



PROVINCE DU QUÉBEC
VILLE DE BEACONSFIELD

BY-LAW 720-132

**OMNIBUS BY-LAW AMENDING ZONING BY-LAW 720 IN ORDER TO CORRECT,
HARMONIZE, AMEND AND REPEAL VARIOUS REGULATORY PROVISIONS**

PROJET

Adopted at the regular meeting of Council held
on 2026



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At the regular meeting of the Municipal Council of the City of Beaconsfield, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Quebec, on Monday, XX XXXX 2026, at 8:00 p.m

WERE PRESENT: His Honour the Mayor Martin Saint-Jean, Councillors Dominique Godin, Marie Léveillé, Robert Mercuri, David Newell, Jason Rossie et Tim Quinn.

WHEREAS a first draft By-law 720-132 entitled “Omnibus By-law amending Zoning By-law 720 to correct, harmonize, amend and repeal various regulatory provisions” was adopted by resolution at the regular sitting of Council held on xxx;

WHEREAS the first draft by-law will be submitted to public consultation in accordance with the Act respecting land use planning and development (CQLR, c. A-19.1);

WHEREAS Zoning By-law 720 came into force in 1990 and has been amended more than 130 times to date;

WHEREAS it is appropriate to make general, technical or administrative amendments and clarifications in order to improve understanding, facilitate application and maintain a regulatory tool that is up to date and adapted to the City’s needs;

WHEREAS it is necessary to amend and clarify certain provisions governing accessory buildings, accessory structures and accessory equipment, as well as their siting, in order to better reflect the particular characteristics of the territory of the City of Beaconsfield;

WHEREAS notice of motion of the present by-law was given at the regular sitting of Council held on xxx;

HAVING

On a motion duly moved by Councillor xxxx, seconded by Councillor xxxx and UNANIMOUSLY RESOLVED:

THE COUNCIL OF THE CITY OF BEACONSFIELD HEREBY ENACTS AS FOLLOWS:

Zoning By-law 720 is amended as follows:

ARTICLE 1: The table in section 5.6.2 entitled “ancillary buildings, structures and equipment authorized within setbacks and yards” is replaced by the following:



Authorized ancillary buildings, structures and equipment	Front yard and front setback	Side yard and lateral setback	Rear yard and rear setback
1- Sidewalk, road, access ramp for physically handicapped individuals, access corridor, bicycle rack, and planting beds and other landscaping	Yes	Yes	Yes
2- Clothesline	No	No	Yes
3- Playground equipment for non-commercial usages, except a tree house	No	Yes	Yes
4- Tree house a) Distance from landsite lines (m) b) Maximum height (m)	No	No	Yes 3 4.5
5- Off-season storage of recreational equipment such as snowmobiles, trailers, camping trailer, boats and recreational vehicles. (By-law 720-100, sec. 6 – I.)	No	Yes	Yes
6- Eaves, gables, cornices, canopies, balconies and projections for architectural purposes. a) Maximum encroachment on the setback (m)	Yes 1.2	Yes 1.2	Yes 1.2
7- Projecting window with a maximum width of 2.5 meters a) Maximum encroachment on the setback (m)	Yes 0.75	Yes 0.75	Yes 0.75
8- Cantilevered awnings over entranceways a) Maximum encroachment on the setback (m)	Yes 1.2	Yes 1.2	Yes 1.2
9- Exterior staircase a) Up to a height of 1.2 meters i. Maximum encroachment on the setback (m) b) Between 1.2 meters and 3 meters in height i. Maximum encroachment on the setback (m) c) More than 3 meters in height	Yes 3 No No	Yes 1.5 No No	Yes 3 Yes 0 No
10- Gallery, porch a) Up to 1.2 meters in height i. Maximum encroachment on the setback (m) b) More than 1.21 meters in height i. Maximum encroachment on the setback (m) c) The height of a porch may not exceed the height of the floor of the first storey of the main build.	Yes 1.2 0	Yes 1.2 0	Yes 3 0
11- Veranda a) Maximum encroachment on the setback	No	Yes 0	Yes 0
12- Detached garage (<i>sections 5.6.5 and 5.6.13</i>) a) Maximum floor area (m ²) b) Distance from the main building (m) c) Distance from any landsite line (m) d) Maximum height (m)	No	Yes 40 2 0.60 4.5	Yes 40 2 0.60 4.5



13- Attached carport (sections 5.6.5 and 5.6.11) a) Maximum floor area (m ²) b) Distance from the main building (m) c) Distance from any landsite line (m) d) Maximum height (m)	No	Yes 40 0 Setback 4.5	Yes 40 0 Setback 4.5
14- Shed (including a pool shed (sect. 5.6.9)) a) Maximum number per landsite i. Property without a pool ii. Property with a pool b) Maximum combined total floor area (m ²) i. One (1) shed on the landsite ii. Two (2) sheds on the landsite (including the pool shed) c) Minimum distance from the main building (m) d) Distance from any landsite line (m) e) Maximum height (m)	No	Yes 1 2 23 23 2 0.60 3.2	Yes 1 2 23 23 2 0.60 3.2
15- Garden shelter (sect. 5.6.5) a) Maximum floor area (m ²) b) Minimum distance from any landsite line (m) c) Maximum height (m)	No	Yes 16 2 3.2	Yes 16 2 3.2
16- Outdoor swimming pool including accessories (sect. 5.6.5 and 5.6.15) a) Minimum distance from side and rear landsite lines (m) b) Minimum distance from main building (m)	No	Yes 2 2	Yes 2 2
17- Deck around pool (sect. 5.6.15) a) Minimum distance from landsite lines (m)	No	Yes 3	Yes 3
18- Hot tub (Spa) (sect. 5.6.15) a) Minimum distance from any landsite line (m)	No	Yes 3	Yes 3
19- Mechanical equipment (including pool equipment) (sect. 5.6.15 and 5.6.21) a) Maximum distance from main building (m) b) Minimum distance from any landsite line (m)	No	Yes 2 2	Yes 2 2
20- Domestic greenhouse (sect. 5.6.5) a) Minimum distance from any landsite line (m) b) Maximum height (m) c) Maximum floor area (m ²)	No	Yes 0.60 3.2 16	Yes 0.60 3.2 16
21- Tennis court a) Minimum distance from any landsite line (m)	No	Yes 2	Yes 2



22- Fence a) Fence or fence around a tennis court (Sec. 5.9) b) Fence in the front yard (Sec. 5.7.2) (By-law 720-124, section 1)	No Yes	Yes -	Yes -
23- Pressurized gas tank a) Above-ground pressurized gas tank (sect.5.6.8) Minimum distance from any landsite lines (m) b) Pressurized gas tank entirely buried underground Minimum distance from any landsite lines (m) (By-law 720-109, section 3)	No Yes 2,0	Yes Yes 2,0	Yes Yes 2,0
24- Exterior wood fireplace	No	No	No
25- Exterior gas fireplace	No	Yes	Yes
26- Storage of firewood (sect. 5.6.22)	No	Yes	Yes
27- Composter a) Minimum distance from any landsite line (m) b) Encroachment on setback (m) c) Maximum number d) Maximum size / composter (m ³)	No	Yes - 0 3 2.85	Yes 1 - 3 2.85
28- Garbage container larger than 360 liters (sect. 6.2.5.4) a) For residential usages h1 and h2 b) For all other usages	No No	No Yes	No Yes
29- Satellite and vertical antennae (sect. 5.6.18 and 5.6.19)	No	Yes	Yes
30- Windmill	No	No	No
31- Rainwater barrel i. Maximum capacity (litres/barrel) ii. Maximum number	No	Yes 200 4	Yes 200 4
32- Acoustic wall (section 5.18) a) with embankment: Minimum distance from rear landsite line (m) Maximum height (m) b) without embankment: Minimum distance from rear landsite line (m) Maximum height (m) (By-law 720-97, sec. 1)	No No	No No	Yes 5.0 3.0 Yes 0.3 4.5
33- Sauna a) Minimum distance from any landsite line (m) b) Maximum height (m) c) Maximum area (m ²) (By-law 720-119, sec. 7)	No	Yes 3 3,2 16	Yes 3 3,2 16

ARTICLE 2: Section 5.6.5 is replaced with the following:

« 5.6.5 Number of ancillary buildings and structures per lot

Among the following ancillary buildings and structures, only one (1) ancillary building or one (1)



ancillary structure of the same type is permitted per lot:

- a) Garage (detached or attached) and attached carport
 - i. Garages, whether detached or attached, as well as attached carports, are considered to be part of a single construction type. As such, only one (1) building or structure of this type is permitted per lot.
- b) Shed
- c) Pool shed
 - i. A pool shed is authorized only if a swimming pool is installed on the lot or is to be installed on the lot
 - ii. Where a pool shed is permitted, a maximum of two (2) sheds, including the pool shed, is permitted on the lot, provided that the cumulative floor area of the sheds does not exceed the maximum area permitted in the table in section 5.6.2.
- d) Swimming pool
- e) Spa
 - i. In the case of a residential attached or semi-detached integrated project, only 1 spa is permitted per dwelling unit.
- f) Greenhouse
- g) Garden shelter
 - i. Notwithstanding any provision of this by-law, for a communal residence, more than one (1) garden shelter may be permitted per landsite, provided that no more than two (2) structures are permitted per yard.
- h) Sauna”.

ARTICLE 3: Section 5.6.6 is replaced with the following:

« 5.6.6 Distance between ancillary buildings, ancillary structures and ancillary equipment

Subject to the specific provisions of this by-law, in particular those relating to swimming pools, spas, their enclosures and their equipment, the following minimum distances apply:

- a) Detached ancillary buildings
The minimum distance between two (2) detached ancillary buildings is 2 metres.

- b) Attached ancillary buildings

Despite paragraph a), two (2) ancillary buildings may be attached to each other without a minimum distance between them, provided that all applicable standards are respected, including those relating to the maximum permitted area and the minimum setback distances from property lines, as set out in the table in Article 5.6.2. In cases where the standards differ for the two attached accessory buildings, each attached accessory building must comply with the specific standards applicable to it.

For the purposes of this By-law, attached ancillary buildings are deemed to constitute a single ancillary building for the application of siting standards.

- c) Ancillary building and ancillary structure

No minimum distance is prescribed between an accessory building and an accessory structure; they may be attached provided that their combination does not create a fully enclosed space. Where they are attached, they remain subject to the siting standards applicable to their respective categories, notably with respect to minimum distances to lot lines.

Where a modification or enclosure results in the reclassification of an ancillary structure, section 5.6.6.1 applies.

- d) Ancillary structures



No minimum distance is prescribed between two (2) ancillary structures. As such, there is no minimum distance between a swimming pool (in-ground, semi-inground or above-ground) and a spa.

This paragraph may not be interpreted as exempting anyone from compliance with the specific provisions applicable to devices, equipment and structures in the vicinity of a swimming pool, in particular those of section 5.6.15.6 in the case of an above-ground swimming pool”.

ARTICLE 4: The following section 5.6.6.1 is added after section 5.6.6:

« 5.6.6.1 Alteration of an ancillary structure and reclassification

- a) Where an ancillary structure, or any part thereof, is modified, notably by the addition of fixed or permanent enclosure elements (such as walls, panels, glazing or doors) or by the total or partial closing of openings, so that it no longer complies with the characteristics or criteria applicable to its type under this by-law, it is deemed to be reclassified according to the applicable category provided for in this by-law.
- b) Once reclassified, the structure is subject to all standards applicable to the new category, notably with respect to siting, the maximum number permitted, the maximum area permitted, minimum distances and, where applicable, permit and certificate requirements.
- c) The reclassification provided for in this section shall not have the effect of authorizing an additional structure beyond the maximum number permitted on the lot.
- d) For the purposes of this section, movable elements such as insect screens or retractable tarps are not considered fixed or permanent enclosure elements.

ARTICLE 5: Section 5.6.8 of this by-law is amended by deleting the words “and must be located at a distance of at least half the length of the side wall, measured from the front wall”.

ARTICLE 6: Section 5.6.9 of this by-law is replaced with the following:

« 5.6.9 Detached carport

A detached carport is prohibited throughout the territory of the City of Beaconsfield, whether temporary or permanent.

ARTICLE 7: Section 5.6.11 of this by-law is replaced with the following:

« 5.6.11 Provisions relating to a permanent carport attached to the main building

Unless otherwise indicated and without limiting the generality of the rules contained in this By-law, a permanent carport attached to the main building is permitted under the following conditions:

- a) Only one (1) attached carport is permitted per main building.
- b) For each of the three vertical planes of the carport, at least 60% of the area must remain open.
- c) The carport must comply with the maximum area prescribed in the table in section 5.6.2. The area must be calculated based on the ground projection defined by the exterior faces of the posts.
- d) The carport must comply with the maximum height prescribed in the table in section 5.6.2, without however exceeding the height of the main building to which it is attached.
- e) The attached carport is permitted in the rear and side yards provided that it complies with the minimum setback requirements prescribed in the specification grid for the main building.
- f) Despite paragraph e), in zones where the specification grid provides for the application of this section, the lateral setback may be reduced to 1.80 metres from the side landsite line, provided that:
 - i. the carport is located on only one side of the main building;
 - ii. the lateral setback prescribed for the main building in the specification grid is 4.5 metres.



- g) An attached permanent carport may not be covered or enclosed, in whole or in part, by means of flexible, removable or temporary materials, including, without limitation, a woven or laminated polyethylene tarp or any similar material used for a temporary vehicle shelter”.

ARTICLE 8: Section 5.6.12 is replaced with the following:

« 5.6.12 Provisions relating to an attached garage

Unless otherwise indicated and without limiting the generality of the rules contained in this By-law, an attached garage is permitted under the following conditions:

- a) Only one (1) garage is permitted per main building. Where a garage is attached to the main building, no detached garage is permitted on the same lot.
- b) The garage area is included in the calculation of the building footprint of the main building.
- c) The height of the garage may not exceed the height of the main building to which it is attached.
- d) The attached garage is permitted in the rear and side yards provided it complies with the minimum setback requirements prescribed in the specification grid for the main building.
- e) Despite paragraph d), in zones where the specification grid provides for the application of this section, the lateral setback may be reduced to 1.80 metres from the side landsite line, provided that:
 - i. the garage is located on only one side of the main building;
 - ii. the lateral setback prescribed for the main building in the specification grid is 4.5 metres.
- f) The land on which the main building is located is not adjacent to Lake Saint-Louis.”

ARTICLE 9: Section 5.6.15.2, entitled “Controlling access to an in-ground or semi-inground pool,” is amended as follows:

- a) In the French version only, by replacing, in the second paragraph, the words “De manière en en protéger” with the words “De manière à en protéger”;
- b) by inserting, in the second paragraph, after the following sentence: “However, if the landsite on which the pool is located is surrounded by a fence at least 1.5 meters high, then the height of the enclosure surrounding the pool may be a minimum of 1.2 meters”, the following sentence:

“In such a case, the property fence may constitute, in whole or in part, the pool enclosure, provided that it complies with all the requirements of this by-law applicable to a pool enclosure and its access points”.
- c) In the French version only, by adding a comma in the third paragraph after the words “Aux fins d’application du présent article”.
- d) by replacing the tenth paragraph with the following:

“The planks or bars of the fence must be rigid and installed vertically. Where a fence includes horizontal rails or support members, they must be installed so as not to facilitate climbing. To this end, where such rails are located on the outside of the enclosure, they must be spaced at least 1.2 metres apart.”

ARTICLE 10: Section 5.6.15.3, entitled “Controlling access to an above-ground or removable pool”, is amended as follows:

- a) In the English version only, the title “Controlling access to an above-ground pool” is replaced by the following: “Controlling access to an above-ground or removable pool”;
- b) The second paragraph is amended as follows:

“Notwithstanding the first paragraph of this section, the lot on which an above-ground or removable pool is located must be enclosed by a fence with a minimum height of 1.5 metres. In such case, the fence enclosing the lot may constitute, in whole or in part, the pool enclosure, provided that all requirements applicable to a pool enclosure and its access points set out in this by-law are complied with”.

ARTICLE 11: Section 5.6.15.6 of this by-law is replaced with the following:

« 5.6.15.6 Equipment close to the pool

Notwithstanding section 5.6.6, the provisions of this section apply.



In order to prevent a child from gaining access to the swimming pool by climbing any element that could facilitate climbing, the devices, equipment and structures referred to in this section must be located, installed and maintained so as not to facilitate access to the swimming pool.

a) Minimum distance and related requirement

Any device related to the operation of the swimming pool, SPA or any ancillary equipment must be installed at more than one (1) meter from the edge of an above-ground pool wall or, as the case may be, from the enclosure surrounding the pool.

The pipes connecting the equipment to the pool must be flexible and must not facilitate children climbing up or over the pool wall or the fence.

Any structure or fixed equipment likely to be used to climb over the pool wall or enclosure must also be installed more than one (1) metre from the pool wall or, as the case may be, from the enclosure. That minimum distance also applies to a window located less than 3 metres from the ground, except if its maximum opening does not allow the passage of a spherical object more than 10 cm in diameter.

b) Exceptions

Notwithstanding paragraph a), any equipment may be located less than 1 meter from the pool or enclosure where it is installed:

- i. Inside an enclosure that complies with the requirements applicable to pool enclosures provided set out in section 5.6.15.2;
- ii. Beneath a structure that prevents access to the pool from the equipment;
- iii. Inside a shed”.

ARTICLE 12: Section 5.6.17 of this by-law is repealed.

ARTICLE 13: Section 5.6.21 of the by-law, entitled “Heat Pump and Other Mechanical Equipment”, is amended as follows:

- a) by replacing the title of this section with the following: “Provisions relating to mechanical equipment”.
- b) by replacing paragraph a) with the following:
“The noise level generated by any mechanical equipment, used alone or in combination with other mechanical equipment, shall not exceed 55 dBA, measured at a height of 1 metre along any lot line where the mechanical equipment is installed. This noise level must be measured in accordance with ARI Standard 270 or any equivalent standard.”
- c) by replacing paragraph b) with the following:
“Mechanical equipment must be installed in the rear yard or side yard. On a corner lot or through corner lot, it may be installed in the secondary front yard.

Where mechanical equipment is installed in a yard adjacent to a street, it must be screened by an opaque fence, an evergreen hedge, or a screen where it is visible from a public street.”

ARTICLE 14: The following section 5.6.21.1 is added after section 5.6.21:

« 5.6.21.1 Generator noise — Exception during a power outage

Noise emitted by a generator, where a power outage affects the building where the generator is located, shall not be included in the total noise level indicated in section 5.6.21 a).

This exemption ceases to apply once power is restored.”

ARTICLE 15: Paragraph f) of section 5.7.4 is replaced with the following:

- f) **“Prohibited materials for a fence**
Notwithstanding any provision to the contrary in this by-law, for a residential use, a chain-link fence coated with a vinyl finish is authorized only where it is installed



along rear lot lines, side lot lines, or the secondary front lot line in the case of a corner lot, a through interior lot or a through corner lot.

ARTICLE 16: Section is modified by the addition of the following paragraph:

« Notwithstanding the exceptions provided for in Section 5.14.1, synthetic or artificial turf is prohibited in all yards and in the composition of all types of construction. »

ARTICLE 17: Section 5.14.2 is replaced by the following :

« The front yard of a lot must be leveled and covered with grass or vegetation, with the exception of access points, driveways, and parking spaces.

For new residential buildings, the front yard must have a minimum number of trees planted, in accordance with section 5.16.5. Each tree planted must have a minimum diameter of 2,5 centimetres measured at 0,15 meters from the ground, and a minimum height of 2 metres. However, a conifer may have a minimum height of 1.5 metres.

Taking into account the layout of the public domain and when the building alignment allows it, sufficient space must be reserved to allow for the planting of a tree and its growth at maturity.

A period of twelve (12) months following the expiry date of a permit and construction is granted for the land to comply with the provisions of this section, where applicable. »

ARTICLE 18: Section 5.16.4 is modified by the addition, before the last paragraph of the following paragraph:

« Notwithstanding the foregoing, a tree that has been cut down and for which a certificate of authorization has been obtained under circumstance c) of this article must be replaced within twelve (12) months of the expiry date of the related building permit or certificate of authorization. »

ARTICLE 19: Paragraph a) of section 5.18.1 of this by-law is replaced with the following:

- a) A retaining wall must have a minimum height of 60 cm and must be built within the boundaries of the lot it supports. It must not be located less than 60 cm from any lot line. However, on a lot adjacent to Lake Saint-Louis, a retaining wall may be located at 0 metres, in whole or in part, from the property line, provided that it is entirely situated within the boundaries of the lot on which it is built and that no part of the wall encroaches on the neighbouring property.

ARTICLE 20: Chapter 11 entitled "TERMINOLOGY" is amended by replacing the following definitions, listed in alphabetical order:

- a) « **ANCILLARY BUILDING (bâtiment accessoire)**
A closed building detached from the main building, built or installed on the same lot, in which only an ancillary use to the principal use is carried on, where specifically authorized by this by-law.

Ancillary buildings include, without limitation, detached garages, sheds, saunas and domestic greenhouses".

- b) "**ANCILLARY STRUCTURE (ancillary structure)**
A structure, whether detached or attached to the main building or to an ancillary building, located on the same lot, in which, where specifically permitted by this by-law, an ancillary use to the principal use is carried on, contributing to improve the utility, functionality or enjoyment of the main building or of the use carried on on the lot, without constituting an ancillary building within the meaning of this by-law.

Ancillary structures include, without limitation, garden shelters, carports, galleries, verandas, exterior stairs, fences, terraces, low walls and retaining walls."

- c) "**DECORATIVE FENCE (decorative fence)**
An ancillary structure erected exclusively for decorative, aesthetic or architectural purposes, and serving no delimitation, screening or access-restriction function. It is made of materials or structural elements arranged so that at least 50% of its area is open in character. For the purposes of this by-law, a fence is deemed to be open in character where visibility through the structure is possible due to openings, spacing or transparent materials. A decorative fence is not considered



an opaque fence under this by-law and may not, in any case, constitute a pool enclosure nor be used, in whole or in part, as a pool fence.”

- d) **“FENCE (fence)**
A permanent work made of materials authorized by this by-law, installed continuously along the prescribed length in order to delimit, in whole or in part, a property, restrict access to it, or enclose any space where required by the nature of its use.
A hedge cannot be considered a fence.
- e) **“FLOOR AREA (superficie de plancher)**
Gross floor area within the exterior perimeter of a main building, measured at each floor. The total floor area must not include the area of the exterior steps, the gallery, the balcony, the porch, the carport, the veranda and the cellar.”
- f) **“MAIN BUILDING AREA (superficie d’emprise au sol)**
The maximum exterior area of the horizontal projection of the building on the ground, including cantilevered portions, including the area of the cold room, storage space and attached garage, but excluding the area of a gallery, balcony, porch, carport, veranda and detached garage.”
- g) **“MECHANICAL EQUIPMENT (mechanical equipment)**
Any equipment, device or installation of a mechanical, electrical or energy nature intended for the operation of the main building or its ancillary installations, installed outside the main building or on the lot.

This includes, without limitation, heating, air conditioning, ventilation and air or water filtration equipment, such as heat pumps, generators, heating and ventilation units, air outlets, pool filters and pumps, electricity or gas meters, electrical transformers, and any similar apparatus.

Excluded from this category are individual, removable window air-conditioning units, as well as any temporary equipment not fixed and not permanently connected.”
- h) **“PERMANENT CARPORT (permanent carport)**
A permanent ancillary structure, open or partially open, attached to the main building and designed for the parking of one or more passenger vehicles, without a door intended to control vehicle access. The carport consists of a roof supported by columns, the vertical planes of which, except for the plane formed by the wall of the main building, are largely open from the ground to the roof.”
- i) **“SHED (shed)**
An ancillary building located on the same lot as the main building, related to the principal use or to an ancillary use authorized on the lot, used for the storage of items for current or occasional use, or for the storage of pool or recreational accessories and equipment.

A shed may contain plumbing equipment. In the case of a pool shed, where a swimming pool is installed on the lot, it may be fitted with a shower and a changing room.
- j) **“PORCH (porch)**
A projecting ancillary structure consisting of a covered platform attached to the main building, without however forming an integral part of it. A porch does not include any enclosure element such as walls, panels, or insect screens, whether fixed or removable.”
- k) **“SOLARIUM (solarium) (synonym: sunroom / glazed room)**
A structure attached to or projecting from the main building, designed primarily to benefit from sunlight, and in which at least 50% of the exterior wall area is glazed. A solarium is used as habitable space and forms an integral part of the main building.”
- l) **“VERANDA (veranda)**
A structure attached to the main building, erected on a gallery, balcony or covered patio and enclosed by walls whose sides are open in a minimum proportion of 50%. A veranda includes no fixed heating system nor permanent insulation component, and its exterior walls and openings must be fitted exclusively with insect screens. It is not designed as year-round habitable space and does not form an integral part of the main building.

ARTICLE 21: Chapter 11 entitled “TERMINOLOGY” is amended by inserting the following definitions, in alphabetical order:



- a) **“ANCILLARY EQUIPMENT (ancillary equipment)**
An object, device or apparatus, whether detached or attached to a building, located on the same lot as a main building, whose function is to support, supplement, improve or enable the carrying on of the principal use or an ancillary use, so as to increase the utility, functionality or convenience of occupants or users.
- Ancillary equipment includes, without limitation, heat pumps, generators, pool filtration equipment and pumps, electricity or gas meters, antennas, gas tanks, and any similar equipment.”
- b) **“ATTACHED ANCILLARY BUILDING (attached ancillary building)”**
A set composed of two (2) closed ancillary buildings, built or installed on the same lot and connected by a common wall. For the purposes of this by-law, attached ancillary buildings are deemed to constitute a single ancillary building for the application of siting standards”.
- c) **“ATTACHED GARAGE (attached garage)**
A closed space intended to store or shelter one or more motor vehicles, attached to the main building, closed on at least one side by an exterior wall of the main building and provided with a door for vehicle access. An attached garage forms an integral part of the main building, is not subject to the provisions applicable to ancillary buildings and may not be used for commercial purposes.”
- d) **“AUTOMOTIVE SERVICE GARAGE (automotive service garage)**
An establishment operated for commercial purposes whose principal activity consists of diagnosing, repairing or maintaining vehicles for individuals.”
- e) **“BACKFILL (remblais)**
The act of adding earth (or other material) in order to fill in a cavity or a difference in level with a height or depth of more than 10 cm.”
- f) **“DETACHED GARAGE (detached garage)**
An ancillary building, closed on all sides, erected on a lot occupied by a dwelling and intended exclusively to store or shelter one or more motor vehicles used for personal purposes by the occupants of the main building. It is provided with a door for vehicle access and may not be used for commercial purposes.”
- g) **“EXCAVATION (déblais)**
The act of removing earth (or other material) in order to create a cavity or a difference in level with a height or depth of more than 10 cm.”
- h) **« « GARDEN SHELTER (garden shed)**
A detached ancillary structure, installed in a yard or garden, designed for enjoyment, relaxation or leisure, and not intended to serve as a storage space or as an enclosed interior space year-round. It has a solid or openwork roof supported by a light structure.
- Depending on its design, a garden shelter may be entirely open, include openwork parts facilitating the growth of climbing plants (e.g., pergola or arbor), or be equipped with movable elements such as insect screens or retractable tarps (e.g., gazebo), provided it is not permanently enclosed around its entire perimeter by fixed walls or panels.”
- i) **“POOL FENCE (pool fence)**
Synonym: “swimming pool enclosure (swimming pool enclosure)”
An enclosure forming a continuous barrier around a swimming pool and its accesses, equipped with the required closing and locking devices to control access, in accordance with the requirements set out in this by-law.”
- j) **“TEMPORARY FENCE (temporary fence)**
A temporary work securely anchored to the ground, constructed so as to be unclimbable, in the absence of a permanent fence, in order to control access around an area to be secured.”

ARTICLE 22: Chapter 11 entitled “TERMINOLOGY” is amended by deleting the following provisions:

- a) the definition of “pool shed”;
- b) the definition of “pergola, pavilion (pergola, gazebo)”.

ARTICLE 23: COMING INTO FORCE



This by-law shall come into force in accordance with the law.

MAIRE

GREFFIÈRE

PROJET