

Specification Schedules
Appendix 2 of the Zoning By-law

Zone I-1

USE GROUPS AND CLASSES

H - Residential							
H1 Single-family housing							
H2 Bi-family housing							
H3 Tri-family housing							
H4 Multi-family housing							
H5 Group living housing							
C - Commercial							
C1 Local Commerce and Services							
C2 Arterial Trade							
C3 Entertainment Establishment							
C4 Commercial Food Service and Lodging Establishment							
C5 Commercial Establishments with Impacts	•(1)						
I - Industrial							
I1 High Technology Industry	•						
I2 Low-Impact Industry	•						
I3 High-Impact Industry							
P - Public							
P1 Public and Institutional	•(3)						
P2 Public Utility							
R - Recreational							
R Recreational							

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
Detached	•						
Semi-Detached							
Contiguous							
Setbacks							
Front - m (min.)	18 (2)						
Lateral - m (min. / total)	12/24						
Rear - m (min.)	18						

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
Storeys (min. / max.)							
Metres (min. / max.)	9/15						
Building dimensions							
Built area - m ² (min.)							
Width - m (min.)							
Site Coverage Ratio - % (max.)	48,5						
Number of dwellings per building (max.)							

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	17 000						
Front lot width - m (min.)	85						
Lot width - m (min.)	85						
Lot depth - m (min.)	175						

DISPOSITIONS PARTICULIÈRES

Mixed use							
Multiple use							
Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project							

Baie-D'Urfé

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C504, C505
- (3) Road network and public works

Specifically prohibited USE(S)

NOTES

(2) no main building may be located within 30 m of the Highway 40 right-of-way

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone I-2

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential									
H1	Single-family housing								
H2	Bi-family housing								
H3	Tri-family housing								
H4	Multi-family housing								
H5	Group living housing								
C - Commercial									
C1	Local Commerce and Services								
C2	Arterial Trade								
C3	Entertainment Establishment								
C4	Commercial Food Service and Lodging Establishment								
C5	Commercial Establishments with Impacts	•(1)							
I - Industrial									
I1	High Technology Industry	•							
I2	Low-Impact Industry	•							
I3	High-Impact Industry								
P - Public									
P1	Public and Institutional	•(3)							
P2	Public Utility								
R - Recreational									
R	Recreational								

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting									
	Detached	•							
	Semi-Detached								
	Contiguous								
Setbacks									
	Front - m (min.)	18							
	Lateral - m (min. / total)	12/24							
	Rear - m (min.)	18(2)							

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
	Storeys (min. / max.)								
	Metres (min. / max.)	9/15							
Building dimensions									
	Built area - m ² (min.)								
	Width - m (min.)								
	Site Coverage Ratio - % (max.)	40							
Number of dwellings per building (max.)									

SUBDIVISION STANDARDS (Suddivision By-Law)

	Lot area - m ² (min.)	13 500							
	Front lot width - m (min.)	90							
	Lot width - m (min.)	90							
	Lot depth - m (min.)	150							

DISPOSITIONS PARTICULIÈRES

	Mixed use								
	Multiple use	•							
	Residential Density - No. Dwellings per Building (min. / max.)								
	Integrated project								

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C504, C505
- (3) Road network and public works

Specifically prohibited USE(S)

NOTES

(2) No main building may be located within 30 m of the Canadian Pacific railroad right-of-way.

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

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Zone I-3

USE GROUPS AND CLASSES

H - Residential								
H1 Single-family housing								
H2 Bi-family housing								
H3 Tri-family housing								
H4 Multi-family housing								
H5 Group living housing								
C - Commercial								
C1 Local Commerce and Services								
C2 Arterial Trade								
C3 Entertainment Establishment								
C4 Commercial Food Service and Lodging Establishment								
C5 Commercial Establishments with Impacts	•(1)							
I - Industrial								
I1 High Technology Industry	•							
I2 Low-Impact Industry	•							
I3 High-Impact Industry	•							
P - Public								
P1 Public and Institutional	•(2)							
P2 Public Utility								
R - Recreational								
R Recreational								

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting								
Detached	•							
Semi-Detached								
Contiguous								
Setbacks								
Front - m (min.)	18							
Lateral - m (min. / total)	12/24							
Rear - m (min.)	18							

CHARACTERISTICS OF THE MAIN BUILDING

Building height								
Storeys (min. / max.)								
Metres (min. / max.)	9/15							
Building dimensions								
Built area - m ² (min.)								
Width - m (min.)								
Site Coverage Ratio - % (max.)	40							
Number of dwellings per building (max.)								

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m² (min.)	10 000							
Front lot width - m (min.)	75							
Lot width - m (min.)	75							
Lot depth - m (min.)	120							

DISPOSITIONS PARTICULIÈRES

Mixed use								
Multiple use								
Residential Density - No. Dwellings per Building (min. / max.)								
Integrated project								

Baie-D'Urfé

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C504, C505
- (2) Road network and public works

Specifically prohibited USE(S)

NOTES

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

**Specification Schedules
Appendix 2 of the Zoning By-law**

Zone I-4

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing						
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts		•(1)				
I - Industrial						
I1 High Technology Industry		•				
I2 Low-Impact Industry		•				
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional		•(2)				
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached		•				
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)		30				
Lateral - m (min. / total)		20/40				
Rear - m (min.)		20				

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)						
Metres (min. / max.)		9/15				
Building dimensions						
Built area - m ² (min.)						
Width - m (min.)						
Site Coverage Ratio - % (max.)		30				
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m ² (min.)		20 000				
Front lot width - m (min.)		120				
Lot width - m (min.)		120				
Lot depth - m (min.)		150				

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C504, C505
- (2) Road network and public works

Specifically prohibited USE(S)

NOTES

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

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Zone I-5

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential				
H1 Single-family housing				
H2 Bi-family housing				
H3 Tri-family housing				
H4 Multi-family housing				
H5 Group living housing				
C - Commercial				
C1 Local Commerce and Services				
C2 Arterial Trade				
C3 Entertainment Establishment				
C4 Commercial Food Service and Lodging Establishment			•(1)	
C5 Commercial Establishments with Impacts	•(2)			
I - Industrial				
I1 High Technology Industry	•			
I2 Low-Impact Industry	•			
I3 High-Impact Industry				
P - Public				
P1 Public and Institutional	•(6)			
P2 Public Utility			•(5)	
R - Recreational				
R Recreational				

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting				
Detached	•	•	•	
Semi-Detached				
Contiguous				
Setbacks				
Front - m (min.)	18	18		
Lateral - m (min. / total)	12/24	12/24	12/24	
Rear - m (min.)	18(3)	18(3)	18(3)	

CHARACTERISTICS OF THE MAIN BUILDING

Building height				
Storeys (min. / max.)				
Metres (min. / max.)	9/15	9/15	9/15	
Building dimensions				
Built area - m ² (min.)				
Width - m (min.)				
Site Coverage Ratio - % (max.)	25	25	25	
Number of dwellings per building (max.)				

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	9000	9000	9000(4)	
Front lot width - m (min.)	90	90	90(4)	
Lot width - m (min.)	50	50	50(4)	
Lot depth - m (min.)	100	100	100(4)	

DISPOSITIONS PARTICULIÈRES

Mixed use				
Multiple use	•	•	•	
Residential Density - No. Dwellings per Building (min. / max.)				
Integrated project				

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C401, C402
- (2) C504, C505
- (6) Road network and public works

Specifically prohibited USE(S)

- (5)P205

NOTES

- (3) No main building may be located within 30 m of the Canadian Pacific railroad right-of-way.
- (4) See chapter 3 of the subdivision By-laws

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

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Zone I-7

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential				
H1 Single-family housing				
H2 Bi-family housing				
H3 Tri-family housing				
H4 Multi-family housing				
H5 Group living housing				
C - Commercial				
C1 Local Commerce and Services				
C2 Arterial Trade				
C3 Entertainment Establishment		•(3)		
C4 Commercial Food Service and Lodging Establishment				
C5 Commercial Establishments with Impacts	•(1)			
I - Industrial				
I1 High Technology Industry	•			
I2 Low-Impact Industry	•			
I3 High-Impact Industry				
P - Public				
P1 Public and Institutional	•(5)			
P2 Public Utility			•(2)	
R - Recreational				
R Recreational				

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting				
Detached	•	•	•	
Semi-Detached				
Contiguous				
Setbacks				
Front - m (min.)	18	18		
Lateral - m (min. / total)	12/24	12/24	12/24	
Rear - m (min.)	18(3)	18(3)	18(3)	

CHARACTERISTICS OF THE MAIN BUILDING

Building height				
Storeys (min. / max.)				
Metres (min. / max.)	9/15	9/15	9/15	
Building dimensions				
Built area - m ² (min.)				
Width - m (min.)				
Site Coverage Ratio - % (max.)	40	40	40	
Number of dwellings per building (max.)				

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	16 200	16 200	16200(4)	
Front lot width - m (min.)	75	75	75(4)	
Lot width - m (min.)	60	60	60(4)	
Lot depth - m (min.)	180	180	180(4)	

DISPOSITIONS PARTICULIÈRES

Mixed use				
Multiple use	•	•	•	
Residential Density - No. Dwellings per Building (min. / max.)				
Integrated project				

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C504, C505
- (3) C304
- (2) P205
- (5) Road network and public works

Specifically prohibited USE(S)

NOTES

- (1) No main building may be located within 30 m of the Canadian Pacific railroad right-of-way.
- (4) See chapter 3 of the subdivision bylaws

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

**Specification Schedules
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Zone I-8

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1 Single-family housing							
H2 Bi-family housing							
H3 Tri-family housing							
H4 Multi-family housing							
H5 Group living housing							
C - Commercial							
C1 Local Commerce and Services							
C2 Arterial Trade							
C3 Entertainment Establishment							
C4 Commercial Food Service and Lodging Establishment							
C5 Commercial Establishments with Impacts	•(1)						
I - Industrial							
I1 High Technology Industry	•						
I2 Low-Impact Industry	•						
I3 High-Impact Industry							
P - Public							
P1 Public and Institutional	•(4)						
P2 Public Utility							
R - Recreational							
R Recreational							

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
Detached	•						
Semi-Detached							
Contiguous							
Setbacks							
Front - m (min.)	18(2)						
Lateral - m (min. / total)	12/24						
Rear - m (min.)	18						

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
Storeys (min. / max.)							
Metres (min. / max.)	9/15						
Building dimensions							
Built area - m ² (min.)							
Width - m (min.)							
Site Coverage Ratio - % (max.)	30						
Number of dwellings per building (max.)							

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m ² (min.)	16 000						
Front lot width - m (min.)	20(3)						
Lot width - m (min.)							
Lot depth - m (min.)							

DISPOSITIONS PARTICULIÈRES

Mixed use							
Multiple use							
Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project							

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C504, C505
- (4) Road network and public works

Specifically prohibited USE(S)

NOTES

(2) no main building may be located within 30 m of the Highway 40 right-of-way

(3) 100 m on the Trans-Canada Highway

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
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Zone I-11

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1	Single-family housing						
H2	Bi-family housing						
H3	Tri-family housing						
H4	Multi-family housing						
H5	Group living housing						
C - Commercial							
C1	Local Commerce and Services						
C2	Arterial Trade						
C3	Entertainment Establishment						
C4	Commercial Food Service and Lodging Establishment						
C5	Commercial Establishments with Impacts						
I - Industrial							
I1	High Technology Industry	•					
I2	Low-Impact Industry	•					
I3	High-Impact Industry						
P - Public							
P1	Public and Institutional	•(2)					
P2	Public Utility						
R - Recreational							
R	Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
	Detached	•					
	Semi-Detached						
	Contiguous						
Setbacks							
	Front - m (min.)	18(1)					
	Lateral - m (min. / total)	12/24					
	Rear - m (min.)	18					

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
	Storeys (min. / max.)						
	Metres (min. / max.)	9/15					
Building dimensions							
	Built area - m ² (min.)						
	Width - m (min.)						
	Site Coverage Ratio - % (max.)	40					
	Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Suddivision By-Law)

	Lot area - m ² (min.)	7 500					
	Front lot width - m (min.)	75					
	Lot width - m (min.)	75					
	Lot depth - m (min.)						

DISPOSITIONS PARTICULIÈRES

	Mixed use						
	Multiple use	•					
	Residential Density - No. Dwellings per Building (min. / max.)						
	Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

(2) Road network and public works

Specifically prohibited USE(S)

NOTES

(1) no main building may be located within 30 m of the Highway 40 right-of-way

* See section 9.1 of the zoning by-law.

MODIFICATIONS

By-law no.	Coming into force

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Zone I-12

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential			
H1 Single-family housing			
H2 Bi-family housing			
H3 Tri-family housing			
H4 Multi-family housing			
H5 Group living housing			
C - Commercial			
C1 Local Commerce and Services			
C2 Arterial Trade			
C3 Entertainment Establishment			
C4 Commercial Food Service and Lodging Establishment			
C5 Commercial Establishments with Impacts	•(1)		
I - Industrial			
I1 High Technology Industry	•		
I2 Low-Impact Industry	•		
I3 High-Impact Industry			
P - Public			
P1 Public and Institutional	•(6)		
P2 Public Utility		•(2)	
R - Recreational			
R Recreational			

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting			
Detached	•	•	
Semi-Detached			
Contiguous			
Setbacks			
Front - m (min.)	18	18	
Lateral - m (min. / total)	12/24(3)	12/24(3)	
Rear - m (min.)	18(3)(4)	18(3)(4)	

CHARACTERISTICS OF THE MAIN BUILDING

Building height			
Storeys (min. / max.)			
Metres (min. / max.)	9/15	9/15	
Building dimensions			
Built area - m ² (min.)			
Width - m (min.)			
Site Coverage Ratio - % (max.)	40	40	
Number of dwellings per building (max.)			

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	8 000	8000(5)	
Front lot width - m (min.)	60	60(5)	
Lot width - m (min.)	60	60(5)	
Lot depth - m (min.)	100	100(5)	

DISPOSITIONS PARTICULIÈRES

Mixed use			
Multiple use			
Residential Density - No. Dwellings per Building (min. / max.)			
Integrated project	•		

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

- (1) C504, C505
- (2) P205
- (6) Road network and public works

Specifically prohibited USE(S)

NOTES

(3) No main building may be located within 30 m of the Canadian Pacific railroad right-of-way.

(4) Except for lots adjacent to the main line of the St. Lawrence and Hudson Railway, a building constructed at least five (5) years ago may be enlarged with a rear setback of 14.0 metres, provided that one of the two lateral setbacks is at least 18.0 metres.

(5) See chapter 3 of the subdivision bylaws.

* See section 9.1 of the zoning by-law.

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Zone H-1

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	7,5					
Lateral - m (min. / total)	4,5/12(1)					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(2)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	1 500(3)					
Front lot width - m (min.)	25					
Lot width - m (min.)	30					
Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) Notwithstanding the setbacks indicated on the grid, in the case of a lot whose width does not exceed 15.24m and which, as of July 1, 2012, was the site of a principal residence built before July 1, 1942, each lateral setback must have a minimum of 2.33m and the total sum of the lateral setbacks must be at least 8.22m.

(2) 90 square metres for a building of 2 storeys or more

(3) Maximum surface area: 2,000 square meters

* For lots located in the riparian corridor, see Chapter 3 of the Subdivision By-law.

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Zone H-2

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential					
H1 Single-family housing	•				
H2 Bi-family housing					
H3 Tri-family housing					
H4 Multi-family housing					
H5 Group living housing					
C - Commercial					
C1 Local Commerce and Services					
C2 Arterial Trade					
C3 Entertainment Establishment					
C4 Commercial Food Service and Lodging Establishment					
C5 Commercial Establishments with Impacts					
I - Industrial					
I1 High Technology Industry					
I2 Low-Impact Industry					
I3 High-Impact Industry					
P - Public					
P1 Public and Institutional					
P2 Public Utility					
R - Recreational					
R Recreational					

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting					
Detached	•				
Semi-Detached					
Contiguous					
Setbacks					
Front - m (min.)	7,5				
Lateral - m (min. / total)	4,5/12				
Rear - m (min.)	7,5				

CHARACTERISTICS OF THE MAIN BUILDING

Building height					
Storeys (min. / max.)	1/3				
Metres (min. / max.)	4/9				
Building dimensions					
Built area - m ² (min.)	110(1)				
Width - m (min.)	7				
Site Coverage Ratio - % (max.)	16				
Number of dwellings per building (max.)					

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	(2)				
Front lot width - m (min.)	(2)				
Lot width - m (min.)	(2)				
Lot depth - m (min.)	(2)				

DISPOSITIONS PARTICULIÈRES

Mixed use					
Multiple use					
Residential Density - No. Dwellings per Building (min. / max.)					
Integrated project					

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) See specific provisions applicable to subdivision by-laws.

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Zone H-4

USE GROUPS AND CLASSES

H - Residential									
H1 Single-family housing		•							
H2 Bi-family housing									
H3 Tri-family housing									
H4 Multi-family housing									
H5 Group living housing									
C - Commercial									
C1 Local Commerce and Services									
C2 Arterial Trade									
C3 Entertainment Establishment									
C4 Commercial Food Service and Lodging Establishment									
C5 Commercial Establishments with Impacts									
I - Industrial									
I1 High Technology Industry									
I2 Low-Impact Industry									
I3 High-Impact Industry									
P - Public									
P1 Public and Institutional									
P2 Public Utility									
R - Recreational									
R Recreational									

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting									
Detached		•							
Semi-Detached									
Contiguous									
Setbacks									
Front - m (min.)			7,5						
Lateral - m (min. / total)			4,5/12						
Rear - m (min.)			7,5						

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
Storeys (min. / max.)			1/3						
Metres (min. / max.)			4/9						
Building dimensions									
Built area - m ² (min.)			110(1)						
Width - m (min.)			7						
Site Coverage Ratio - % (max.)			16						
Number of dwellings per building (max.)									

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m² (min.)		1500(3)							
Front lot width - m (min.)		25							
Lot width - m (min.)		30							
Lot depth - m (min.)		30							

DISPOSITIONS PARTICULIÈRES

Mixed use									
Multiple use									
Residential Density - No. Dwellings per Building (min. / max.)									
Integrated project									

Baie-D'Urfé

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) 90 square metres for a building of 2 storeys or more
- (2) No main building may be located within 18 m of the Highway 20 right-of-way.
- (3) Maximum surface area: 2,900 square meters

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-5

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1 Single-family housing	•						
H2 Bi-family housing							
H3 Tri-family housing							
H4 Multi-family housing							
H5 Group living housing							
C - Commercial							
C1 Local Commerce and Services							
C2 Arterial Trade							
C3 Entertainment Establishment							
C4 Commercial Food Service and Lodging Establishment							
C5 Commercial Establishments with Impacts							
I - Industrial							
I1 High Technology Industry							
I2 Low-Impact Industry							
I3 High-Impact Industry							
P - Public							
P1 Public and Institutional							
P2 Public Utility							
R - Recreational							
R Recreational							

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
Detached	•						
Semi-Detached							
Contiguous							
Setbacks							
Front - m (min.)	7,5						
Lateral - m (min. / total)	4,5/12						
Rear - m (min.)	7,5						

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
Storeys (min. / max.)	1/3						
Metres (min. / max.)	4/9						
Building dimensions							
Built area - m ² (min.)	110(1)						
Width - m (min.)	7						
Site Coverage Ratio - % (max.)	16						
Number of dwellings per building (max.)							

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	(2)						
Front lot width - m (min.)	(2)						
Lot width - m (min.)	(2)						
Lot depth - m (min.)	(2)						

DISPOSITIONS PARTICULIÈRES

Mixed use							
Multiple use							
Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project							

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) 90 square metres for a building of 2 storeys or more
- (2) See specific provisions applicable to subdivision by-laws.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-6

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential									
H1 Single-family housing	•	•	•						
H2 Bi-family housing									
H3 Tri-family housing									
H4 Multi-family housing				•					
H5 Group living housing									
C - Commercial									
C1 Local Commerce and Services									
C2 Arterial Trade									
C3 Entertainment Establishment									
C4 Commercial Food Service and Lodging Establishment									
C5 Commercial Establishments with Impacts									
I - Industrial									
I1 High Technology Industry									
I2 Low-Impact Industry									
I3 High-Impact Industry									
P - Public									
P1 Public and Institutional									
P2 Public Utility									
R - Recreational									
R Recreational									

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting									
Detached	•							•	
Semi-Detached		•							
Contiguous				• (1)					
Setbacks									
Front - m (min.)	7,5	7,5			10 (2)				
Lateral - m (min. / total)	4,5/12	0/4,5	0/4,5 (3)	6/12 (4)					
Rear - m (min.)	7,5	7,5	7,5	12					

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
Storeys (min. / max.)	1/3	1/2	1/2	1/3					
Metres (min. / max.)	4/9	4/10	4/10	4/11					
Building dimensions									
Built area - m ² (min.)	110(5)	110(5)	110(5)	110(5)					
Width - m (min.)	7	7	7						
Site Coverage Ratio - % (max.)	25	25	25	25					
Number of dwellings per building (max.)				24					

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m² (min.)	1 500	1 700	1 800	3 100					
Front lot width - m (min.)	25	30	30	40					
Lot width - m (min.)	30	30	30	40					
Lot depth - m (min.)	30	30	30	50					

DISPOSITIONS PARTICULIÈRES

Mixed use									
Multiple use									
Residential Density - No. Dwellings per Building (min. / max.)	60(7)/	60(7)/	60(7)/	60(7)/					
Integrated project	•	•	•	•					

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) Maximum 3 contiguous units
- (2) 12.5m if more than 5 units
- (3) For end units only
- (4) 7.5/15 if more than 5 units
- (5) 90 square metres for a building of 2 storeys or more
- (6) No main building may be located within 18 m of the Highway 20 right-of-way.
- (7) In the event of disaster or involuntary demolition, reconstruction of an existing residential building is permitted with the same number of units, even if the minimum density prescribed in the grid is not achieved. The minimum density applies only to development and redevelopment projects.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-7

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential									
H1 Single-family housing									
H2 Bi-family housing									
H3 Tri-family housing									
H4 Multi-family housing									
H5 Group living housing									•(1)
C - Commercial									
C1 Local Commerce and Services									
C2 Arterial Trade									
C3 Entertainment Establishment									
C4 Commercial Food Service and Lodging Establishment									
C5 Commercial Establishments with Impacts									
I - Industrial									
I1 High Technology Industry									
I2 Low-Impact Industry									
I3 High-Impact Industry									
P - Public									
P1 Public and Institutional									
P2 Public Utility									
R - Recreational									
R Recreational									

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting									
Detached									•
Semi-Detached									
Contiguous									
Setbacks									
Front - m (min.)									12,5
Lateral - m (min. / total)									7,5/15
Rear - m (min.)									12

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
Storeys (min. / max.)									1/3
Metres (min. / max.)									4/11
Building dimensions									
Built area - m ² (min.)									110(2)
Width - m (min.)									7
Site Coverage Ratio - % (max.)									25
Number of dwellings per building (max.)									

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m² (min.)									8 000
Front lot width - m (min.)									100
Lot width - m (min.)									100
Lot depth - m (min.)									80

DISPOSITIONS PARTICULIÈRES

Mixed use									
Multiple use									
Residential Density - No. Dwellings per Building (min. / max.)									60(4)/
Integrated project									•

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

(1) Residences for the elderly

Specifically prohibited USE(S)

NOTES

(2) 90 square metres for a building of 2 storeys or more

(3) no main building may be located within 18 m of the Highway 20 right-of-way

(4) In the event of disaster or involuntary demolition, reconstruction of an existing residential building is permitted with the same number of units, even if the minimum density prescribed in the grid is not achieved. The minimum density applies only to development and redevelopment projects.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-8

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential								
H1 Single-family housing	•	•	•					
H2 Bi-family housing								
H3 Tri-family housing								
H4 Multi-family housing				•				
H5 Group living housing								
C - Commercial								
C1 Local Commerce and Services								
C2 Arterial Trade								
C3 Entertainment Establishment								
C4 Commercial Food Service and Lodging Establishment								
C5 Commercial Establishments with Impacts								
I - Industrial								
I1 High Technology Industry								
I2 Low-Impact Industry								
I3 High-Impact Industry								
P - Public								
P1 Public and Institutional								
P2 Public Utility								
R - Recreational								
R Recreational								

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting								
Detached	•					•		
Semi-Detached		•						
Contiguous				• (1)				
Setbacks								
Front - m (min.)	7,5	7,5				10(3)		
Lateral - m (min. / total)	4,5/12	0/4,5	0/4,5 (2)			6/12(4)		
Rear - m (min.)	7,5	7,5	7,5			12		

CHARACTERISTICS OF THE MAIN BUILDING

Building height								
Storeys (min. / max.)	1/3	1/3	1/3			1/3		
Metres (min. / max.)	4/11	4/11	4/11			4/11		
Building dimensions								
Built area - m ² (min.)	110(5)	110(5)	110(5)			110(5)		
Width - m (min.)	7	7	7					
Site Coverage Ratio - % (max.)	25	25	25			25		
Number of dwellings per building (max.)								

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m² (min.)	1 500	1 700	1 800	8 000				
Front lot width - m (min.)	25	30	30	100				
Lot width - m (min.)	30	30	30	100				
Lot depth - m (min.)	30	30	30	80				

DISPOSITIONS PARTICULIÈRES

Mixed use								
Multiple use								
Residential Density - No. Dwellings per Building (min. / max.)	60(6)/	60(6)/	60(6)/			60(6)/		
Integrated project	•	•	•			•		

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) Maximum of 3 contiguous units
- (2) For end units only
- (3) 12.5 m for buildings with more than 5 dwellings
- (4) 7.5/15 if more than 5 units
- (5) 90 square metres for a building of 2 storeys or more
- (6) In the event of disaster or involuntary demolition, reconstruction of an existing residential building is permitted with the same number of units, even if the minimum density prescribed in the grid is not achieved. The minimum density applies only to development and redevelopment projects.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-10

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential									
H1 Single-family housing	•								
H2 Bi-family housing									
H3 Tri-family housing									
H4 Multi-family housing									
H5 Group living housing									
C - Commercial									
C1 Local Commerce and Services									
C2 Arterial Trade									
C3 Entertainment Establishment									
C4 Commercial Food Service and Lodging Establishment									
C5 Commercial Establishments with Impacts									
I - Industrial									
I1 High Technology Industry									
I2 Low-Impact Industry									
I3 High-Impact Industry									
P - Public									
P1 Public and Institutional									
P2 Public Utility									
R - Recreational									
R Recreational									

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting									
Detached	•								
Semi-Detached									
Contiguous									
Setbacks									
Front - m (min.)	7,5								
Lateral - m (min. / total)	4,5/12								
Rear - m (min.)	7,5								

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
Storeys (min. / max.)	1/3								
Metres (min. / max.)	4/9								
Building dimensions									
Built area - m ² (min.)	110(1)								
Width - m (min.)	7								
Site Coverage Ratio - % (max.)	16								
Number of dwellings per building (max.)									

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m² (min.)	1 500(2)								
Front lot width - m (min.)	25								
Lot width - m (min.)	30								
Lot depth - m (min.)	30								

DISPOSITIONS PARTICULIÈRES

Mixed use									
Multiple use									
Residential Density - No. Dwellings per Building (min. / max.)	60(3)/								
Integrated project									

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) Maximum surface area: 1,680 square meters

(3) In the event of disaster or involuntary demolition, reconstruction of an existing residential building is permitted with the same number of units, even if the minimum density prescribed in the grid is not achieved. The minimum density applies only to development and redevelopment projects.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-11

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	7,5					
Lateral - m (min. / total)	4,5/12					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(1)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	1500(2)					
Front lot width - m (min.)	25					
Lot width - m (min.)	30					
Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) Maximum surface area: 1,800 square meters

* For lots located in the riparian corridor, see Chapter 3 of the Subdivision By-law.

MODIFICATIONS

By-law no.	Coming into force

**Specification Schedules
Appendix 2 of the Zoning By-law**

Zone H-12

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential				
H1 Single-family housing	•			
H2 Bi-family housing				
H3 Tri-family housing				
H4 Multi-family housing				
H5 Group living housing				
C - Commercial				
C1 Local Commerce and Services				
C2 Arterial Trade				
C3 Entertainment Establishment				
C4 Commercial Food Service and Lodging Establishment				
C5 Commercial Establishments with Impacts				
I - Industrial				
I1 High Technology Industry				
I2 Low-Impact Industry				
I3 High-Impact Industry				
P - Public				
P1 Public and Institutional				
P2 Public Utility				
R - Recreational				
R Recreational				

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting				
Detached	•			
Semi-Detached				
Contiguous				
Setbacks				
Front - m (min.)	7,5			
Lateral - m (min. / total)	4,5/12			
Rear - m (min.)	7,5			

CHARACTERISTICS OF THE MAIN BUILDING

Building height				
Storeys (min. / max.)	1/3			
Metres (min. / max.)	4/9			
Building dimensions				
Built area - m ² (min.)	110(1)			
Width - m (min.)	7			
Site Coverage Ratio - % (max.)				
	16			
Number of dwellings per building (max.)				

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m ² (min.)	1 500(2)			
Front lot width - m (min.)	25			
Lot width - m (min.)	30			
Lot depth - m (min.)	30			

DISPOSITIONS PARTICULIÈRES

Mixed use				
Multiple use				
Residential Density - No. Dwellings per Building (min. / max.)				
Integrated project				

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) Maximum surface area: 2,900 square meters

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-13

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	7,5					
Lateral - m (min. / total)	4,5/12					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(1)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	1500(2)					
Front lot width - m (min.)	25					
Lot width - m (min.)	30					
Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) Maximum surface area: 2,900 square meters

* For lots located in the riparian corridor, see Chapter 3 of the Subdivision By-law.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-14

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential								
H1 Single-family housing	•							
H2 Bi-family housing								
H3 Tri-family housing								
H4 Multi-family housing								
H5 Group living housing								
C - Commercial								
C1 Local Commerce and Services								
C2 Arterial Trade								
C3 Entertainment Establishment								
C4 Commercial Food Service and Lodging Establishment								
C5 Commercial Establishments with Impacts								
I - Industrial								
I1 High Technology Industry								
I2 Low-Impact Industry								
I3 High-Impact Industry								
P - Public								
P1 Public and Institutional								
P2 Public Utility								
R - Recreational								
R Recreational								

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting								
Detached	•							
Semi-Detached								
Contiguous								
Setbacks								
Front - m (min.)	7,5							
Lateral - m (min. / total)	4,5/12							
Rear - m (min.)	7,5							

CHARACTERISTICS OF THE MAIN BUILDING

Building height								
Storeys (min. / max.)	1/3							
Metres (min. / max.)	4/9							
Building dimensions								
Built area - m ² (min.)	110(1)							
Width - m (min.)	7							
Site Coverage Ratio - % (max.)	16							
Number of dwellings per building (max.)								

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m² (min.)	1500(2)							
Front lot width - m (min.)	25							
Lot width - m (min.)	30							
Lot depth - m (min.)	30							

DISPOSITIONS PARTICULIÈRES

Mixed use								
Multiple use								
Residential Density - No. Dwellings per Building (min. / max.)								
Integrated project								

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) Maximum surface area: 2,900 square meters

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-15

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	12					
Lateral - m (min. / total)	4,5/12					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(1)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	1 500(2)					
Front lot width - m (min.)	25					
Lot width - m (min.)	30					
Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) Maximum surface area: 2,500 square meters

* For lots located in the riparian corridor, see Chapter 3 of the Subdivision By-law.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-16

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1 Single-family housing	•						
H2 Bi-family housing							
H3 Tri-family housing							
H4 Multi-family housing							
H5 Group living housing							
C - Commercial							
C1 Local Commerce and Services							
C2 Arterial Trade							
C3 Entertainment Establishment							
C4 Commercial Food Service and Lodging Establishment							
C5 Commercial Establishments with Impacts							
I - Industrial							
I1 High Technology Industry							
I2 Low-Impact Industry							
I3 High-Impact Industry							
P - Public							
P1 Public and Institutional							
P2 Public Utility							
R - Recreational							
R Recreational							

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
Detached	•						
Semi-Detached							
Contiguous							
Setbacks							
Front - m (min.)	7,5						
Lateral - m (min. / total)	4,5/12						
Rear - m (min.)	7,5						

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
Storeys (min. / max.)	1/3						
Metres (min. / max.)	4/9						
Building dimensions							
Built area - m ² (min.)	110(1)						
Width - m (min.)	7						
Site Coverage Ratio - % (max.)	16						
Number of dwellings per building (max.)							

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m ² (min.)	1500(3)						
Front lot width - m (min.)	25						
Lot width - m (min.)	30						
Lot depth - m (min.)	30						

DISPOSITIONS PARTICULIÈRES

Mixed use							
Multiple use							
Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project							

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) 90 square metres for a building of 2 storeys or more
- (2) no main building may be located within 18 m of the Highway 20 right-of-way
- (3) Maximum surface area: 1,950 square meters
- (4) In the event of disaster or involuntary demolition, reconstruction of an existing residential building is permitted with the same number of units, even if the minimum density prescribed in the grid is not achieved. The minimum density applies only to development and redevelopment projects.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-17

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential									
H1 Single-family housing	•								
H2 Bi-family housing									
H3 Tri-family housing									
H4 Multi-family housing									
H5 Group living housing									
C - Commercial									
C1 Local Commerce and Services									
C2 Arterial Trade									
C3 Entertainment Establishment									
C4 Commercial Food Service and Lodging Establishment									
C5 Commercial Establishments with Impacts									
I - Industrial									
I1 High Technology Industry									
I2 Low-Impact Industry									
I3 High-Impact Industry									
P - Public									
P1 Public and Institutional									
P2 Public Utility									
R - Recreational									
R Recreational									

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting									
Detached	•								
Semi-Detached									
Contiguous									
Setbacks									
Front - m (min.)	7,5								
Lateral - m (min. / total)	4,5/12								
Rear - m (min.)	7,5								

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
Storeys (min. / max.)	1/3								
Metres (min. / max.)	4/9								
Building dimensions									
Built area - m ² (min.)	110(1)								
Width - m (min.)	7								
Site Coverage Ratio - % (max.)	16								
Number of dwellings per building (max.)									

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m² (min.)	1 500(3)								
Front lot width - m (min.)	25								
Lot width - m (min.)	30								
Lot depth - m (min.)	30								

DISPOSITIONS PARTICULIÈRES

Mixed use									
Multiple use									
Residential Density - No. Dwellings per Building (min. / max.)									
Integrated project									

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) 90 square metres for a building of 2 storeys or more
- (2) no main building may be located within 18 m of the Highway 20 right-of-way
- (3) Maximum surface area: 2,900 square meters

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-19

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	12					
Lateral - m (min. / total)	4,5/12					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(1)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	1500(2)					
Front lot width - m (min.)	25					
Lot width - m (min.)	30					
Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) Maximum surface area: 2,100 square meters

* For lots located in the riparian corridor, see Chapter 3 of the Subdivision By-law.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-21

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	7,5					
Lateral - m (min. / total)	4,5/12					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(1)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m ² (min.)	1 500(2)					
Front lot width - m (min.)	25					
Lot width - m (min.)	30					
Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) 90 square metres for a building of 2 storeys or more

(2) maximum surface area: 1,700 square metres

* Pour les lots situés en corridor riverain, voir le chapitre 3 du règlement de lotissement

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-22

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	7,5					
Lateral - m (min. / total)	4,5/12					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(1)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Suddivision By-Law)

Lot area - m ² (min.)	1500(3)					
Front lot width - m (min.)	25					
Lot width - m (min.)	30					
Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) 90 square metres for a building of 2 storeys or more
- (2) no main building may be located within 18 m of the Highway 20 right-of-way
- (3) Maximum surface area: 2,050 square meters

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone H-24

Baie-D'Urfé

USE GROUPS AND CLASSES

USE GROUPS AND CLASSES						
H - Residential						
H1 Single-family housing	•					
H2 Bi-family housing						
H3 Tri-family housing						
H4 Multi-family housing						
H5 Group living housing						
C - Commercial						
C1 Local Commerce and Services						
C2 Arterial Trade						
C3 Entertainment Establishment						
C4 Commercial Food Service and Lodging Establishment						
C5 Commercial Establishments with Impacts						
I - Industrial						
I1 High Technology Industry						
I2 Low-Impact Industry						
I3 High-Impact Industry						
P - Public						
P1 Public and Institutional						
P2 Public Utility						
R - Recreational						
R Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting						
Detached	•					
Semi-Detached						
Contiguous						
Setbacks						
Front - m (min.)	7,5					
Lateral - m (min. / total)	4,5/12					
Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height						
Storeys (min. / max.)	1/3					
Metres (min. / max.)	4/9					
Building dimensions						
Built area - m ² (min.)	110(1)					
Width - m (min.)	7					
Site Coverage Ratio - % (max.)	16					
Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m ² (min.)	(2)					
Front lot width - m (min.)	(2)					
Lot width - m (min.)	(2)					
Lot depth - m (min.)	(2)					

DISPOSITIONS PARTICULIÈRES

Mixed use						
Multiple use						
Residential Density - No. Dwellings per Building (min. / max.)						
Integrated project						

Additional zone information

SPAIP	•
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

- (1) 90 square metres for a building of 2 storeys or more
- (2) See specific provisions applicable to subdivision by-laws.

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone R-1

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential									
H1 Single-family housing									
H2 Bi-family housing									
H3 Tri-family housing									
H4 Multi-family housing									
H5 Group living housing									
C - Commercial									
C1 Local Commerce and Services									
C2 Arterial Trade									
C3 Entertainment Establishment									
C4 Commercial Food Service and Lodging Establishment									
C5 Commercial Establishments with Impacts									
I - Industrial									
I1 High Technology Industry									
I2 Low-Impact Industry									
I3 High-Impact Industry									
P - Public									
P1 Public and Institutional									
P2 Public Utility									
R - Recreational									
R Recreational	•								

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting									
Detached	•								
Semi-Detached									
Contiguous									
Setbacks									
Front - m (min.)		12,5							
Lateral - m (min. / total)		7,5/15							
Rear - m (min.)		7,5							

CHARACTERISTICS OF THE MAIN BUILDING

Building height									
Storeys (min. / max.)									
Metres (min. / max.)		- /10,5							
Building dimensions									
Built area - m ² (min.)									
Width - m (min.)									
Site Coverage Ratio - % (max.)		25							
Number of dwellings per building (max.)									

SUBDIVISION STANDARDS (Subdivision By-Law)

Lot area - m² (min.)	1 500								
Front lot width - m (min.)	25								
Lot width - m (min.)	30								
Lot depth - m (min.)	30								

DISPOSITIONS PARTICULIÈRES

Mixed use									
Multiple use									
Residential Density - No. Dwellings per Building (min. / max.)									
Integrated project									

Additional zone information

SPAIP	
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

* See chapter 3 of the subdivision regulations

MODIFICATIONS

By-law no.	Coming into force

**Specification Schedules
Appendix 2 of the Zoning By-law**

Zone R-2

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1	Single-family housing						
H2	Bi-family housing						
H3	Tri-family housing						
H4	Multi-family housing						
H5	Group living housing						
C - Commercial							
C1	Local Commerce and Services						
C2	Arterial Trade						
C3	Entertainment Establishment						
C4	Commercial Food Service and Lodging Establishment						
C5	Commercial Establishments with Impacts						
I - Industrial							
I1	High Technology Industry						
I2	Low-Impact Industry						
I3	High-Impact Industry						
P - Public							
P1	Public and Institutional		• (1)				
P2	Public Utility						
R - Recreational							
R	Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
	Detached		•				
	Semi-Detached						
	Contiguous						
Setbacks							
	Front - m (min.)		12,5				
	Lateral - m (min. / total)		7,5/15				
	Rear - m (min.)		7,5				

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
	Storeys (min. / max.)						
	Metres (min. / max.)		/10,5				
Building dimensions							
	Built area - m ² (min.)						
	Width - m (min.)						
	Site Coverage Ratio - % (max.)		25				
	Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Suddivision By-Law)

	Lot area - m ² (min.)		1 500				
	Front lot width - m (min.)		25				
	Lot width - m (min.)		30				
	Lot depth - m (min.)		30				

DISPOSITIONS PARTICULIÈRES

Mixed use							
Multiple use							
Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project							

Additional zone information

SPAIP	
CDP	

Specifically authorized USE(S)

(1) P107

Specifically prohibited USE(S)

NOTES

(2) No main building may be located within 18 m of the Highway 20 right-of-way.

* Voir le chapitre 3 du règlement de lotissement

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone R-22

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1	Single-family housing						
H2	Bi-family housing						
H3	Tri-family housing						
H4	Multi-family housing						
H5	Group living housing						
C - Commercial							
C1	Local Commerce and Services						
C2	Arterial Trade						
C3	Entertainment Establishment						
C4	Commercial Food Service and Lodging Establishment						
C5	Commercial Establishments with Impacts						
I - Industrial							
I1	High Technology Industry						
I2	Low-Impact Industry						
I3	High-Impact Industry						
P - Public							
P1	Public and Institutional						
P2	Public Utility						
R - Recreational							
R	Recreational	•					

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
	Detached	•					
	Semi-Detached						
	Contiguous						
Setbacks							
	Front - m (min.)	12,5					
	Lateral - m (min. / total)	7,5/15					
	Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
	Storeys (min. / max.)						
	Metres (min. / max.)	- /10,5					
Building dimensions							
	Built area - m ² (min.)						
	Width - m (min.)						
	Site Coverage Ratio - % (max.)	25					
Number of dwellings per building (max.)							

SUBDIVISION STANDARDS (Subdivision By-Law)

	Lot area - m ² (min.)	1 500(1)					
	Front lot width - m (min.)	25(1)					
	Lot width - m (min.)	30(1)					
	Lot depth - m (min.)	30(1)					

DISPOSITIONS PARTICULIÈRES

Mixed use							
Multiple use							
Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project							

Additional zone information

SPAIP	
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) For lots located in a riparian corridor, see Chapter 3 of the Subdivision By-law.

* See chapter 3 of the subdivision regulations

MODIFICATIONS

By-law no.	Coming into force

**Specification Schedules
Appendix 2 of the Zoning By-law**

Zone P-1

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1	Single-family housing						
H2	Bi-family housing						
H3	Tri-family housing						
H4	Multi-family housing						
H5	Group living housing						
C - Commercial							
C1	Local Commerce and Services						
C2	Arterial Trade						
C3	Entertainment Establishment						
C4	Commercial Food Service and Lodging Establishment						
C5	Commercial Establishments with Impacts						
I - Industrial							
I1	High Technology Industry						
I2	Low-Impact Industry						
I3	High-Impact Industry						
P - Public							
P1	Public and Institutional	• (1)					
P2	Public Utility						
R - Recreational							
R	Recreational						

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
	Detached	•					
	Semi-Detached						
	Contiguous						
Setbacks							
	Front - m (min.)	12,5					
	Lateral - m (min. / total)	4,5/12					
	Rear - m (min.)	7,5					

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
	Storeys (min. / max.)	1/2					
	Metres (min. / max.)	4/10					
Building dimensions							
	Built area - m ² (min.)						
	Width - m (min.)						
	Site Coverage Ratio - % (max.)	25					
	Number of dwellings per building (max.)						

SUBDIVISION STANDARDS (Subdivision By-Law)

	Lot area - m ² (min.)	1 500					
	Front lot width - m (min.)	25					
	Lot width - m (min.)	30					
	Lot depth - m (min.)	30					

DISPOSITIONS PARTICULIÈRES

Mixed use							
Multiple use							
Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project							

Additional zone information

SPAIP	
CDP	

Specifically authorized USE(S)

(1) P103

Specifically prohibited USE(S)

NOTES

* See chapter 3 of the subdivision regulations

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone P-5

Baie-D'Urfé

USE GROUPS AND CLASSES

H - Residential							
H1	Single-family housing						
H2	Bi-family housing						
H3	Tri-family housing						
H4	Multi-family housing						
H5	Group living housing						
C - Commercial							
C1	Local Commerce and Services						
C2	Arterial Trade						
C3	Entertainment Establishment						
C4	Commercial Food Service and Lodging Establishment						
C5	Commercial Establishments with Impacts						
I - Industrial							
I1	High Technology Industry						
I2	Low-Impact Industry						
I3	High-Impact Industry						
P - Public							
P1	Public and Institutional		•				
P2	Public Utility		•(2)				
R - Recreational							
R	Recreational		•				

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting							
	Detached		•				
	Semi-Detached						
	Contiguous						
Setbacks							
	Front - m (min.)		12,5				
	Lateral - m (min. / total)		7,5/15				
	Rear - m (min.)		7,5				

CHARACTERISTICS OF THE MAIN BUILDING

Building height							
	Storeys (min. / max.)						
	Metres (min. / max.)		- /10,5				
Building dimensions							
	Built area - m ² (min.)						
	Width - m (min.)						
	Site Coverage Ratio - % (max.)		25				
Number of dwellings per building (max.)							

SUBDIVISION STANDARDS (Subdivision By-Law)

	Lot area - m ² (min.)		1 500(1)				
	Front lot width - m (min.)		25(1)				
	Lot width - m (min.)		30(1)				
	Lot depth - m (min.)		30(1)				

DISPOSITIONS PARTICULIÈRES

	Mixed use						
	Multiple use						
	Residential Density - No. Dwellings per Building (min. / max.)						
	Integrated project						

Additional zone information

SPAIP	
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

, 6 -T646	

NOTES

(1) See chapter 3 of the subdivision regulations

MODIFICATIONS

By-law no.	Coming into force

Specification Schedules
Appendix 2 of the Zoning By-law

Zone P-6

USE GROUPS AND CLASSES

H - Residential								
H1	Single-family housing							
H2	Bi-family housing							
H3	Tri-family housing							
H4	Multi-family housing							
H5	Group living housing							
C - Commercial								
C1	Local Commerce and Services							
C2	Arterial Trade							
C3	Entertainment Establishment							
C4	Commercial Food Service and Lodging Establishment							
C5	Commercial Establishments with Impacts							
I - Industrial								
I1	High Technology Industry							
I2	Low-Impact Industry							
I3	High-Impact Industry							
P - Public								
P1	Public and Institutional			•				
P2	Public Utility							
R - Recreational								
R	Recreational			•				

METHOD OF SITING OF THE PRINCIPAL BUILDING

Method of siting								
	Detached			•				
	Semi-Detached							
	Contiguous							
Setbacks								
	Front - m (min.)				12,5			
	Lateral - m (min. / total)				7,5/15			
	Rear - m (min.)				7,5			

CHARACTERISTICS OF THE MAIN BUILDING

Building height								
	Storeys (min. / max.)							
	Metres (min. / max.)				- /10,5			
Building dimensions								
	Built area - m ² (min.)							
	Width - m (min.)							
	Site Coverage Ratio - % (max.)				25			
Number of dwellings per building (max.)								

SUBDIVISION STANDARDS (Subdivision By-Law)

	Lot area - m ² (min.)				1500(1)			
	Front lot width - m (min.)				25(1)			
	Lot width - m (min.)				30(1)			
	Lot depth - m (min.)				30(1)			

DISPOSITIONS PARTICULIÈRES

Mixed use								
Multiple use								
	Residential Density - No. Dwellings per Building (min. / max.)							
Integrated project								

Baie-D'Urfé

Additional zone information

SPAIP	
CDP	

Specifically authorized USE(S)

Specifically prohibited USE(S)

NOTES

(1) See chapter 3 of the subdivision regulations

MODIFICATIONS

By-law no.	Coming into force

