



## Bristol Municipality

# By-Law Amending the Zoning By-Law Modifying the Provisions Affecting Norway Bay

## By-Law Number 312A.2 *Third Draft*

<b>Notice of motion:</b>	_____	May 4 <sup>th</sup> 2026
<b>Notice of public consultation:</b>	_____	June 3 <sup>rd</sup> 2026
<b>Public consultation:</b>	_____	June 17 <sup>th</sup> 2026
<b>Adoption of by-law:</b>	_____	2026
<b>Coming into force:</b>	_____	202?

**Presented and produced by the Municipality of Bristol and Urbec Concepts enr.**

**WHEREAS** it is essential to ensure that the zoning by-law meets the objectives sought by the municipality;

**WHEREAS** the Norway Bay sector is recognized as an urban “local centre” within the meaning of the revised development plan of the MRC Pontiac and that this same plan prioritizes this sector for the vitality of the municipality;

**WHEREAS** the Norway Bay area is landlocked by the provincial agricultural zone and is not served by water or sewer services;

**WHEREAS** this by-law aims to regularize existing non-residential uses in the Norway Bay sector in addition to adding a zone allowing commercial use of the professional and retail service trade type, in order to encourage the emergence of local businesses and local development;

**WHEREAS** the «Loi sur l’aménagement et l’urbanisme» (LAU) allows for the adoption of a zoning by-law and its amendment if necessary;

**WHEREAS** a notice of motion and presentation of First Draft By-Law 312A.2 was given on March 3, 2025 and the first draft of By-Law 312A was adopted at the same date;

**WHEREAS** a public consultation on the by-law was held on August 26, 2025 ;

**WHEREAS** a notice of motion and presentation of the second draft of By-Law 312A.2 was deposited on March 2<sup>nd</sup> 2026;

**WHEREAS** the third draft of By-Law 312A.2 was adopted on May 4<sup>th</sup> 2026;

**WHEREAS** a public consultation on the by-law was held on August 26, 2026 ;

**THEREFORE**, it is motioned by \_\_\_\_\_ seconded by \_\_\_\_\_ and unanimously resolved that this by-law be adopted and enacted and decreed as follows:

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## **CHAPTER 1    Declaratory and Interpretative Provisions**

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### **1.1    Preface**

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The preface to this by-law forms an integral part thereof.

### **1.2    Legal Framework**

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The «*Loi sur l'aménagement et l'urbanisme*» (LAU) prescribes in its articles 123 and following that a municipality may modify its urban planning by-laws, in accordance with the MRC development plan in force on the territory.

### **1.3    Title and Number of the By-Law**

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This by-law is entitled “By-Law Amending the Zoning By-Law Modifying the Provisions Affecting Norway Bay” and bears Number 312A.2.

### **1.4    Repeal and Replacement**

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This by-law repeals and replaces any previous provision that is incompatible with this by-law.

### **1.5    Subjected Territory**

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This by-law applies to the areas of the Municipality of Bristol Zoning By-Law No. 312A.1 which are referred to in this by-law.

If By-Law number 312A.1 were to be repealed and replaced, this by-law will apply to the areas provided for in the new zoning by-law, taking into account the necessary adaptations.

## **CHAPTER 2      Amendment of the Zoning By-Law**

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### **2.1      Amendment of Chapter 1 to Amend the Zoning Plan in the Annex**

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The section entitled “Annex Documents” of Chapter 1 of Zoning By-Law No. 312A-1 is amended to include the following changes to the zoning plan:

1. Creation of a new zone identified as “LC-900”;
2. Creation of a new zone identified as “LC-901”;
3. Expansion of Zone LC-703 as follows:
  - a. To the West side of White Avenue;
  - b. Moving the Northern boundary of the zone to exclude properties on Second Line Road;
  - c. Moving the Western boundary of the zone to exclude properties on Wharf Road;
4. Modification of the boundaries of Zone LC-704 as follows:
  - a. Moving the Western boundary to the East side of White Avenue;
  - b. Moving the Northern boundary to exclude properties on Second Line Road;
5. Modification of the boundaries of Zone LC-701 as follows:
  - a. Moving the Eastern boundary to exclude properties on Wharf Road;
6. Modification of the boundaries of Zone LC-702 as follows:
  - a. Moving the Eastern boundary to exclude properties on Wharf Road;
7. Dissolution of Zone LC 705 and amalgamation with Zone LC-703;
8. Dissolution of Zone LC-709 and amalgamation with Zone LC 703;
9. Dissolution of Zone LC-901 and amalgamation with Zone LC-900;
10. Dissolution of Zone LC-707 and amalgamation with Zone LC-900;
11. Dissolution of Zone LC 708 and amalgamation with Zone LC-900;
12. Dissolution of Zone LC 713 and amalgamation with Zone LC-900;
13. Dissolution of Zone LC 706 and amalgamation with Zone LC 704;
14. Dissolution of Zone LC 710 and amalgamation with Zone LC 704;
15. Dissolution of Zone LC 711 and amalgamation with Zone LC 901.

Consequently, the section of the current zoning plan corresponding to the description listed above is replaced by the new zoning plan in Appendix A of this by-law.

### **2.2      Amendment of Chapter 1 to Modify the Specification Grids in the Annex**

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The article entitled “Annex Documents” of Chapter 1 of Zoning By-Law Number 312A-1 is amended to include the following changes to the specification grids:

1. Addition of the following uses in the newly created LC-900 zone by this by-law:
  - a. R1 (1-Residential Unit)
  - b. P (Public Infrastructure)
  - c. COM1
  - d. C1
  - e. C2
  - f. C3
  - g. T
  
2. Addition of the following uses in the newly created LC-901 zone by this by-law:
  - a. R1 (1-Residential Unit)
  - b. P (Public Infrastructure)
  - c. COM1
  - d. C1
  - e. C2
  - f. C3
  - g. T
  
3. Addition of the COM1 Community Use in the LC-703 zone;
  
4. The provisions applicable to the LC-712 zone are not modified.

Consequently, the specification grids in force corresponding to the description listed above are replaced by the specification grids in Annex B of this by-law.

## **CHAPTER 3      Procedures, Sanctions and Recourse**

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### **3.1      Procedures, Sanctions and Recourse**

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Failure to comply with one or more articles of this by-law, the conditions provided for in a Municipal Council resolution adopted under this by-law or any permit or certificate issued under this by-law may result in the procedures, sanctions and remedies contained in the zoning by-law in force.

The procedures, sanctions and remedies contained in the by-law on permits and certificates apply as if they were reproduced here in full.

### **3.2      Coming into Force**

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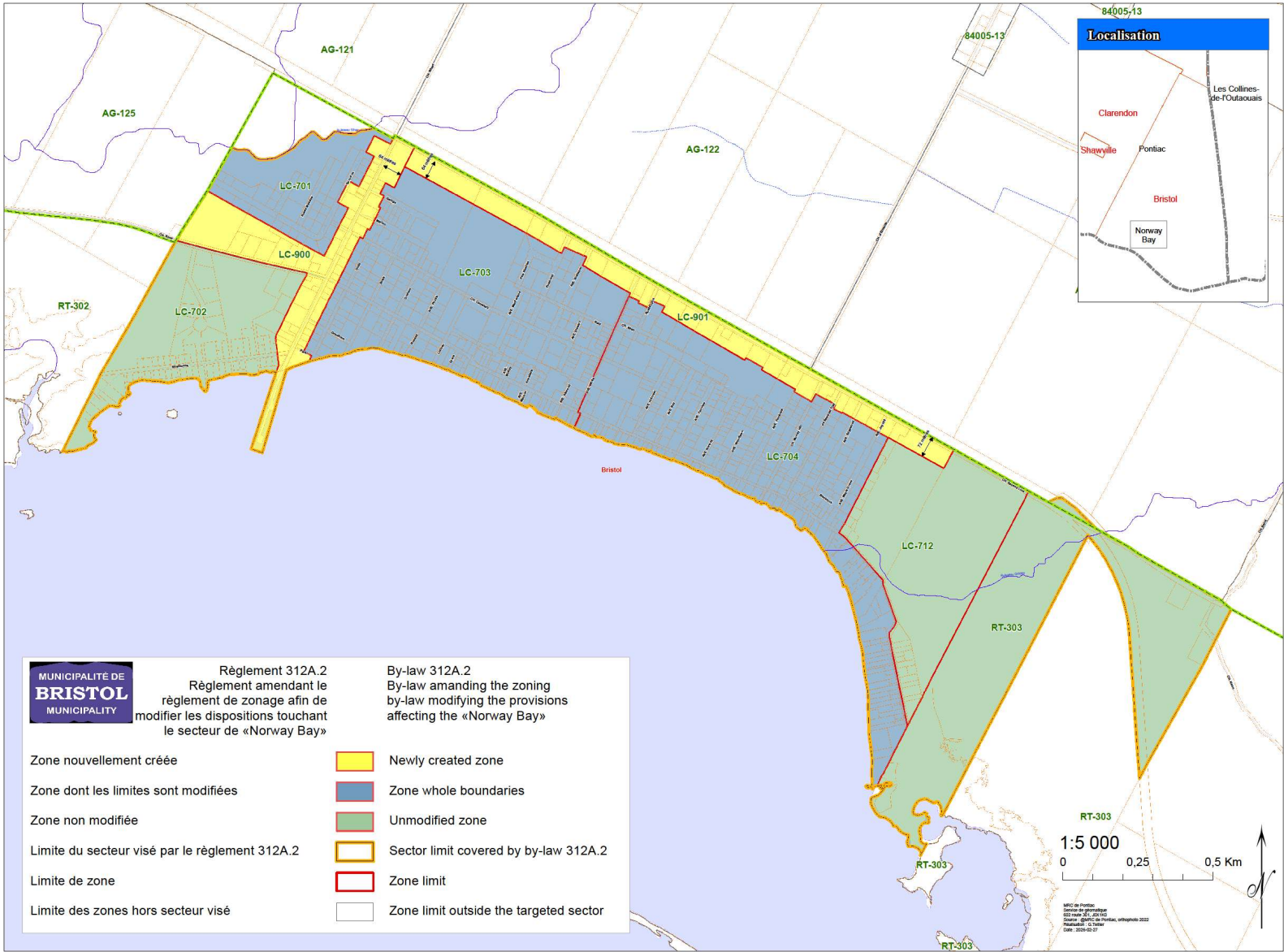
This by-law will come into force in accordance with the Law.

Adopted unanimously in Bristol on \_\_\_\_\_

\_\_\_\_\_  
Christina Peck  
Director General

\_\_\_\_\_  
Valerie Twolan Graham  
Mayor

**ANNEX A**



## ANNEX B

PROVISIONS AND ZONE NUMBERS		301	302	303	304	305	401	501	502
DOMINANT USE		AG	RT	RT	RT	RT	LC	AG	AG
<b>RESIDENTIAL USE CATEGORY:</b>									
1 Housing Unit	R1	X	X	X	X	X	X		
Mobile Home	RM	X							
<b>COMMERCIAL USE CATEGORY:</b>									
Commercial-Bed & Breakfast	C1								
Commercial-Recreo-Tourism & Arts & Crafts	C2		X	X		X	X		
Commercial- Professional, Services & Retail Sales	C3						X		
Commercial-Trade	C4								
Commercial-Recycling of Automobiles	C5							F*	
Commercial-Entertainment Premises	C6							F*	
Commercial-Flea Market	C7								
<b>COMMUNITY USE CATEGORY:</b>									
Installations Recreational, Cultural & Services	COM1			X			X		
<b>PUBLIC USE CATEGORY:</b>									
Public Infrastructures	P						X		
In-Trench Disposal Site	P1								X
<b>INDUSTRIAL USE CATEGORY:</b>									
Industrial-Light and Factory	I1							F*	
Industrial-Heavy	I2								
<b>EXTRACTION USE CATEGORY:</b>									
Extraction	EX			X		X			
<b>AGRICULTURAL &amp; FORESTRY USE CATEGORY:</b>									
Agricultural	A	X						X	X
Forestry	F	X						X	X
<b>TEMPORARY USE CATEGORY:</b>									
Temporary Use									
<b>MINIMAL STANDARDS:</b>									
	T	X	X	X	X	X	X	X	X
Front Margin – Principal & Secondary Buildings		8	8	8	8	8	8	8	8
Lateral Margin - Principal Building		2	2	2	2	2	2	2	2
Rear Margin - Principal Building		2	2	2	2	2	2	2	2
Set-Back Margin-Route 148-Art.4.4.2		15	15	15	15	15	15	15	15

### SPECIAL PROVISIONS APPLICABLE: (F\* - Future)

- 1) Zone 501-Lot 13A,Rg. 5 -CPTAQ Authorization--July 5, 1994-File # 209455 - Light Industrial-(I1-Pending MRC) (C5 & C6-MRC & CPTAQ Authorization
- 2) Zone 502-Lot 16B-1,Rg. 7-CPTAQ Authorization -May 27, 1986-File # 103306-non-agric.use
- 3) Zone 302- Strictly Pine Lodge Property -C2 & C3-Lots Pt.4A, Pt. 5, & Pt.6, Rg. 1
- 4)AG- Houses & Mobile Homes not related to farming operations need authorization for non-agricultural use

<b>PROVISIONS AND ZONE NUMBERS</b>		<b>601</b>	<b>701</b>	<b>702</b>	<b>703</b>	<b>704</b>	<b>712</b>	<b>900</b>	<b>901</b>
<b>DOMINANT USE</b>		<b>IN</b>	<b>LC</b>	<b>LC</b>	<b>LC</b>	<b>LC</b>	<b>LC</b>	<b>LC</b>	<b>LC</b>
<b>RESIDENTIAL USE CATEGORY:</b>									
1 Housing Unit	R1		X	X	X	X	X	X	X
Mobile Home	RM								
<b>COMMERCIAL USE CATEGORY:</b>									
Commercial-Bed & Breakfast	C1						X	X	X
Commercial-Recreo-Tourism & Arts & Crafts	C2						X	X	X
Commercial - Professional, Services & Retail Sales	C3						X	X	X
Commercial-Trade	C4								
Commercial-Recycling of Automobiles	C5								
Commercial-Entertainment Premises	C6								
Commercial-Flea Market	C7								
<b>COMMUNITY USE CATEGORY:</b>									
Installations Recreational, Cultural & Services	COM1				X			X	X
<b>PUBLIC USE CATEGORY:</b>									
Public Infrastructures	P							X	X
In-Trench Disposal Site	P1								
<b>INDUSTRIAL USE CATEGORY:</b>									
Industrial-Light and Factory	I1	X							
Industrial-Heavy	I2	X							
<b>EXTRACTION USE CATEGORY:</b>									
Extraction	EX	X							
<b>AGRICULTURAL &amp; FORESTRY USE CATEGORY:</b>									
Agricultural	A								
Forestry	F								
<b>TEMPORARY USE CATEGORY:</b>									
Temporary Use	T	X	X	X	X	X	X	X	X
<b>MINIMAL STANDARDS:</b>									
Front Margin – Principal & Secondary Buildings		8	8	8	8	8	8	8	8
Lateral Margin - Principal Building		2	2	2	2	2	2	2	2
Rear Margin - Principal Building		2	2	2	2	2	2	2	2
Set-Back Margin-Route 148-Art.4.4.2		15	15	15	15	15	15	15	15

**SPECIAL PROVISIONS APPLICABLE**

1) Zone 712-C2 & C3 - Norway Bay Golf Course-Lots Pt.13A, Pt.13B & 14, Rg. 1(Including Subdivided Lots)