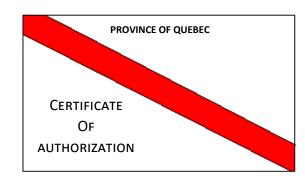
Municipality of Saint-Gabriel-de-Valcartier



PLANNING DEPARTMENT

THE CERTIFICATE
OF AUTHORIZATION



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THE CERTIFICATE OF AUTHORIZATION

Are you planning to start a project on your property?

Some actions are prohibited without first obtaining a certificate of authorization.

On the next page is a table that will help you determine what type of work requires a certificate.

N.B. When a certificate of authorization is not required, it is still necessary to comply with the applicable provisions and inclusions of the planning by-law in force.

Projects/Works	Cost
Any cutting of trees or timber, for	See
private or commercial use.	
Change/addition of a main or secondary usage	\$50
Without any construction, demolition or renovation work. Otherwise, a building permit is required.	
Excavation and/filling or backfilling of soil	\$50
Exceptions: ◆ Building of a road with all proper authorizations ◆ A construction with foundation ◆ Landscaping with a drop of no more than 2 meters. The topography of the land must remain the same ◆ No excavation or filling of any kind close to a body of water (brook, river, lake, wetlands etc.)	
Moving or demolishing a building	\$25
It is the only way possible to have a building removed from the assessment role of a property on your municipal evaluation.	
Construction, installation or moving of any type of display or advertisement	\$25
Any personal, commercial or industrial display or postage requires a certificate. There are no acquired rights on this subject.	
Any usage or temporary construction	\$25
A temporary usage or construction requiring a certificate always has a limited duration.	

Any work, construction, structure in

close proximity to water

\$50

REQUIRED DOCUMENTS

Contact the municipal inspector to obtain the list of documents required to obtain and follow-up on a certificate of authorization.

Any violation or failure to obtain a certificate before, after, or during the works is considered an infraction and renders the person responsible of the violation subject to fines or judiciary actions.

TYPE OF CONTRAVENTION	MINIMUM FINE	MAXIMUM FINE
First infraction:		
Person	\$200	\$1000
Legal entity	\$300	\$2000
Repeat offense within two years of first offense:		
Person	\$400	\$2000
Legal entity	\$600	\$4000

Fines related to timber cutting:

A contravention of the legislative provision on the felling of trees is punishable by a minimum fine of \$500. In the case of felling over an area of less than one hectare, a minimum fine of \$100 and up to \$200 per tree will be added to the basic minimum fine of \$500 for each tree illegally felled to a maximum of \$5 000. If the cutting of trees affects an area of one hectare or more, in addition to the minimum fine of \$500, a minimum fine of \$5 000 up to a maximum of \$15 000 per cleared hectare and for each partly cleared hectare, a minimum fine of \$100 to \$200 per tree illegally felled up to a maximum fine of \$5 000. For repeat offenses, these amounts are doubled.

Note: In case of discrepancy between this brochure and the official by-law text, the latter shall prevail.