or is under construction is prohibited.

Article 4.6.7 Intersections

Details and justifications :

- This amendment adds standards for curves at street intersections.
- Previously, there was no provision on this topic and more needs to be added in order to establish a uniform framework.

New paragraph added to article :

4.6.7 Intersections

At the intersection of 2 streets, the right-of-way (street) lines shall be connected by a curve with a minimum radius as follows

- a) In the case of 2 local streets: 5 meters;
- b) When one of the streets is a collector: 7 meters;
- c) When one of the streets is an artery: 10 meters.

Article 5.1 Jurisdiction-wide Subdivision Standards

Details and justifications :

- The reduction in the minimum lot size of serviced lots is intended to allow more flexibility in the size of lots serviced.
- The reduction in minimum area and minimum front width for partially serviced lots (aqueduct only) within the urban perimeter is intended to encourage the densification of urban areas.

Before :

5.1 Territory-wide Subdivision Standards

Table 2

Standards for a serviced lot: minimum area 1,500 m².

Standards for a partially serviced lot (aqueduct only) located within the urban perimeter: minimum area 2 000 m², minimum front width 30 m

After :

5.1 Territory-wide Subdivision Standards

Table 2

Standards for a serviced lot: minimum area 1,000 m².

Standards for a partially serviced lot (aqueduct only) located within the urban perimeter: minimum surface area 1 500 m², minimum front width 25 m.

Article 5.4 Relaxation of Subdivision Standards

Details and justifications :

- The purpose of this amendment is to reformulate the section to make it simpler to apply and to avoid ambiguity in interpretation.

Before :

5.4 Relaxation of Subdivision Standards

In the particular case of a lot on the edge of a curve, the front width can be measured at the location where a construction is planned (front setback).

After :

5.4 Relaxation of Subdivision Standards

In the particular case of a lot on the edge of a curve, the front width of the lot may be measured at the distance of the minimum front setback required for the main building in that zone.

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Legend of the modifications :

Added or modified item = Highlighted text

Element removed = **Text in red**

Article 4.4 Foundation of a Main Building

Details and justifications :

- The purpose of this amendment is to allow the expansion of a main building on a pile foundation.
- Offer more flexibility to citizens who wish to expand.

Before :

4.4 Foundation of a main building

Any main building, extension or part of a building with habitable rooms must rest on poured concrete foundations of adequate strength and sufficiently reinforced according to soil conditions, built according to the rules of the trade, in accordance with the construction standards contained in the Building Code and at a depth sufficient to prevent damage by frost or other effects, with the exception of floating foundations and rafts.

Foundations consisting entirely of piles, pillars and concrete blocks are prohibited. However, in the case of an addition to a main building that already has a concrete block or pile foundation and in the case of a mobile home, an detached accessory construction, a camp or forest or recreational shelter, the use of concrete blocks or piles is permitted.

In addition, when it is impossible to construct a main building, an extension or part of a building with habitable rooms on poured concrete foundations, the use of piles and pillars is authorized, as established by a structural engineer member of the Ordre des ingénieurs du Québec.

The exposed exterior portion of a poured concrete foundation must be covered with plaster. The exterior portion corresponding to the area between the underside of a mobile home and the ground must be surrounded by a lattice or siding authorized for exterior walls.

After

4.4 Foundation of a main building

Any main building, extension or part of a building with habitable rooms must rest on poured concrete foundations of adequate strength and sufficiently reinforced according to soil conditions, built according to the rules of the trade, in accordance with the construction standards contained in the Building Code and at a depth sufficient to prevent damage by frost or other effects, with the exception of floating foundations and rafts.

Foundations consisting entirely of piles, pillars and concrete blocks are prohibited. However, in the case of an addition to a main building that already has a foundation made entirely of concrete blocks, piles or piers and in the case of a mobile home, a detached accessory construction, a camp or forest or recreational shelter, the use of concrete blocks, piles or piers is authorized.

In addition, when it is impossible to construct a main building, an extension or part of a building with habitable rooms on poured concrete foundations, the use of piles and pillars is authorized, as established by a structural engineer member of the Ordre des ingénieurs du Québec.

Notwithstanding the preceding paragraphs, a pile foundation is permitted for any extension to the main building. An extension on a pile foundation may not occupy an area greater than 33% of the floor area of the main building that is on a poured concrete foundation.

The exposed exterior portion of a poured concrete foundation must be covered with plaster. The exterior portion corresponding to the area between the underside of a mobile home and the ground must be surrounded by a lattice or siding authorized for exterior walls.