

MUNICIPALITY OF PONTIAC

M.R.C. OF THE COLLINES-DE-L'OUTAOUAIS

BY-LAW No. 08-04

titled : "Modification to by-law number 177-01 – setback margins for buildings"

"MODIFICATION TO THE ZONING BY-LAW NO. 177-01 – 4.12.3 SETBACK MARGINS FOR BUILDINGS - AIMING TO REDUCE THE MINIMUM DISTANCE FROM THE HIGH WATER MARK FOR THE CONSTRUCTION OF A MAIN OR SECONDARY RESIDENTIAL BUILDING »

WHEREAS this council judges it appropriate and to be of public interest to modify article 4.12.3 of the Municipality of Pontiac’s zoning by-law no. 177-01 concerning the setback margin alongside a water course when there is construction of a main or secondary residential building;

WHEREAS the “Act respecting land use planning and development” allows municipalities in Quebec to regulate the setback margin alongside water courses;

WHEREAS the present by-law meets the requirements applicable to article 2.2 of the policy on the protection of riverbanks, inshore and flood plains;

CONSEQUENTLY, it is

Moved by Pierre Lafrance
Seconded by Brian Middlemiss

AND RESOLVED THAT council adopt the present by-law as follows :

BY-LAW No. 08-04

**« MODIFICATION TO THE ZONING BY-LAW 177-01 –
ARTICLE 4.12.3 – SETBACK MARGINS FOR BUILDINGS –
IN ORDER TO REDUCE THE MINIMUM DISTANCE
FROM THE HIGH WATER MARK
FOR THE CONSTRUCTION OF A MAIN OR SECONDARY
RESIDENTIAL BUILDING »**

ARTICLE 1

Article 4.12.3 of the Municipality of Pontiac’s zoning by-law is modified as follows :

4.12.3.1 Setback margin for a main and secondary residential building

All main or secondary buildings must be built at a minimum distance of 10 or 15 metres from the high water mark.

Minimum of 10 metres :

- When the slope is less than 30% or;
- When the slope is over 30% and represents an incline of less than 5 metres in height.

Minimum of 15 metres :

- When the slope is continuous and greater than 30% or;
- When the slope is greater than 30 % and represents an incline of more than 5 metres in height.

4.12.3.3 All new requests of building permits for construction alongside a water course must include a plan from a surveyor which indicates :

- The high water mark;
- The horizontal depth of the bank/shore according to :
 - 1) the slope
 - 2) the height of the incline

ARTICLE 2

The present by-law modifies article 4.13.2 – « Definitions applicable exclusively to articles 4.13.2 and the following » of the Municipality of Pontiac.

Banks/shore : The bank is a band of soil that borders lakes and water courses and that stretches towards the land starting from the high water mark. The width of the bank to protect is measured horizontally.

ARTICLE 3

The present by-law modifies article 6.2.3 – « Modification of or extension to a building in derogation »

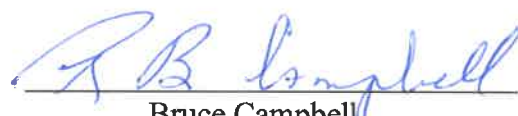
ARTICLE 4

The By-law will come into force following the accomplishment of formalities foreseen by law.

GIVEN IN PONTIAC (QUEBEC), this 1st day of November, 2004.



Sylvain Bertrand
Secretary-treasurer



Bruce Campbell
Mayor