

BY-LAW 605-2016

**BY-LAW 605-2016 WITH RESPECT TO THE SITE PLANNING AND
ARCHITECTURAL INTEGRATION PROGRAM FOR THE DOMAINE DES
CHUTES**

WHEREAS the Act respecting land use planning and development enables a local municipality to supervise the site development and architectural integration with the help of a specific by-law on the subject;

WHEREAS the Municipality considers that supervision of the site development and architectural integration of the site is necessary for the quality of the built environment and the surroundings;

WHEREAS the tabling of the project by-law 605-2016 with respect to the site planning and architectural integration program;

WHEREAS the public consultation held on April 29, 2016 on the project by-law 605-2016;

WHEREAS the notice of motion given on May 10, 2016 announcing the adoption of the by-law at a subsequent date;

It is

Moved by : Brian Middlemiss
Seconded by : Thomas Howard

AND RESOLVED to adopt the following :

**BY-LAW 605-2016 WITH RESPECT TO THE SITE PLANNING AND
ARCHITECTURAL INTEGRATION PROGRAM FOR THE DOMAINE DES
CHUTES**

CHAPTER 1.
DECLARATORY AND
INTERPRETATIVE PROVISIONS

SECTION 1: DECLARATORY PROVISIONS

1. TITLE OF THE BY-LAW

The by-law is entitled "by-law pertaining to the site planning and architectural integration programs".

2. SUBJECTED TERRITORY

The by-law applies to the following zone(s), part(s) of zone(s), sector(s):

1° Domaine des Chutes project as delimited in the ATTACHED PLAN (PIIA-01)

3. SUBJECTED INTERVENTIONS

The interventions subjected to the implementation of the present by-law are the following:

1° The construction of a main building, an accessory building or any work of any nature whatsoever;

2° The exterior renovation of a main building, an accessory building or any work of any nature whatsoever, except for the maintenance work designed to replace any authorized material of the same type;

- 3° Any addition to a main building, to an accessory building or to any work of any nature whatsoever ;
- 4° Any project that involves planting or cutting one or several trees ;

SECTION 2: INTERPRETATIVE PROVISIONS

4. RULES OF PRECEDENCE

In case of any incompatibility between two regulatory provisions, the specific provision prevails over the general provision.

In case of any divergence between two provisions, the most restrictive one shall apply.

5. TERMINOLOGY

For the interpretation of the by-law, unless the context indicates otherwise, all terms have the meanings assigned to them in *By-law number 176-01 pertaining to the Administration and interpretation of planning regulations*. If a word or a term is not specifically defined, it must be interpreted as per its common dictionary definition.

SECTION 3: ADMINISTRATIVE PROVISIONS

6. IMPLEMENTATION OF THE BY-LAW

The designated civil servant is responsible for the implementation of the by-law.

7. POWERS AND DUTIES OF THE DESIGNATED CIVIL SERVANT

The powers and duties of the designated civil servant are defined in *By-law number 176-01 pertaining to the Administration and interpretation of planning regulations*.

8. RECOURSE, SANCTIONS AND LEGAL PROCEEDINGS

The provisions related to recourse, sanctions and legal proceedings are those provided in *By-law number 176-01 pertaining to the Administration and interpretation of planning regulations*.

9. INFORMATION AND DOCUMENTS REQUIRED

Any application under this by-law must include the information related to the distance of a construction or a planned structure:

- 1° In relation to property lines ;
- 2° For any existing or planned structure within the same site, as well as on adjoining sites;
- 3° For any existing or planned access;
- 4° From a water course ;
- 5° For any combination of forests or trees on the same site, or on an adjoining site;

Any application under this by-law must include the information related to the volume measurement, notably:

- 1° A 3 dimension (3D) model highlighting the object of the request compared to the other planned or existing elements ;

Any application under this by-law must include the information related to any cutting or planting of trees:

- 1° An inventory of existing trees and a presentation of the countervailing measures (plantations) if there is a cut;

Any application under this by-law must include the information related to all architectural details and color selections:

- 1° Of the planned building or structure;
- 2° Document allowing a comparison of architectural elements of the planned structures with the current styles, on the same site and on adjoining ones;

PROCESSING AN APPLICATION

All applications must comply with the following procedures for approval:

- 1° Filing of the documents required under this by-law;
- 2° Fees required for analyzing and processing the application;
- 3° Transfer of the application to the Planning Advisory Committee (PAC) for study and recommendations ;
- 4° Proceedings of the Municipal Council;
- 5° Issuance of the permit, if applicable.

CHAPTER 2.

OBJECTIVES AND CRITERIA FOR A SUBJECTED PROJECT

SECTION 1: ARCHITECTURAL INTEGRATION AND HOMOGENEITY OF THE BUILT ENVIRONMENT

11. OBJECTIVES AND CRITERIA RELATING TO THE ARCHITECTURAL INTEGRATION AND HOMOGENEITY OF THE BUILT ENVIRONMENT

The projects are evaluated for the purpose of observing the objectives and criteria found in the following table:

TABLE 1

OBJECTIVES	ASSESSMENT CRITERIA
1- To favor a harmonious layout of templates and volume measurements of the buildings.	<ol style="list-style-type: none"> a) Avoid architectural replicas between main buildings on two adjoining or neighbouring lots; b) The volume measurement of a building must be in step with the context in which it falls in, and must not show any sudden deviations from the existing heritage on adjoining lots; c) The main buildings set on angular properties within a development project must be located as much as possible, on an angle of approximately 45 degrees.
2- To favor exterior finishes that are inspired by the surrounding environment.	<ol style="list-style-type: none"> a) The colors chosen must correspond with natural earth-tone colors: i.e. tints of brown, black and red representing the soil, and tints of green representing the vegetation; b) The preferred materials used for exterior finishes are brick, stone and wood; c) A maximum of 3 color tones are authorized; d) The architectural treatment should be consistent on at least 2 of the building's façades; e) The architectural treatment of accessory buildings must be similar to the main building, with the possibility of using only one material of one color tint.

SECTION 2: VISUAL OPENINGS ONTO THE GATINEAU PARK

12. OBJECTIVES AND CRITERIA RELATING TO VISUAL OPENINGS ONTO THE PARK

The projects are evaluated for the purpose of observing the objectives and the criteria found in the following table:

TABLE 2

OBJECTIVES	ASSESSMENT CRITERIA
To favor, whenever possible, a visual opening onto the Gatineau Park.	<p>a) The height of accessory buildings such as a garage or a shed shall not exceed 50% of the height of the main building;</p> <p>b) The axis of the main building shall, as much as possible, be on the same central axis perpendicular to the front property line.</p>

SECTION 3: PROTECTION OF THE ENVIRONMENT AND NATURAL AREAS

13. OBJECTIVES AND CRITERIA RELATING TO THE PROTECTION OF THE ENVIRONMENT AND NATURAL AREAS

The projects are evaluated for the purpose of observing the objectives and the criteria found in the following table:

TABLE 3

OBJECTIVES	ASSESSMENT CRITERIA
1 To promote a location that fosters respect for the natural environment.	<p>a) The location of buildings allows to maximize the preservation of mature trees and the existing plant cover;</p> <p>b) Opt for hedges as plant screens instead of fences between adjoining properties;</p> <p>Opt for layouts that will minimize access to the stream;</p> <p>The <u>only</u> access to a property is via its main access road (driveway).</p>
2° Favor technologies and options that are friendly to the environment and natural areas.	<p>a) The supply of potable water and the disposal of wastewater must have a minimum impact on the natural environment and groundwater reserves;</p> <p>b) The use of renewable energy is strongly encouraged. Eg.: solar panels;</p> <p>c) Environmental initiatives, such as composting equipment, Green living roofs or the use of DEL lights are encouraged.</p>

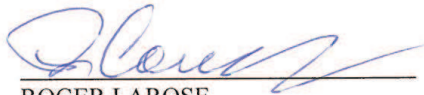
OBJECTIVES	ASSESSMENT CRITERIA
3° Mitigate sources of visual pollution on the surrounding environment.	<p>c) The exterior lighting of properties must be localized, and any dispersal of light beams towards the sky or other properties must be avoided;</p> <p>b) Any telecommunication equipment must not be visible from the public road;</p> <p>Any modification to the topography of the natural terrain is prohibited;</p> <p>Signs or postings of any kind whatsoever is prohibited;</p> <p>Construction work cannot extend over a period of more than 18 months.</p>

CHAPTER 3


FINAL PROVISIONS

14. ENTRY INTO EFFECT

The by-law will come into effect according to the Law.



 ROGER LAROSE
 MAYOR



 BENEDIKT KUHN
 DIRECTOR GENERAL

Notice of motion: May 10, 2016
 Adoption: June 14, 2016
 Resolution: 16-06-2799

APPENDIX I

PIIA-01

