



MUNICIPALITÉ DE FRELIGHSBURG

INFORMATION SHEET – MAIN CHANGES IN THE

REVISED URBAN PLAN AND PLANNING REGULATIONS – MARCH 2021

Each municipality in the Regional County Municipality (MRC) of Brome-Missisquoi is responsible for ensuring its urban planning regulations (e.g., urban plan, zoning by-laws and subdivision regulations, and architectural installation and integration plan) comply with the MRC’s land use and development plan (SAD). This revision of the Urban Plan and Planning Regulations and the main changes that will result derive primarily from this obligation.

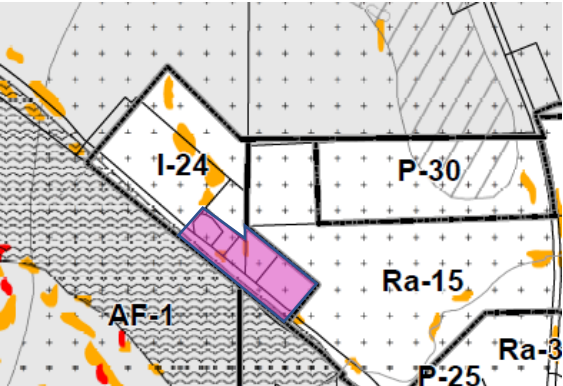
Frelighsburg town council is also taking this opportunity to adapt its urban plan and planning regulations to the main principles of its Strategic Plan for Sustainable Development. That plan was adopted following a 2016 public consultation process in which a very large proportion of the population participated.

The table below presents the main changes in the Mont Pinacle and village core areas, the only two areas not subject to the Act respecting the preservation of agricultural land and agricultural activities.

The Act significantly limits the activities and construction permitted in areas zoned for agriculture, which make up 90% of the municipality’s land area.

DRAFT URBAN PLAN BY-LAW 130-2019

VILLAGE CORE

Current	Draft by-law	Reasoning and comments
Special planning program (PPU) None	Part of the Urban Plan that proposes special planning for the village core to: <ul style="list-style-type: none">Consolidate and develop the village's economic activitiesPromote sustainable development within the urban perimeterDevelop the appeal of the villageOffer an environment suitable for the needs of young families	From the Strategic Plan Attract young families to support the village school and local economy Increase density within the urban perimeter, as recommended by the MRC Maintain the attraction of Frelighsburg's village core
Industrial (and industrial zone) Limited to the area around the Maison de la Pomme	Extends the zone along Route 237 North (magenta on the map enlargement) Allows development of light industry (e.g., agri-food processing and small scale wood processing)	Strategic Plan, Economy Promote the local economy
		

DRAFT BY-LAW 135-2021 ON

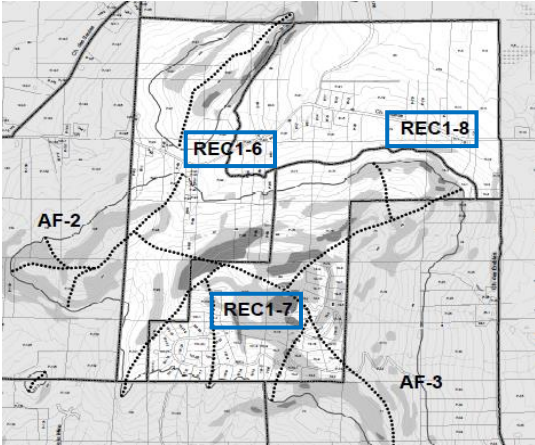
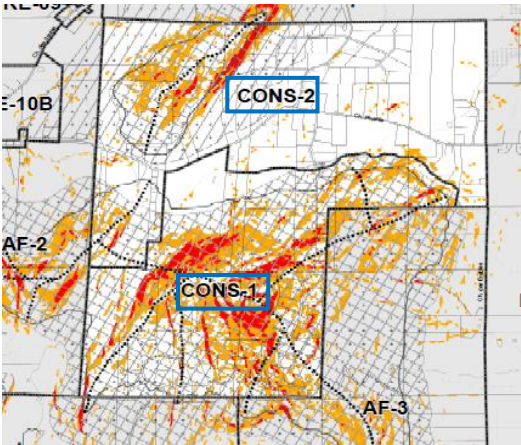
THE ARCHITECTURAL INSTALLATION AND INTEGRATION PLANS (PIAA)

Current	Draft by-law	Reasoning and comments
Village PIIA and Mont Pinacle PIIA	Adds objectives and criteria to ensure construction and land use in zones CONS-1 and CONS-2 as well as the planned integrated projects for the village core meet high standards of quality and integration Adds objectives and criteria to regulate signage and new construction in the village core	Comply with the MRC's Land Use and Development Plan Comply with the Urban Plan Preserve natural environments and cultural heritage landscapes Respect the charm of the village core



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DRAFT ZONING BY-LAW 131-2001
MONT PINACLE

Current	Draft by-law	Reasoning and comments
Number of zones The Mont Pinnacle area currently consists of three “Recreation” zones	Groups the three “Recreation” zones into two new “Conservation” zones (CONS-1 and CONS-2).	These new boundaries will allow: <ul style="list-style-type: none">A larger number of qualified voters to vote on by-law changes affecting these zonesThe principle of protecting landscapes, as set out in the MRC’s Land Use and Development Plan, to be upheld.
		
By-law on comprehensive development programs (PAE) Allows certain types of development near Mont Pinnacle	Replaces PAE with the integrated project concept in the Zoning By-law. This project allows the development of small residential areas in zone CONS-2 only. Special provisions regulate construction and land development, e.g., <ul style="list-style-type: none">One single private access road, maximum 300 m long and 9 m wideAt least 60% of land area must be preserved in its natural stateSubject to the Architectural Installation and Integration Plans (PIAA).	Comply with the MRC’s Land Use and Development Plan Regulate and minimize residential development in zone CONS-2 while enhancing the municipality’s tax base
Residential construction Permitted along existing roads only.	Prohibits the construction of new public roads No construction in areas with slopes exceeding 30%.	Comply with the MRC’s Land Use and Development Plan

MONT PINACLE AND VILLAGE CORE

Current	Draft by-law	Reasoning and comments
Intergenerational dwelling units Must be occupied by a family member of the owner of the residence	Renames “Supplemental dwelling units” Removes provisions requiring a family relationship Removes the obligation to renovate after two years of sitting vacant.	From the Strategic Plan Allow some flexibility in how certain dwelling units are occupied and provides a solution for people seeking a smaller dwelling who do not to leave Frelighsburg (e.g., seniors and single people) Allow more people to live in the village core
Accessory dwelling unit Prohibited	An accessory dwelling unit (ADU) is an additional housing unit located in a building that is detached from the main residence Permits ADUs in backyards in zones Ra-15 (north of the urban perimeter) and Rb-19 (southeast of the urban perimeter) Permits ADUs outside the village core in zones AF-1, AF-2, AF-3, AF-30, AF-31, RF-5 and CONS-2 (zones where single-family detached dwellings are permitted), without exceeding 50% of the main dwelling’s surface area.	Promote balanced soft densification Comply with the MRC’s Land Use and Development Plan
Hobby farms and small animal husbandry No provisions	Permitted with restrictions in white zones outside the agricultural zones and the urban perimeter <ul style="list-style-type: none">Max.: 40 animals<ul style="list-style-type: none">20 anatids (ducks) and/or galliformes (e.g., chickens and quails)20 leporids (e.g., rabbits)If lot > 5,000 m²:<ul style="list-style-type: none">5 large animals permitted (e.g., horses, pigs or goats) Adds regulations around raising chickens within the urban perimeter (e.g., roosters prohibited).	From the Strategic Plan Larger lots often not used for farming
Artisan’s workshop Only permitted in an outbuilding, occupying up to 100% of its surface area	Permitted in an outbuilding (100% of the building surface area) Permitted in the main building, up to 25% of its livable surface area	From the Strategic Plan Promote local artisans and craft activities that require little space and on lots with no outbuildings