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Chapter 1

DECLARATORY, INTERPRETIVE AND ADMINISTRATIVE PROVISIONS

1.1 TITLE AND COMING INTO FORCE

- a) The present by-law is entitled "SUBDIVISION BY-LAW OF THE VILLE DE BAIE-D'URFÉ".
- b) The present by-law will come into force according to law.

1.2 ADOPTION BY PART

If any part of the present by-law was declared illegal and of no effect by a court of justice, such decision would not affect the other parts of the by-law; Council declares by the presents that it adopts this by-law part by part, notwithstanding the fact that one or many parts of it could be declared illegal and of no effect by a court of justice.

1.3 REPEALS

The present by-law repeals all provisions of by-law no. 236, and all its amendments, CONCERNING SUBDIVISIONS; however, these by-laws remain in force and are to be fully applied in any case where a person or a party is infringing, at the date of coming into force of the present by-law, one or many provisions of these by-laws; moreover, the repeals do not affect the permits that were legally issued under these by-laws nor rights acquired before the coming into force of the present by-law.

1.4 AREA OF APPLICATION AND OPERATIONS AFFECTED

- a) The present by-law applies to any person or party and to the entire Town of Baie-D'Urfé.
- b) In the entire Town of Baie-D'Urfé, any cadastral operation must be done in conformity with the present by-law.

1.5 VIOLATION, PENALTIES AND OTHER RECOURSES

(Amendt 876-9) (Amendt 876-16)

- a) Without prejudice to other recourses of the Town, anyone contravening a provision of this by-law, or tolerating or permitting such a contravention, commits an infraction and is liable to a fine and such fine shall be a minimum of two hundred dollars (\$200) or a maximum of six hundred dollars (\$600) in any case, and the term of imprisonment shall not be for more than two (2) months in any case, such imprisonment, however, to cease at any time before the expiry of the term fixed by the said judge, upon payment of such fine or fine and cost, as the case may be.
- b) In addition to penal recourses, the Town can take legal action before the appropriate court

of justice to obtain compliance to the present by-law, among other things to obtain cancellation of any cadastral operation registered in contravention of the present by-law.

1.6 INTERPRETATION

- a) Unless expressly declared to the contrary or unless the context indicates a different meaning, the expressions, terms and words of which a definition is given in Appendix "1" of the present by-law, shall be held to have the meaning given to them in Appendix "1".
- b) Whatever the tense used in any provision of the present by-law, such provision shall be considered in force at all times and in all circumstances possible.
- c) In the present by-law, unless the context indicates the contrary, the masculine includes the feminine.
- d) In the present by-law, the singular extends to all persons or things of the same kind, whenever the context lends to that extension.
- e) All dimensions and measurements used in the present by-law are international (metric) with, sometimes, the equivalent english dimension or measurement between brackets; in case of non-conformity between the metric and the english value, the metric value shall prevail.
- f) All plans, appendix, tables, diagrams, graphics, symbols and other forms of expression other than the text proper, contained in the present by-law, except the table of contents, form an integral part of the present by-law.
- g) In case of a contradiction between the French and the English version of the present by-law, the French version shall prevail.

1.7 BUILDING INSPECTOR

The Town Council of Ville de Baie-D'Urfé is represented in the application of the present by-law by a municipal officer known as the Building Inspector; the rights and duties of the Building Inspector are defined in the PERMITS AND CERTIFICATES BY-LAW of Ville de Baie-D'Urfé.

1.8 REQUIREMENT OF A SUBDIVISION PERMIT AND CONDITIONS OF ISSUE

- a) In the entire Town of Baie-D'Urfé, no one can proceed with a cadastral operation, including streets or not, without submitting beforehand, to the approval of the Building Inspector, a plan of the projected cadastral operation and without obtaining a SUBDIVISION PERMIT.
- b) The conditions of issue of the subdivision permits as well as the duties and powers of the Building Inspector concerning the application of the present by-law are defined in the PERMITS AND CERTIFICATES BY-LAW of Ville de Baie-D'Urfé.

1.9 ZONING PLAN

The ZONING PLAN, as described in article 1.10 of the ZONING BY-LAW OF THE TOWN OF BAIE-D'URFÉ, and annexed to the said ZONING BY-LAW as Appendix "2" to form an integral part of it, also forms an integral part of the present by-law.

Chapter 2

PRECONDITIONS FOR THE APPROVAL OF ANY CADASTRAL OPERATION

2.1 CONFORMITY TO THE BY-LAWS AND PLANNING PROGRAM

No cadastral operation may be approved if the application contravenes a provision of the present by-law or any other pertinent by-law or does not conform to the PLANNING PROGRAM for the Town of Baie-D'Urfé.

2.2 CONVEYING OF THE RIGHTS-OF-WAY OF THOROUGHFARES

(Amendt 876-9)

No cadastral operation involving the creation of new thoroughfares may be approved if the owner has not undertaken to convey to the Town of Baie-D'Urfé the rights-of-ways of the said thoroughfares.

2.3 CONVEYING OF LANDSITES FOR PARKS AND PLAYGROUNDS

(Amendt 876-9)

- a) No plan for a cadastral operation may be approved unless one of the following conditions is satisfied:
- that the owner undertakes to transfer, free of charge, to the Town a parcel of land which, in the opinion of the Council, is suitable for the establishment or enlargement of a park or playground or for the preservation of a natural area;
 - that the owner pays an amount to the Town calculated according to the rules provided in the present article;
 - that the owner undertakes to transfer, free of charge to the Town a parcel of land which, in the opinion of the Council, is suitable for the establishment or enlargement of a park or playground or for the preservation of a natural area, and that the owner pays an amount to the Town calculated according to the rules below.
- b) The Council decides in each case which one of the three conditions of paragraph a) shall apply.

(Amendt 876-11)

- c) None of the conditions provided in paragraph a) apply

- in the case of a cancellation, a correction or a replacement of lot numbers which does not result in an increase of the number of lots,
 - in the case of a cadastral operation of which the only purpose is to identify cadastrally, by giving it a distinct number, a landsite which was until then designated as a part lot if, on November 30, 1982, such landsite was the site of a principal residence built and used in accordance with the by-laws in force at the time.
- d) The land to be transferred to the Town according to paragraph a) must form part of the landsite affected by the plan relating to the cadastral operation, unless the Town and the owner agree that the undertaking pertains to land which forms part of the territory of the Town but is not included in the plan.
- e) The area of the land to be transferred and the amount to be paid are 10% of the area and of the value of the land affected by the plan of the cadastral operation, respectively. However, if the owner is to make both an undertaking and a payment, the total of the value of the land to be transferred and of the amount paid shall be 10% of the value of the land affected by the plan of the cadastral operation.
- f) The area of the land to be included in the calculation of the 10% to be transferred is the total gross area of the land affected by the plan of the cadastral operation, including the buildable lots, the rights-of-way of thoroughfares and the parks.
- g) The value of the land to be included in the calculation of the 10% to be paid is the total value of the land affected by the plan of the cadastral operation, including the buildable lots, the rights-of-way of thoroughfares and the parks.
- h) Any transfer or payment made at the time of a previous cadastral operation, concerning the whole or part of the land affected by the plan of the cadastral operation, shall be taken into account, in favour of the owner, when calculating the area of land to be transferred and/or the payment to be made as per the present article, according to the following conditions:
- in the case of a payment made at the time of a previous cadastral operation to be subtracted from a payment to be made according to the present article, the amount shall be subtracted without indexation;
 - in the case of a payment made at the time of a previous cadastral operation to be subtracted when calculating the area of land to be transferred according to the present article, the said payment shall be considered for its equivalent in land area based on the present value of the land;
 - in the case of an area of land transferred at the time of a previous cadastral operation to be subtracted when calculating the area of land to be transferred or the payment to be made according to the present article, the area of land transferred or the payment to be made according to the present article, the area of land transferred at the time of the said previous cadastral operation shall be considered according to its value when it was transferred, without indexation, and subtracted from the value of the land to be transferred or from the payment to be made.

- i) Any correction made according to the provisions of paragraph d) shall have priority over the provisions of paragraphs e), f) and g).
- j) For the purposes of the present article, the value of the land included in the plan of a cadastral operation is calculated as follows:
 - on the date of receipt by the Town of the plan relating to the cadastral operation, if the land for which a value is to be established constitutes a unit of assessment entered on the real estate assessment roll of the Town or a part of such a unit of assessment whose value is entered on the roll separately, its value for the purposes of the present article is the product of the value entered on the roll for the unit or part thereof corresponding to the land whose value must be established, as the case may be, multiplied by the factor of the roll established in accordance of section 264 of the Act respecting municipal taxation (R.S.Q., chapter F-2.1);
 - if the land is not a unit of assessment or part of a unit of assessment, the value of the land is established, at the owner's expense, by a chartered appraiser commissioned by the Town, according to the principles applicable to expropriation.

2.4 SERVITUDES FOR THE PASSAGE OF INSTALLATIONS FOR ENERGY TRANSPORT AND THE TRANSMISSION OF COMMUNICATIONS

No cadastral operation may be approved if the applicant does not submit, with the plan of the projected cadastral operation, an annexed plan showing the existing or required servitudes of right-of-way for power supply and communications transmission, if needed.

2.5 MASTER PLAN

No cadastral operation relating to a subdivision aimed only at a part of the properties of the applicant in the same zone in the ZONING PLAN may be approved if the applicant does not present, with his application, a parcelling plan for all of his properties in the said zone, indicating the route of the projected thoroughfares, the approximate dimensions of each of the lots and the type of use for which each is destined.

2.6 TAX ARREARS

No cadastral operation may be approved if the owner has not paid the municipal taxes which are exigible and unpaid in respect of the immoveables comprised in the plan for the projected cadastral operation.

2.7 ARCHEOLOGICAL HERITAGE

(Amendt 876-21)

No application for a subdivision permit to create a public right of way in the sector of archaeological interest, i.e., all of the Baie-D'Urfé territory between Lakeshore Road and Lake Saint-Louis, may be approved unless the applicant produces the study of the archaeological potential required under subparagraph e) of Section 6.2 of By-law no. 878

on permits and certificates and the project is part of a Site Planning and Architectural Integration Program approved in accordance with the procedure set out in By-law no. 1047 on Site Planning and Architectural Integration Programs.

Chapter 3

TECHNICAL PROVISIONS

3.1 MINIMUM DIMENSIONS OF LOTS

(Amendt 876-21)

3.1.1 Scope

Except for parking areas associated with public transit systems and utilities that do not need autonomous or municipal water supply and sewer systems, no cadastral operation may be approved if it creates, directly or indirectly, one or several lots or landsites not in compliance with the following provisions on the minimum dimensions of lots or landsites.

3.1.2 General rules

a) In zones RA, PA, PB and PC, the minimum dimensions are:

- area: 1,500 m² (16,147 square feet)
- frontage: 25 m (82.0')
- width: 30 m (98.4')
- depth: 30 m (98.4')

b) In zone RB-24, the minimum dimensions are:

- i) for detached single-family dwellings, the same as in subparagraph a) above
- ii) for groups of two (2) or at most three (3) single-family dwellings connected by one or more common walls:
 - area: 1,500 m² (16,147 square feet) plus 100 m² per house, i.e., 1,700 or 1,800 m² depending on whether there are two (2) or three (3) houses,
 - frontage: 30 m (98.4')
 - width: 30 m (98.4')
 - depth: 30 m (98.4')
- iii) for multi-family dwellings containing more than three (3) housing units:
 - area: 1,500 m² plus 160 m² per unit,
 - frontage: 40 m (131.2')
 - width: 40 m (131.2')
 - depth: 50 m (164.0')

- c) In zone RB-67, the minimum dimensions are:
 - i) for detached single-family dwellings, the same as in subparagraph a) above
 - ii) for groups of two (2) or at most three (3) single-family dwellings connected by one or more common walls:
 - area: 1,500 m² (16,147 square feet) plus 100 m² per house, i.e., 1,700 or 1,800 m² depending on whether there are two (2) or three (3) houses,
 - frontage: 30 m (98.4')
 - width: 30 m (98.4')
 - depth: 30 m (98.4')
 - iii) for multi-family dwellings containing more than three (3) housing units:
 - area: 8,000 m² (86,120 square feet)
 - frontage: 100 m (328.1')
 - width: 100 m (328.1')
 - depth: 80 m (262.5')
- d) In RB zones other than RB-24 and RB-67, the minimum dimensions are:
 - area: 8,000 m² (86,120 square feet)
 - frontage: 100 m (328.1')
 - width: 100 m (328.1')
 - depth: 80 m (262.5')
- e) In zones CA and CB, the minimum dimensions are:
 - area: 10,000 m² (107,650 square feet)
 - frontage: 100 m (328.1')
 - width: 100 m (328.1')
 - depth: 100 m (328.1')
- f) The minimum standards set for zones RA, RB, PA, PB and PC apply to fully or partly serviced lots, i.e., lots served either with both public water supply and sewer, or only with public water supply.
- g) In the industrial zones the minimum dimensions are:

Zone	Area	Frontage	Width	Depth
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I-35	9,000 m ² (96,878 s.f.)	90.0 m (295.3')	50.0 m (164.0')	100.0 m (328.1')
I-36	16,200 m ² (174,381 s.f.)	75.0 m (246.1')	60.0 m (196.9')	180.0 m (590.6')
I-37	8,000 m ² (86,114 s.f.)	60.0 m (196.9')	60.0 m (196.9')	100.0 m (328.1')
I-38	4,600 m ² (49,516 s.f.)	60.0 m (196.9')	60.0 m (196.9')	- -
I-42	2,500 m ² (26,911 s.f.)	- -	- -	- -
I-43	10,000 m ² (107,643 s.f.)	75.0 m (246.1')	75.0 m (246.1')	120.0 m (393.7')
I-44	7,500 m ² (80,732 s.f.)	60.0 m (196.9')	60.0 m (196.9')	125.0 m (410.1')
I-45	20,000 m ² (215,285 s.f.)	120.0 m (393.7')	120.0 m (393.7')	150.0m (1) (492.1')
I-46	16,000 m ² (172,160 s.f.)	20.0 m (2) (66.0')	- -	- -
I-47	7,500 m ² (80,732 s.f.)	75.0 m (246.1')	75.0 m (246.1')	- -
I-49	8,000 m ² (86,114 s.f.)	- -	- -	- -
I-51	17,000 m ² (182,992 s.f.)	85.0 m (278.9')	85.0 m (278.9')	175.0 m (574.1')
I-52	13,500 m ² (145,318 s.f.)	90.0 m (295.3')	90.0 m (295.3')	150.0 m (492.1')

(1) Except for the lots adjacent to the Hydro-Québec servitude where the depth may be reduced to 50m (164.5').

(2) Except on the Trans-Canada Highway (or its service road), where the minimum frontage is 100 metres (328.1').

3.1.3 Minimum dimensions inside waterfront corridors

- a) The provisions of this subsection 3.1.3 will take precedence over those of subsection 3.1.2 when they are more restrictive.
- b) No land which has been filled into Lake Saint-Louis is to be counted in calculating lot areas and dimensions for the purpose of this by-law.
- c) The minimum dimensions of lots located inside waterfront corridors and served solely by the water supply network are:

	Area	Frontage	Depth (1)
Lots between Lakeshore Road and Lake Saint-Louis and adjacent to the lake	4,000m ²	50m	75m(2)
Lots between Lakeshore Road and Lake Saint-Louis and not adjacent to the lake	4,000m ²	50 m	-
Lots not between Lakeshore Road and Lake Saint-Louis but less than 100 m from the lake	2,000 m ²	50 m	-
Lots not between Lakeshore Road and Lake Saint-Louis but more than 100 m from the lake	2,000 m ²	25 m	-

(1) For lots adjacent to the water, the depth or the distance between a road, street, drive or any vehicular traffic route and a watercourse is measured from the high water mark.

(2) For roads that run perpendicular to the lake or watercourse there is no minimum depth for the lots adjacent to such lake or watercourse if the lots are laid out parallel to the riverbank; in such cases the width of the riverbank must be added to the width of the lot measured along the front line so as to protect the riverside land.

- d) The minimum distance between any vehicular traffic route and the body of water is 75 m for lots inside the waterfront corridor and served solely by the water supply network; it can be reduced to 20 m if the space between the route and the water is zoned for park purposes; for routes that run perpendicular to the water but do not cross it, the distance can be reduced to 15 m.

- e) The minimum depth is 45 m for lots inside waterfront corridors served by both water supply and sewer networks and adjacent to the watercourse; however, for routes that run perpendicular to the lake or watercourse there is no minimum depth for the lots adjacent to the lake or watercourse if the lots are laid out parallel to the riverbank; in such cases the width of the riverbank must be added to the width of the lot measured along the front line so as to protect the riverside land; in addition, in cases where the road, drive, street or any vehicular traffic route had already been built when the interim control by-law of the former Montreal Urban Community came into effect on 21 December 1983, the depth can be reduced to 30 m or to an unspecified depth for sectors that present specific physical constraints such as a cliffs or railway lines.
- f) The minimum distance between any vehicular traffic route and the water is 45 m for lots inside a waterfront corridor and served by both water supply and sewer networks; it can be reduced to 20 m if the space between the route and the water is zoned for park purposes; it can be reduced to 15 m for routes that run perpendicular to the water but that do not cross it.

3.1.4 Acquired rights

Notwithstanding the provisions of subsections 3.1.1, 3.1.2 and 3.1.3 above,

- a) the approval of a cadastral operation in respect of a tract of land that did not form one or several separate lots on the official cadastral plans on 21 December 1983 and the metes and bounds of which are described in one or several deeds registered as of that date, cannot be refused on the sole ground that the area or the dimensions of the land do not allow it to comply with the requirements of this by-law, provided:
 - i) on the date mentioned above, the area and the dimensions of the land allowed it to comply with the requirements of the regulations on cadastral operations in effect on that date in the territory where the land is situated, and
 - ii) a single lot results from the cadastral operation, unless the tract of land is contained in several original lots, in which case a single lot for each original lot results from the cadastral operation.
- b) the approval of a cadastral operation in respect of a tract of land that did not form one or several separate lots on the official cadastral plans on 21 December 1983 cannot be refused on the sole ground that the area or the dimensions of the land do not allow it to comply with the requirements of this by-law, provided:

- i) on the date mentioned above, the area and dimensions of the land allowed it to comply with any requirements of the regulation on cadastral operations in effect on that date in the territory where the land is situated,
 - ii) on the date mentioned above, the tract of land was the site of a residence built and used in accordance with the by-laws in effect at that time or was protected by acquired rights.
- c) the approval of a cadastral operation to subdivide a tract of land into two lots cannot be refused on the sole ground that the area or the dimensions of the resulting lots do not allow them to comply with the requirements of this by-law, providing:
- i) on 21 December 1983 the tract of land was the site of a structure built and used in accordance with the by-laws in effect at that time or protected by acquired rights, and such structure has since been designated as a cultural property by the Gouvernement du Québec or by the Town of Baie-D'Urfé;
 - ii) the area and dimensions of both lots resulting from the cadastral operation comply with the more restrictive of the following:
 - the requirements of the by-law governing cadastral operations in effect on 21 December 1983
 - the requirements of the complementary document to the Montreal Agglomeration's Land Use and Development Plan, i.e., 2,000 m² area, 30 m frontage and 75 m depth for all lots inside the Lake Saint-Louis waterfront corridor, or 1,500 m² area and 25 m frontage for all other lots.
 - iii) one of the two lots thus created is the site of the said designated cultural property.
- d) approval of a cadastral operation to join two or more contiguous lots into one single lot cannot be refused on the sole ground that the area or dimensions of the resulting lot do not allow it to comply with the requirements of this by-law, if on 1 July 2014 each lot was the site of a residence built and used in accordance with the by-laws in effect at that time or protected by acquired rights.

3.1.5 Exceptions (Amendt 876-22)

Notwithstanding the provisions of subsections 3.1.1, 3.1.2 and 3.1.3 above, in the case of a subdivision where one of the resulting lots is destined for public purposes, other than thoroughfares, any of the remaining lots located in RA zones having a surface area of 4500 m² or more may have a minimum width of 19.0 metres.

3.2 CADASTRAL OPERATIONS RELATING TO A SUBDIVISION

- a) Any cadastral operation relating to a subdivision must be in conformity with the PLANNING PROGRAM in force for the entire Town of Baie-D'Urfé or for the part of the municipal territory concerned.
- b) No street may have a right-of-way less than 15.0 m (49.2') wide.
- c) All dead-end streets must be completed with a roundabout. The diameter of the right-of-way of the roundabout must not be less than 38 m (124.7').

(Amendt 876-17)

- d) The length of the right-of-way of a dead-end street measured between its intersection with the continuous street and the centre of the roundabout must not exceed 325 m (1066.3').
- e) No street may have a slope greater than eight percent (8%).
- f) All intersections of streets must be at right angles with a permitted maximum deviation of ten (10) degrees.
- g) The intersections of streets must be a minimum distance of 55m (180.5') from one another; this distance must be calculated between the closest boundaries of the streets.
- h) Any intersection of two boundaries of streets must have a curved radius of at least 6 m (19.7').
- i) The Town may require paths for pedestrians or cyclists anywhere that it sees fit, in particular to favour access to schools or to community facilities.
- j) The Town may require easements anywhere that it sees fit, for public utilities (sewage, water, power supply, communications transmission or other).

(Amendt 876-8)

- k) Notwithstanding the provisions of preceding paragraph a) which sets at 15 metres (49.2') the minimum width of the right-of-way of any street,
 - no section of Morgan Road or Boulevard which had been subdivided prior to December 31, 1987 with a right-of-way of 24.5 metres (80.4') or less, shall be modified to further reduce its width;
 - no section of Morgan Road or Boulevard which would have not been subdivided prior to December 31, 1987, shall be subdivided with a right-of-way of less than 24.5 metres (80.4') in width.

(Amendt 876-15)

- l) No street or lot may be created which would result in any lot or landsite fronting on two streets which do not intersect at the lot or landsite in question.

(Amendt 876-15)

- m) No street or lot may be created which would result in a lot or landsite boarding on more than two streets.

3.3 PRIVATE STREETS

For the purposes of the PERMITS AND CERTIFICATES BY-LAW, any private street existing at the coming into force of the present by-law is considered to be in conformity with the requirements of the present by-law.

Appendix 1

DEFINITIONS

The words or expressions for which a definition is given below have the meaning that is attributed to them in the aforementioned definition, unless the context imposes upon them a different meaning.

CADASTRAL OPERATION:

A division, subdivision, a new subdivision, a redivision, a cancellation, a correction (including a replacement of the number of a lot), an addition, a cadastral regroupment made in accordance with the Cadastre Law (L.R.Q. C.C-1) or Articles 2174 and 3174 a) of the Civil Code.

CADASTRAL OPERATION RELATING TO A SUBDIVISION;

Cadastral operation involving the creation of one or several new lots or landsites destined for one or several new uses.

DEPTH LINE OF A LOT (OR LANDSITE):

Straight line connecting the central point of the front boundary of the lot or landsite with the central point of the rear boundary of the lot or landsite or, if there is no rear boundary, with the intersection point of the side boundaries of the lot or landsite.

DEPTH OF A LOT (OR A LANDSITE):

Length of the depth line of a said lot or landsite.

FRONTAGE (LOT):

The length of the lot line bordering the street, be it straight, curved or broken.

HIGH WATER MARK: (Amendt 876-21)

The line which marks the limit of the littoral zone and the shoreline or riverbank. The high water mark corresponds to the natural high water mark, which is based on one of the criteria below, in the following order of priority:

1. the point where predominantly terrestrial plants succeed predominantly aquatic plants, or, where there are no aquatic plants, the point closest to the water where terrestrial plants no longer grow

2. where a water retaining structure exists, the maximum operating water level of the hydraulic structure for the upstream portion of the body of water
3. where there is a legally built retaining wall, the top of the structure
4. along Lake Saint-Louis, at the two-year flood limit, i.e., 21.99 m above sea level, considered to correspond to the mark based on the botanical criteria defined in subparagraph 1.

INSPECTOR OR BUILDING INSPECTOR:

Officer named by the Town Council of the Ville de Baie-D'Urfé to represent it in the application of the present by-law, or his authorized representative.

LANDSITE:

Lot or group of lots constituting a single spatial entity intended to receive a single principal use.

LOT:

Parcel of land identified and demarcated on a subdivision plan made and filed in accordance with the Civil Code. When the text allows this extension, the word "lot" may be interpreted as "landsite".

RIGHT-OF-WAY:

Area of land which is, or will be, except in the case of a private road, the property of the Town or another public body and destined to have a street or other thoroughfares; means also the boundaries or the perimeter of this land.

STREET:

A street or a road open by virtue of a ruling, a resolution or municipal statement, a route maintained by the Minister of Transport by virtue of the Roadworks Law (revised statutes, 1964, ch 133) or by the Autoroutes Office, in as much as houses along the road have a right of access to this route.

SURFACE AREA (OF A LOT):

Net surface area of the lot, excluding any park or thoroughfare of right-of-way.

THOROUGHFARE:

Any place or structure intended for vehicular or pedestrian traffic, in particular, a road, street, lane, sidewalk, walkway, bicycle path, hiking path, square or public parking area.

TOWN:

Ville de Baie-D'Urfé.

USE:

Purpose for which a building, a construction, a sign, a premises, a lot or one of their parts is used, occupied or intended or treated to be used or occupied, and by extension, the said building, construction, premises, lot or part of a lot.

WATERCOURSE:

(Amendt 876-21)

Any body of water that flows regularly or intermittently into a bed, including a bed created or altered through human intervention, except for a public or private road ditch, boundary ditch or drainage ditch. This definition includes the bodies of water on the perimeter of the Montreal Agglomeration, i.e., the Saint Lawrence River including Lake Saint-Louis, Rivière des Prairies, Lake of Two Mountains and interior watercourses.

WATERFRONT CORRIDOR:

(Amendt 876-21)

Strip of land bordering lakes and watercourses. The corridor runs to the interior of the land sites from the high water mark. Its width is measured horizontally: it is 300 m when it borders lakes and 100 m when it borders watercourses with regular flow.

WIDTH LINE OF A LOT (OR LANDSITE)

(Amendt 876-4)(Amendt 876-19)

Straight line perpendicular to the depth line of the lot or landsite and intersecting with the latter at

- 25.0 m (82.0') in industrial zones,
- 6.5 m (21.3') in any other zone,

from its intersection with the front boundary of the lot or landsite.

WIDTH OF A LOT (OR LANDSITE):

(Amendt 876-19)

Distance between the two points of intersection of the width line of the lot or landsite with the two side boundaries of the lot or landsite.

WIDTH OF A THOROUGHFARE:

Width of the right-of-way of the thoroughfare.