
A stylized logo of two birds in flight, rendered in light green and orange tones. The birds are positioned behind the main title text.

Conditional Uses By-law No. 2025-09-909

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WHEREAS the Municipality of Grenville-sur-la-Rouge has adopted an Urban Plan intended to guide territorial development through the sustainable enhancement of its territory, the preservation of the existing built environment, and the protection of natural areas;

WHEREAS, pursuant to the Act Respecting Land Use Planning and Development, the council of a municipality that has established a Planning Advisory Committee may adopt a Conditional Uses By-law;

WHEREAS such a by-law enables the Municipality to identify the zones in which conditional uses may be authorized and to specify the nature of the uses admissible within each of those zones;

WHEREAS the by-law may also establish the evaluation criteria for applications, the conditions for authorization, and the applicable processing procedure;

WHEREAS the adoption of a Conditional Uses By-law will promote better land-use compatibility, preserve the quality of life of residents, and encourage development that is respectful of the surrounding environment;

WHEREAS it is appropriate to adopt a Conditional Uses By-law in order to regulate, among other things, the establishment of certain specific uses such as Detached Accessory Dwelling Units (DADUs), the short-term rental of such units, and telecommunication towers and antennas;

WHEREAS notice of motion of this by-law was given at the meeting held on August 11, 2026, and a draft by-law was tabled at that same meeting;

WHEREAS a public consultation meeting on Draft By-law No. 2026-03-900 was held on September 8, 2026;

WHEREAS no modifications were made between the draft by-law and the final by-law;

WHEREAS a copy of the by-law was provided to each member of Municipal Council in accordance with the Municipal Code of Québec (CQLR, c. C-27.1);

WHEREAS a copy of the by-law was made available to the public for consultation at Town Hall in accordance with the applicable legal provisions;

THEREFORE,

It is moved by _____ and resolved:

THAT By-law No. 2025-09-909 hereby enacts the following:



CHAPTER 1 : DECLARATORY, ADMINISTRATIVE AND INTERPRETIVE PROVISIONS..7

Section 1.1 Declaratory Provisions.....	7
1.1.1 Title of the By-law.....	7
1.2 Purpose	7
1.3 Scope of the By-law and Territory Subject to the By-law	7
1.4 Compliance with Other By-laws and Laws	7
1.5 Severability.....	8
1.5 Applications Subject to Approval, Permits and Certificates	8
Section 1.2 Administrative Provisions	9
1.2.1 Administration and Enforcement of the By-law.....	9
1.2.2 Powers of the Designated Officer	9
Section 1.3 Interpretive Provisions	9
1.3.1 : Interpretation of Provisions	9
1.3.2 Units of Measurement and Numbering System	10
1.3.3 : Terminology	10

CHAPTER 2: APPLICATION PROCESS AND PROCEDURE..... 11

Section 2.1 Application Process	11
2.1.1 Submission of an Application.....	11
2.1.2 Application Requirements	11
2.1.3 Review Fees.....	13
2.1.4 Complete Application.....	13
2.1.5 Application Review	13
2.1.6 Referral to the Planning Advisory Committee	14
2.1.7 Review and Recommendation of the Planning Advisory Committee	14
2.1.8 Public Notice	14
2.1.9 Decision of Municipal Council.....	14
2.1.10 Issuance of Permit or Certificate	15
2.1.11 Expiry of Conditional Use Authorization	15
2.1.12 : Ineligibility Following an Offence	15

CHAPTER 3: CONDITIONAL USES 16

Section 3.1 Telecommunication Towers and Antennas.....	16
3.1.1 Eligible Zones and Uses	16
3.1.2 Specific Conditions	16
3.1.3 Evaluation Criteria.....	17
Section 3.2 Short-Term Rental in Detached Accessory Dwelling Units	18
3.2.1 Eligible Zones and Uses	18

3.2.2 : Evaluation Criteria	18
3.3 Short-Term Rental in Detached Accessory Dwelling Units	19
3.3.1 Eligible Zones and Uses	19
3.3.2 Critère d'évaluation.....	19
3.3.3 Specific Conditions	19
CHAPTER 4 : SANCTIONS AND PENALTIES	21
4.1 Penalties.....	21
4.2 Continuing Offence.....	21
4.3 Penal and/or Civil Proceedings	21
4.4 False Declaration.....	21
CHAPTER 5 : FINAL PROVISION.....	22
5.1 Coming Into Force	22

CHAPTER 1: DECLARATORY, ADMINISTRATIVE AND INTERPRETIVE PROVISIONS

Section 1.1 Declaratory Provisions.

1.1.1 Title of the By-law

The present by-law shall be known as the “Conditional Uses By-law”, By-law No. 2025-09-909.

1.2 Purpose

The purpose of this By-law is to permit, subject to certain conditions, the exercise or establishment of a use within the municipal territory that is not otherwise permitted in the applicable zone under the Zoning By-law in force.

This By-law enables Municipal Council, after obtaining the recommendation of the Planning Advisory Committee (PAC), to assess the appropriateness of authorizing such a use based on the evaluation criteria set out herein and to impose such conditions of approval as Council may determine.

However, this By-law shall not apply to agricultural activities within the meaning of the Act Respecting the Preservation of Agricultural Land and Agricultural Activities (CQLR, c. P-41.1) in an agricultural zone established under that Act.

1.3 Scope of the By-law and Territory Subject to the By-law

. The provisions of this By-law shall apply to all persons and to the entire territory of the Municipality of Grenville-sur-la-Rouge.

1.4 Compliance with Other By-laws and Laws

Compliance with this By-law shall not exempt any person from the obligation to comply with any other applicable federal or provincial law or regulation, or with any other applicable municipal by-law.

1.5 Severability

The Municipal Council of the Municipality of Grenville-sur-la-Rouge hereby declares that it adopts this By-law chapter by chapter, section by section, article by article, paragraph by paragraph, and subparagraph by subparagraph, so that if any part of this By-law is declared null and void by a court of competent jurisdiction, such decision shall not affect any other part of the By-law, unless the effect of such decision is to alter the meaning or scope of the By-law or any of its provisions.

1.5 Applications Subject to Approval, Permits and Certificates

Any application for a conditional use shall comply with the provisions of this By-law and shall be subject to the issuance of a building permit, an authorization certificate, or an occupancy certificate, as applicable. The terms, conditions and requirements governing the issuance of permits and certificates are set out in the Permits and Certificates By-law in force.

Section 1.2 Administrative Provisions

1.2.1 Administration and Enforcement of the By-law

The administration and enforcement of this By-law are entrusted to the persons appointed by resolution of Municipal Council, hereinafter referred to as the “Designated Officer.”

1.2.2 Powers of the Designated Officer

The powers of the Designated Officer are set out in the By-law Respecting the Administration of Planning By-laws.

Section 1.3 Interpretive Provisions

1.3.1 : Interpretation of Provisions

Where two standards or provisions of this By-law apply to a use, building, lot, or any other matter governed hereby, the following rules shall apply:

1. A specific provision shall prevail over a general provision;
2. The more restrictive provision shall prevail.

Unless the context indicates otherwise, the following rules of interpretation apply:

1. The use of the verb “**shall**” indicates a mandatory obligation;
2. The use of the verb “**may**” indicates a permissive meaning, except in the expression “**may not**”, which means “**shall not**”;
3. The word “**any person**” means any natural or legal person;
4. Words used in the present tense include the future tense;
5. The singular includes the plural and vice versa, unless the context indicates otherwise;
6. Words importing one gender include all genders, unless the context indicates otherwise.

The table of contents and the titles of chapters, sections and articles of this By-law are provided solely to facilitate reference and interpretation. In the event of a discrepancy between the text and any title or the table of contents, the text shall prevail.

All plans, appendices, tables, charts, symbols and other graphic representations forming part of this By-law are deemed to be an integral part hereof for all legal purposes. In the event of a discrepancy between a table, chart or graphic and the text, the information contained in the table, chart or graphic shall prevail.

1.3.2 Units of Measurement and Numbering System

The dimensions, areas and other measurements referred to in this By-law are expressed in units of the **International System of Units (SI)**.

The numbering system used in this By-law is as follows. Where an article contains no numbered paragraph or subparagraph, the text shall constitute a subsection:

Plain Text

1 Chapter

1.1 Section

1.1.1 Article

Paragraph

1. Numbered Paragraph

a) Subparagraph

1.3.3 : Terminology

Unless otherwise specified or required by the context, words, expressions and terms used in this By-law shall have the meaning assigned to them in the Zoning By-law.

For the purposes of this By-law, unless the context requires otherwise, the following expression shall have the meaning set out below:

“Accessory Dwelling Unit (ADU)”: An independent dwelling unit located on a residential lot, within a detached building, intended to be occupied on a permanent or temporary basis.

CHAPTER 2: APPLICATION PROCESS AND PROCEDURE

Section 2.1 Application Process

2.1.1 Submission of an Application

An applicant seeking approval of a conditional use shall submit a written application, using the form prescribed for that purpose, to the Designated Officer.

2.1.2 Application Requirements

In addition to the plans and documents required under the Permits and Certificates By-law for a building permit, subdivision permit or authorization certificate, an applicant for a conditional use approval shall provide the following plans and documents:

1. Applicant Identification
 - a. a. The applicant's full name, telephone number and complete address;
 - b.
 - c. b. Where the applicant is not the owner of the property concerned, a signed authorization from the owner expressly authorizing the applicant to submit the application on the owner's behalf.
2. Proof of Ownership If the applicant acquired ownership of the property within one year preceding the application, a copy of the deed of ownership shall be provided.
3. A plan showing the boundaries of the lot subject to the application.
4. A site plan of the proposed project showing, for the property concerned, the following information:
 - a) The location of the property concerned and any portion of the lot or structure where the proposed conditional use is to be located;
 - b) Existing uses on the property subject to the application;
 - c) The relationship between existing buildings and adjoining buildings, including circulation patterns;
 - d) The location, proposed layout and number of parking spaces and loading areas, together with the drainage system for parking areas;
 - e) Existing and proposed landscaping features, any fill or excavation work, and the nature of the proposed works, materials and vegetation.
5. A description of the surrounding area accompanied by recent photographs taken within thirty (30) days preceding the application.

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6. A detailed description of the site and proposed development, including:
 - a. Open spaces and their proposed treatment;
 - b. Natural areas to be preserved;
 - c. Driveways and parking areas;
 - d. Landscaping, including a landscape plan identifying existing and proposed vegetation, mature height and canopy width of trees, and related information;
 - e. Waste storage areas and their integration into the site;
 - f Signage.
 7. An architectural sketch of any proposed structure, a photograph of an existing building, or both in the case of an extension.
 8. Where a new building, enlargement, modification or change of use involves exterior alterations:
 - a. a. Plans, elevations, sections and coloured schematic drawings illustrating the proposed architecture and its relationship to existing buildings on the property and adjacent lots;
 - b.
 - b. Material samples and colour selections, including those proposed for signage.
 9. A visual rendering of the project from the public street or other significant viewpoints showing the integration of the project within its surroundings, including the mature size of vegetation where applicable.
 10. An overall conceptual plan of the project, including both plan and perspective views.
 11. A description of the intended use of each room within the building subject to the application.
 12. A written statement describing the proposed use, including:
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- a. Les activités principales et secondaires liées à l'usage ;
 - b. L'intégration du projet à son environnement ;
 - c. La conformité aux critères d'évaluation du règlement applicable.

- a. The principal and secondary activities associated with the use;
- b. The integration of the project within its surroundings;
- c. Compliance with the evaluation criteria established by this By-law.

A statement explaining why the applicant considers the proposal to satisfy the evaluation criteria applicable to the conditional use.

Any other information deemed relevant by the applicant or required by the Planning Department for a complete review of the application.

2.1.3 Review Fees

Fees applicable to the review and processing of an application shall be established under the Municipality's Fees By-law.

. Such fees are non-refundable in all cases.

. These fees do not include permit or certificate issuance fees.

2.1.4 Complete Application

An application for approval of a conditional use shall be deemed complete when all review fees have been paid and all required plans and supporting documents have been submitted to the Designated Officer.

2.1.5 Application Review

The Designated Officer shall verify whether the application is complete and complies with the applicable planning by-laws.

The applicant shall provide any additional information requested by the Designated Officer to facilitate the review of the application.

Where the proposed development does not comply with applicable planning by-laws, other than with respect to the use that is the subject of the application, the Designated Officer shall notify the applicant within thirty (30) days following the submission of the complete application.

Where the information, plans or documents provided by the applicant are inaccurate, erroneous or incomplete, the Designated Officer shall advise the applicant that the review process is suspended until accurate, corrected and complete information, plans and documents are submitted.

2.1.6 Referral to the Planning Advisory Committee

Once the application is complete and conformity has been verified by the Designated Officer, the application for authorization of a conditional use shall be referred to the Planning Advisory Committee (PAC) for evaluation within sixty (60) days.

2.1.7 Review and Recommendation of the Planning Advisory Committee

The Planning Advisory Committee shall provide its recommendation in writing, taking into account the provisions of this By-law, and shall submit its recommendation to Municipal Council.

Members of the Planning Advisory Committee may hear interested persons who have previously made a request to the Designated Officer.

2.1.8 Public Notice

At least fifteen (15) days before the meeting at which Council is to decide upon an application for a conditional use, the Clerk-Treasurer shall give public notice in accordance with the Municipal Code and ensure that a notice sign is posted in a conspicuous location on the property concerned.

The notice shall indicate the date, time and location of the meeting, the nature of the application, and the right of any interested person to be heard with respect to the application.

The notice shall identify the property concerned by means of its civic address and street name or, where no civic address exists, by its cadastral designation.

2.1.9 Decision of Municipal Council

Council shall render its decision at the meeting indicated in the public notice after receiving the recommendation of the Planning Advisory Committee and after hearing any interested person wishing to be heard regarding the application.

The resolution adopted by Council may impose any condition that falls within the Municipality's jurisdiction.

Where the application is refused, the resolution shall state the reasons for refusal.

A copy of Council's resolution shall be transmitted to the applicant.

2.1.10 Issuance of Permit or Certificate

A permit or certificate may be issued by the Designated Officer upon receipt of a certified copy of the resolution by which Council authorizes the conditional use.

The Designated Officer shall issue the permit or certificate where:

the application complies with all applicable planning by-laws, except for the provisions addressed by Council's resolution; and

all conditions imposed by the approval resolution have been satisfied.

2.1.11 Expiry of Conditional Use Authorization

Authorization of a conditional use shall become null and void eighteen (18) months after Council's decision if:

no permit or certificate authorizing the use has been issued; or

the use has not commenced within that same period where no permit or certificate is required.

However, renewal of the permit or certificate may be considered in accordance with applicable regulatory provisions.

2.1.12: Ineligibility Following an Offence

.No conditional use authorization may be granted to a person who has been found guilty, within the preceding two (2) years, of an offence under a regulatory provision adopted pursuant to the Act Respecting Land Use Planning and Development.

CHAPTER 3: CONDITIONAL USES

Section 3.1 Telecommunication Towers and Antennas

3.1.1 Eligible Zones and Uses

In all zones established under the Zoning By-law and its amendments, an application may be submitted to authorize, as a conditional use, the installation of a telecommunication tower and antenna.

The authorization shall comply with the procedures, objectives and criteria established in the Argenteuil RCM Policy Respecting the Installation of Telecommunication Antennas and Antenna Support Structures.

For the purposes of this section, this use includes:

- Any telecommunications transmission or reception antenna exceeding 15 metres in height;
- Any support structure, whether self-supporting, guyed, or integrated into a building;
- Any ancillary infrastructure required for its operation, including access roads, cabling, technical equipment, accessory buildings, generators, and related facilities.

Any project involving the enlargement, modification or replacement of existing structures associated with an authorized telecommunication tower and antenna use shall be subject to a new authorization by resolution of Municipal Council in accordance with this By-law.

3.1.2 Specific Conditions

Authorization of a conditional use for a telecommunication tower and antenna may be subject to specific conditions, including but not limited to the following:

- A minimum setback of 250 metres from any property line adjacent to a residential zone;
- A maximum of one (1) accessory building, having a maximum floor area of 30 m² and a maximum height of 4.5 metres;
- The prohibition of locating the structure within wetlands, shorelines, littoral zones, and areas subject to absolute development constraints, including all associated infrastructure such as access roads, cabling and related works;
- The preservation of a natural visual buffer consisting of mature trees or wooded vegetation surrounding the structure;

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- The avoidance of heritage, historical, cultural , recreational-tourism and integral interest areas identified in the Argenteuil RCM Land Use and Development Plan;
 - The provision of a winding access road designed to minimize visual impacts from public roads;
 - The use of materials, forms and colours that promote the integration of the tower into the surrounding landscape;
 - Preference for the use of existing utility corridors, electrical transmission lines and transformer stations in order to minimize environmental impacts.
 - Where technically feasible, infrastructure sharing with other telecommunications providers may be required.

3.1.3 Evaluation Criteria

The suitability of authorizing the conditional use “Telecommunication Tower and Antenna” shall be evaluated based on the following criteria:

1. The installation is necessary to improve local telecommunications coverage, primarily for residents of the Municipality of Grenville-sur-la-Rouge, as demonstrated by an expert report;
2. Any alternative solution, including co-location on existing structures or signal improvements that do not require a new tower, shall be favoured where it meets the coverage objectives;
3. The proposed location preserves mature trees and maintains wooded buffer areas between the structure and adjacent properties;
4. The development avoids any filling or alteration of wetlands or environmentally sensitive areas;
5. A natural wooded buffer shall be maintained around the site, except for a winding access road designed to provide visual integration with the surroundings;
6. Only one (1) accessory building shall be permitted, in compliance with the dimensional standards established in Section 3.1.2;
7. The selected site minimizes impacts on neighbouring properties, including noise, visibility and perceived electromagnetic emissions;
8. The project minimizes visual impacts on the landscape, particularly within mountainous or scenic areas identified in the Urban Plan or applicable planning regulations;
9. The construction methods and materials used promote harmonious integration of the structure into its immediate surroundings; and
10. Landscaping measures shall be provided to mitigate the visual impact of the tower and any associated buildings.

Section 3.2 Short-Term Rental in Detached Accessory Dwelling Units

3.2.1 Eligible Zones and Uses

. The conditional use relating to the establishment of a Detached Accessory Dwelling Unit (hereinafter “DADU”) is permitted only within the RV, UL, UI, RU, RT and V zones of the Zoning By-law and its amendments, where the principal use is residential and includes a detached single-family dwelling as the principal building.

3.2.2 : Evaluation Criteria

When evaluating an application for authorization of a Detached Accessory Dwelling Unit as a conditional use, the following criteria shall be considered:

- a) The capacity of the lot to accommodate an additional dwelling unit, particularly with respect to septic systems, municipal services or other infrastructure;
- b) The architectural integration of the unit with the principal building and the surrounding neighbourhood (materials, massing, scale, and siting);
- c) The impact on traffic circulation and parking within the area, including safety and congestion considerations;
- d) Compatibility with the existing built environment in order to preserve the character of the residential area;
- e) The absence of potential nuisances for neighbouring properties (noise, increased traffic, loss of privacy, etc.);
- g) The quality of the proposed landscaping (plantings, hedges, fences) allowing for visual integration and mitigation of impacts on adjacent properties;
- h) The preservation of mature trees and existing natural features on the site, including adequate drainage and stormwater management;
- i) The visibility of the unit from public roads and neighbouring properties, and the measures proposed to reduce its visual impact (orientation, building massing, vegetative screening, etc.);
- j) The potential reversibility of the use, allowing the unit to return to a traditional residential use if required.

3.3 Short-Term Rental in Detached Accessory Dwelling Units

3.3.1 Eligible Zones and Uses

The conditional use relating to the short-term rental of a Detached Accessory Dwelling Unit (hereinafter “DADU”) is permitted only within the RV, UL, UI, RU, RT and V zones of the Zoning By-law and its amendments, subject to compliance with the following evaluation criteria and conditions.

3.3.2 Critère d'évaluation

Authorization may be granted if the following criteria are met:

- The unit complies with all applicable building and occupancy standards (Building Code, fire safety requirements, etc.);
- The lot provides a sufficient number of parking spaces for occupants without encroaching upon the public roadway;
- The owner's principal residence is located on the same lot (mandatory owner occupancy);
- The owner shall maintain a register of guest stays and provide the contact information of a resource person available at all times;
- The dwelling unit shall not be used for events or receptions (parties, weddings, etc.).

3.3.3 Specific Conditions

3.3.3.1 *Maximum Rental Period*

- Each rental period shall not exceed thirty-one (31) consecutive days;
- The number of rental days permitted per year may be limited by resolution of Municipal Council, depending on local circumstances.

3.3.3.4 Revocation of Authorization

Municipal Council may, following a recommendation from the Planning Advisory Committee (PAC) and after consultation, revoke the conditional use authorization if:

- Repeated complaints are received;
- The imposed conditions are not respected; or
- The use creates nuisances for neighbouring properties.

CHAPTER 4 : SANCTIONS AND PENALTIES

4.1 Penalties

Any person who contravenes any provision of this By-law commits an offence and is liable to a fine, in addition to costs, without prejudice to any other recourse that may be exercised against such person.

The fine shall not be less than three hundred dollars (\$300) where the offender is a natural person, or six hundred dollars (\$600) where the offender is a legal person, and shall not exceed one thousand dollars (\$1,000) where the offender is a natural person, or two thousand dollars (\$2,000) where the offender is a legal person.

For a subsequent offence, the minimum fine shall be six hundred dollars (\$600) where the offender is a natural person, or one thousand two hundred dollars (\$1,200) where the offender is a legal person, and shall not exceed two thousand dollars (\$2,000) where the offender is a natural person, or four thousand dollars (\$4,000) where the offender is a legal person.

4.2 Continuing Offence

Where an offence continues, the penalty prescribed for that offence may be imposed cumulatively for each day during which the offence continues.

4.3 Penal and/or Civil Proceedings

In addition to the penal proceedings provided for in this By-law, the Chief Administrative Officer, the Director of the Urban Planning and Environment Department, or the Designated Officer may institute, before any court of competent civil or penal jurisdiction, any proceedings necessary to ensure compliance with the provisions of this By-law.

4.4 False Declaration

Any person who makes a false declaration, submits inaccurate documents, or fails to provide documents required under any provision of this By-law commits an offence and is liable to the penalties prescribed herein.

CHAPTER 5 : FINAL PROVISION

5.1 Coming Into Force

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

Tom Arnold
Mayor

François Rioux
General Director and Treasurer-Clerk

SUMMARY OF THE ADOPTION PROCEDURE

Notice of Motion and Filing of the Draft By-law:	August 11 2026
Adoption of the Draft By-law:	August 11 2026
Public Consultation	September 8 2026
Adoption of the By-law:	September 8 2026
Coming into Force:	

