

BY-LAW 720-132

Summary table of proposed amendments and sections subject to the referendum process

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SECTION	IN EFFECT	PROPOSED	PROVISIONS SUBJECT TO THE REFERENDUM PROCESS
1	See table at the end of the document		Yes
2	a) Garage and car shelter (detached and attached) i. An attached garage and a detached garage are considered as the same type of structure. ii. An attached car shelter and a detached car shelter are considered as the same type of structure. b) Shed c) Pool shed d) Pool e) Hot tub (spa) f) Greenhouse g) Pavilion or pergola Notwithstanding any provision in this by-law, in the case of a communal residence, no more than 2 pavilions, pergolas or other garden structures per landsite are authorized. In the case of a residential attached or semi-detached integrated project, only 1 spa is permitted per dwelling unit. h) Sauna (By-law 720-119, sec. 8 and 9) (Règl. 720-119, art. 9)	Section 5.6.5 is replaced with the following: 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	Yes

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		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.	
3	5.6.6 DISTANCE BETWEEN ANCILLARY STRUCTURES The distance between 2 ancillary structures is 2 meters minimum. However, there is no minimum distance between an inground pool and a spa. (By-law 720-119, sec.10)	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) <u>Detached ancillary buildings</u> The minimum distance between two (2) detached ancillary buildings is 2 metres. b) <u>Attached ancillary buildings</u> 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.	Yes

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		c) <u>Ancillary building and ancillary structure</u> 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) <u>Ancillary structures</u> 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”.	
4	NO ARTICLES	« 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	Yes

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		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.	
5	5.6.8 Pressurized gas tank A pressurized gas tank located in a side yard must be hidden by an opaque screen or a screen of vegetation, and must be located at a distance of at least half the length of the side wall, measured from the front wall.	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”.	Yes No The screen is not subject
6	5.6.9 Temporary shelter for a motor vehicle A temporary shelter for a motor vehicle is prohibited throughout the territory of the City of Beaconsfield.	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.	Yes
7	5.6.11 Lateral setback for a permanently attached carport Unless otherwise indicated and without limiting the generality of the rules in the present by-law, the lateral setback for permanent carport, attached	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	Yes

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	to the main building may be reduced to 1.8 meters from the side landsite line, provided that: a) The reduced lateral setback applies to an attached carport only. Said carport must be built only on 1 side of the main building; b) The lateral setback prescribed for the main building in the specification grid is 4.5 meters.	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.	

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		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”.	
8	5.6.12 Lateral setback for a garage attached to the main building Unless otherwise indicated and without limiting the generality of the rules in the present by-law, the lateral setback for a garage attached to the main building may be reduced to 1.80 meter from the side landsite line, provided that: a) The reduced lateral setback applies to the attached garage only. The garage must be built only on 1 side of the main building; b) The lateral setback prescribed for the main building in the specification grid is 4.5 meters. c) The land on which the main building is located is not adjacent to Lake St-Louis (By-law 720-129, sec.2)	« 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;	Yes

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		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.”	
9	<i>5.6.15.2 Controlling access to an in ground or semi-inground pool</i> All in ground and semi-inground pools must be equipped with a ladder or steps used to enter or exit the water. To restrict access from the house or the yard, an in ground or semi-inground pool must at all times be surrounded by an enclosure at least 1.5 meters in height. 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. For the purposes of this section an enclosure having due height of less than 1.50 meters may consist of a flexible fence. (By-law 720-106, sec. 2) The enclosure must be installed at least a meter (1m) from the edge of the water surface. It must have no fixtures, projections or open parts enabling it to be climbed. Where the enclosure is a chain-link fence, the mesh must have a maximum width of 30 mm. If slats are inserted in the mesh, their width may be greater than 30 mm but they must not allow the passage of a spherical object more than 30 mm in diameter.	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	Yes

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	(By-law 720-120, sec. 1) A wall forming part of an enclosure must not have any opening enabling to enter the enclosure. Despite the foregoing, such a wall may have a window if the window is situated at a minimum height of 3 m from the ground on the inside of the enclosure, or, otherwise, if its maximum opening does not allow the passage of a spherical object more than 10 cm in diameter. (By-law 720-120, sec. 2) Every gate forming part of an enclosure must be equipped with a self-closing and self-latching passive security device. The device must be installed on the inside of the enclosure in the upper part of the gate or on the outside of the enclosure at a minimum height of 1.5 m from the ground. (By-law 720-120, sec. 3) The enclosure must not have any openings large enough to allow the passage of spherical objects ten (10) cm or more in diameter. Moreover, the distance between the bottom of the fence and the grade level must not exceed ten (10) cm. The planks or bars of the fence must be rigid and installed vertically. There must be a gap of at least 1.2 meters between the horizontal support bars. These bars must be located on the pool side of the fence. (See Illustration 5 below) A swimming pool with a diving board must be installed in accordance with BNQ Standard 9461-100, "Residential Swimming Pools Equipped with a Diving Board – Minimum Water Envelope to Prevent Cervical Spinal Cord	of the enclosure, they must be spaced at least 1.2 metres apart	

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	Injuries Resulting from Diving from a Diving Board", in force at the time of the installation. (By-law 720-120, sec. 4) Any installation intended to provide or deny access to a pool or spa must be maintained in good working order. (By-law 720-100, sec. 7)		
10	5.6.15.3 <u>Controlling access to an above-ground pool</u> An above-ground pool with a wall height of at least 1.21 meters above grade level, or a pool that can be dismantled with a wall height of at least 1.4 meters, does not have to be surrounded by an enclosure when the pool is accessed in any of the following ways: 1⁰ By means of a ladder fitted with a self-closing/self-locking mechanism to prevent its use by a child. Also, the ladder for an above-ground pool must be raised and locked to prevent access when not in use; 2⁰ By means of a ladder or from a deck to which access is protected by a fence fitted with a self-closing/self-locking security mechanism on the gate to prevent its use by a child; 3⁰ From a patio attached to the house and installed so that the portion opening onto the pool is protected by a fence fitted with a self-closing/self-locking security mechanism on the gate to prevent its use by a child.	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".	Yes

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	Notwithstanding the first subparagraph of the current section, a landsite on which is located an above-ground pool or a pool that can be dismantled, must be surrounded by a fence with a minimum height of 1.5 meters. The specifications listed in section 5.6.15 of the present by-law must be respected. The height prescribed for the fence must be measured at a distance of one (1) meter from the fence, on the inside or outside, whichever offers the higher grade level. (See Illustration 5 above) The fence must be installed at least one (1) meter from the edge of the water surface. The fence must have no fixtures, projections or open parts to facilitate climbing. Where the enclosure is a chain-link fence, the mesh must have a maximum width of 30 mm. If slats are inserted in the mesh, their width may be greater than 30 mm but they must not allow the passage of a spherical object more than 30 mm in diameter. (By-law 720-120, sec. 5) Every gate forming part of an enclosure must be equipped with a self-closing and self-latching passive security device. The device must be installed on the inside of the enclosure in the upper part of the gate or on the outside of the enclosure at a minimum height of 1.5 m from the ground. (By-law 720-120, sec. 6)		

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11	5.6.15.6 <u>Equipment close to the pool</u> To prevent children from climbing up to access the pool, any device connected to its operation, SPA or any other 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, the fence 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. Notwithstanding the first subparagraph of the current section, any equipment may be located less than 1 meter from the pool or the fence, when installed: 1^o Inside the enclosure when the specifications listed in section 5.6.15.2 (Controlling access to an in ground or semi-inground) pool) are respected; 2^o Beneath a structure that prevents access to the pool from the equipment; 3^o Inside a shed. (By-law 720-119, sec. 13) A structure or fixed equipment likely to be used for climbing over the wall or the enclosure must also be installed at more than one (1) m from the pool wall or, as the case may be, the enclosure. That minimum distance applies to a window situated less than 3 m from the ground, except if its maximum opening does not allow the passage of a spherical object more than 10 cm in diameter. (By-law 720-120, sec. 7)	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) <u>Minimum distance and related requirement</u> 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.	Yes

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		b) <u>Exceptions</u> 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”.	
12	5.6.17 Pool shelter In addition to the standards prescribed in section 5.6.2, a pool shelter is authorized on condition that it will not visible from a public street. Also, the height of the shelter must be lower than the height of the fence. The shelter may not be considered as a fence for the purposes of the present by-law.	Section 5.6.17 of this by-law is repealed.	Yes
13	5.6.21 Heat pump and other mechanical equipment In addition to the norms prescribed in section 5.6.2, the installation of a heat pump or other mechanical equipment is authorized subject to the following conditions:	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:	Yes No (hidden by a fence or hedge)

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	a) The intensity of the noise resulting from the separate or combined operation of a heat pump, heating, air conditioning or ventilation equipment, a pool filter, a generator or any other such equipment, must not exceed 55dBA, calculated at a height of one (1) meter along any landsite line where the heat pump or other mechanical equipment is installed. This level of noise intensity must be calculated using the A.R.I. 270 standard or equivalent. b) A heat pump or mechanical equipment must be placed in the rear or side yard. For a corner landsite or through corner landsite, the heat pump or mechanical equipment may be installed in the secondary front yard. When installed in a yard adjacent to a street, a heat pump and/or any mechanical equipment must be hidden by an opaque fence, an evergreen hedge or a screen, if visible from the street.	“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.”	
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.”	Yes
15	5.7.4 Materials prohibited for a fence: The following materials are prohibited for a fence: a) Chicken wire; b) Plywood or particle board;	Paragraph f) of section 5.7.4 is replaced with the following:: 5.7.4 “Prohibited materials for a fence f) Notwithstanding any provision to the contrary in this by-law, for a	No

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	c) Snow fencing; d) Barbed wire; e) Chain link fences without a vinyl coating for residential usage. f) Notwithstanding any provision contrary to this by-law, for residential use, a chain link fence covered with a vinyl coating located other than along the rear and side property lines or secondary front in the case of a corner landsite, a through interior landsite or a through corner landsite. (By-law 720-96, sec. 1; By-law 720-119, sec. 15)	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.	
16	5.14 Exterior landscaping Unless otherwise indicated, the standards contained in the present section apply to all zones and all usages.	Section 5.14 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. »	No
17	5.14.2 Landscaping of the front yard The front yard must have natural landscaping, with the exception of accesses and parking paths. For new residential buildings, the front yard must be landscaped and have a minimum planting of trees, in accordance with section 5.16.5. Each tree planted must have a minimum diameter of 5 centimeters measured at 1.5 meters from ground level. However, a conifer must have a minimum height of 2 metres.	Section 5.14.2 is replaced by the following suivant : « 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.	No

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	Taking into account the layout of the public domain and when the building alignment allows it, sufficient space must be reserved to allow the planting of a tree and its growth to maturity. (By-law 720-129, sec. 7)	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. »	
18	5.16.4 Protection of trees No one may fell a tree on private property, on a public property, in a wood or metropolitan forest corridor, without first obtaining a certificate of authorization. Despite the first paragraph, a certificate of authorization is not required when the diameter of the tree to be felled is less than fifteen (15) centimetres, measured at 0.15 metres from the ground. A certificate of authorization can only be issued in the following circumstances: a) The tree is dead or in a state of irreversible. b) The tree, based on the study of an arboriculture expert, is affected by an irreversible situation caused by disease, a structural deficiency affecting its solidity or causing serious damage to property. The normal inconvenience linked to the presence of a tree do not constitute serious damage, in particular the falling of twigs, leaves, flowers or fruits, the presence of roots on the surface of the ground, the presence of insects or	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. »	No

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	insects. animals, shade, bad odours, sap or honeydew exudate or pollen release; c) The tree is located within the site area or within 3 metres of the site area of a proposed construction, development or retaining wall authorized in this by-law. For the purposes of this paragraph, a sign is not considered a construction. However, in order to ensure the maintenance of the tree, felling will only be authorized if the construction or development cannot be located elsewhere on the land; d) The tree must be felled because of the risk of it spreading a disease or an invasive exotic species; e) The tree prevents the creation, in the bank of a body of water, of an opening 5 metres wide giving access to it, when the slope of a bank is less than 30%; In all cases, the applicant must justify his request. Any felled tree must be replaced, within twelve (12) months following the issuance of the certificate authorizing the felling, by a tree that meets the following requirements: a) Its minimum diameter is 2.5 centimetres, measured 0.15 metres from the ground; b) Its height is at least 2 metres. However, a conifer can have a minimum height of 1.5 metres; c) It must reach at least 6 metres in height when mature.		

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	However, in the event that the front yard does not contain any trees, the replacement tree must be planted in the front yard. Each owner is responsible for the maintenance of the trees located on his land and in the grassy and unused part of the public right-of-way adjacent to his property. Maintenance work must not have the effect of shortening the lifespan of the tree and must be carried out in accordance with best practices. (By-law 720-116, sec. 1 b); By-law 720-118, sec. 1; By-law 720-121-2, sec. 1 and 2; By-law 720-129, sec. 8)		
19	5.18.1 General provisions a) A retaining wall must be constructed within the boundaries of the landsite that it must support. Nonetheless, it must be built at least 60 centimeters from a landsite line.	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.	Yes
20	ANCILLARY BUILDING (bâtiment accessoire) A building, attached to or detached from the main building and other than the main building, built on the same landsite as the main building and in which one or more accessory uses are carried out exclusively. (By-law 720-128, sec. 1)	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	Yes (except as defined below) No Fences (all types, excavation, backfill)

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	ANCILLARY STRUCTURE (construction accessoire) Structure detached from, and subordinate to a main building and located on the same landsite. DECORATIVE FENCE (clôture décorative) Pierced and discontinuous structure erected strictly for decorative, aesthetic or architectural purposes and intended only to divide part of a landsite, without preventing ingress to or egress from such landsite. FENCE (clôture) A continuous structure, the purpose of which is to delineate a landsite or to prevent ingress to or to egress from such landsite. FLOOR AREA (superficie de plancher) Gross floor area within the exterior perimeter of a main building, measured at each floor, including the area of the attached garage. 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. MAIN BUILDING AREA (superficie d'emprise au sol) Maximum exterior area of the horizontal projection of the building on the ground, including overhangs, and including the area of veranda, cold room, storage space and attached garage, but excluding the area of the gallery, the carport, the balcony, the porch and the detached garage. (By-law 720-128, sec. 4) MECHANICAL EQUIPMENT (équipement mécanique) Electrical, plumbing, heating or air conditioning device or conduit, such as a heat pump, an electricity or gas meter, a ventilation shaft and an air conditioning, other than an individual movable air conditioner	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)	

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Summary table of proposed amendments and sections subject to the referendum process

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SECTION	IN EFFECT	PROPOSED	PROVISIONS SUBJECT TO THE REFERENDUM PROCESS
	CARPORT (abri d’auto) Open sided structure attached to the main building with a roof supported by columns, used or intended to be used to store licensed vehicles of the occupant of a main building. When a carport has more than 60% of the total area of its perimeter enclosed by walls, doors or windows, it is considered a garage. SHED (cabanon) Ancillary building linked to the main usage used for storing usual or casual items or pool or recreational accessories and may have plumbing equipment. PORCH (porche) Open covered platform not closed by walls and attached to a main building but not considered part of it. SOLARIUM (solarium) Structure, adjacent to a main building, of which at least 50% of the surface of the exterior walls are made of glass. The solarium is used as habitable room and is an integral part of the main building. VERANDA (véranda) Structure adjacent to the main building which the walls are open with a proportion of a minimum of 50 %. The outside walls and the openings must be fitted with nets only. The veranda is not used as habitable room and is not part of the main building.	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.” d) “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.” e) “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.	

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Summary table of proposed amendments and sections subject to the referendum process

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SECTION	IN EFFECT	PROPOSED	PROVISIONS SUBJECT TO THE REFERENDUM PROCESS
		Excluded from this category are individual, removable window air-conditioning units, as well as any temporary equipment not fixed and not permanently connected.” f) “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.” g) “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. h) “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.”	

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Summary table of proposed amendments and sections subject to the referendum process

BY-LAW 720-132			
SECTION	IN EFFECT	PROPOSED	PROVISIONS SUBJECT TO THE REFERENDUM PROCESS
		i) “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.” j) “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.	
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)”	Yes (except as defined below) No Fences (all types)

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Summary table of proposed amendments and sections subject to the referendum process

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SECTION	IN EFFECT	PROPOSED	PROVISIONS SUBJECT TO THE REFERENDUM PROCESS
		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)	

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Summary table of proposed amendments and sections subject to the referendum process

BY-LAW 720-132			
SECTION	IN EFFECT	PROPOSED	PROVISIONS SUBJECT TO THE REFERENDUM PROCESS
		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.”	
22		Chapter 11 entitled “TERMINOLOGY” is amended by deleting the following provisions:	Yes

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Summary table of proposed amendments and sections subject to the referendum process

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SECTION	IN EFFECT	PROPOSED	PROVISIONS SUBJECT TO THE REFERENDUM PROCESS
		a) the definition of “pool shed”; b) the definition of “pergola, pavilion (pergola, gazebo)”.	

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Summary table of proposed amendments and sections subject to the referendum process

Table in Section 5.6.2

The text in red indicates changes or additions to the currently effective version

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

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Summary table of proposed amendments and sections subject to the referendum process

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 (sections 5.6.5 and 5.6.13) a) Maximum floor area (m2) 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 (m²) 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 (m2) 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	Yes 1 2 23 23 2

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Summary table of proposed amendments and sections subject to the referendum process

		0.60 3.2	0.60 3.2
15-Garden shelter (sect. 5.6.5) a) Maximum floor area (m2) 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 (m2)	No	Yes 0.60 3.2 16	Yes 0.60 3.2 16

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Summary table of proposed amendments and sections subject to the referendum process

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 2,0 Yes 2,0	 Yes 2,0 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

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Summary table of proposed amendments and sections subject to the referendum process

27- Composter a) Minimum distance from any landsite line (m) b) Encroachment on setback (m) c) Maximum number d) Maximum size / composter (m3)	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 enbankment: Minimum distance from rear landsite line (m) Maximum height (m) b) without enbankement: 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

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Summary table of proposed amendments and sections subject to the referendum process

33- Sauna	No	Yes	Yes
a) Minimum distance from any landsite line (m)		3	3
b) Maximum height (m)		3,2	3,2
c) Maximum area (m²)		16	16
(By-law 720-119, sec. 7)			