



**First draft by-law # 282
modifying urban plan # 200**

Section 1.1 – The planning context

Article 1.- Modification of article 1.1.2

Article 1.1.2 entitled: "The need to revise the Urban Plan" is amended as follows:

By replacing the article and the title of the article, by the following article:

1.1.2 : Revision and modification of the urban plan

The Town of Barkmere adopted its first urban plan in 1988. In the space of 20 years, the territory has evolved, as has the regional planning context and concerns about the environment and environmental protection. So, in the spring of 2008, the Town of Barkmere retained the services of Apur urbanistes-conseils to begin the process of revising its urban plan.

The revision of the urban plan was part of a community participation process. In the summer of 2008, Barkmere citizens met to identify their concerns and expectations regarding the development and enhancement of the Barkmere territory. In addition to municipal civil servants, members of the Comité consultatif d'urbanisme, members of the Comité consultatif en environnement and members of the Municipal Council took part in the process.

Since 2009, and particularly in recent years, significant changes have occurred both within the Town of Barkmere and in its surrounding context:

1. The Laurentians region in general has become more focused on landscape conservation planning, with a new appreciation of the need to create ecological corridors, notably between the Kenauk conservation area in the Montebello region to the south and Mont-Tremblant national park to the north. The Barkmere territory lies along this corridor, and its large tracts of uninterrupted forest cover are essential elements of this corridor;

2. Bark Lake in the Silver Bay area has been invaded by Eurasian water milfoil. This invasive species is often fatal to lakes, choking out other vegetation, preventing swimming and boating activities, and generally reducing property values. However, the Town took up the challenge in 2016 and, thanks to the considerable efforts of its volunteers, tackled milfoil and has succeeded, for the time being, in limiting its numbers to a very reasonable level. This experience has given citizens a better understanding of the importance of water quality and the far-reaching proactive measures that need to be put in place to protect it ;

3. The Covid-19 pandemic has led to a surge in second-home purchases in the Laurentians, driving up property values and, in the case of Barkmere, resulting in about 15% property turnover over a two-year period. In a sense, one in every six families in Barkmere is now new to the community, which has led citizens to seek to "codify" in town by-laws many of the customs and practices that give Barkmere its special character, but which were often not formally recorded in writing. This "codification" exercise requires clarification of certain technical definitions and minor adjustments between the powers of the administration and the rights and obligations of residents with regard to permits and certificates;

4. Forest road standards have changed, so that what used to be a temporary access for periodic harvesting by specialized equipment, about every 20 to 25 years, has now become a more structured access road (multi-use road) that remains in place between cuts and is designed to allow two-lane passage and public access by vehicles not normally designed for off-road terrain.

In this context, the Barkmere community met several times in 2021 and 2022 for consultation sessions to discuss these issues and define a common vision. The outcome was that the development and planning intentions of the 2008 urban plan are still in line with the community's vision.

However, an update of the urban plan is needed to properly present the current situation, strongly support the values of ecological protection enshrined in the community's DNA, and subsequently strengthen the regulatory tools accordingly.

A mandate was therefore awarded to La Boîte d'urbanisme in 2022 to modify the urban plan and draft a concordance bylaw to strengthen urban planning tools in line with the community's vision.

Article 2.- Modification of article 1.1.3

Article 1.1.3 entitled "*Regional issues*" is amended as follows:

1. By deleting the 4th and 5th paragraphs.
2. By adding, after the 3rd paragraph, the following paragraphs:

Issues relating to pressure on natural environments and landscapes :

- *Considerable pressure on the fragile balance of natural environments, leading to the degradation of the natural and landscape qualities of some of them;*
- *The proliferation of Eurasian water milfoil in certain lakes is an example of the negative economic, environmental and social impacts that land development can have;*
- *Accelerated land development in mountainous areas is having a significant impact on the balance of these disturbance-sensitive environments.*

Water deterioration issues :

- *Soil mineralization and the reduction of natural spaces reduce evaporation and the infiltration of rainwater into the soil, increasing the amount of runoff;*
- *Accelerated eutrophication of lakes prevents the consumption of drinking water and limits certain recreational activities.*

Forest resource development issues :

- *Degradation of landscape quality following logging;*
- *Sedimentation of lakes and streams due to forest road development;*
- *Financial and safety issues related to forestry-related transport on municipal roads;*
- *Mechanisms for public consultation on forestry operations that are sometimes complex and not very user-friendly for the general public, which can lead to a certain amount of mistrust and skepticism regarding planned operations.*

3. By replacing the second to last paragraph of Section 1.1.3:

The MRC's Schéma d'aménagement révisé anticipates a certain number of elements that must be to be dealt with by the Town. Specifically, the two assignments stipulated for the territory of Barkmere, namely the "residential and recreational" and the "forestry and conservation" assignments, in which authorized uses as well as certain development and construction rules are expected.

By the following :

The MRC's revised Schéma d'aménagement also provides for a number of elements that the Town will have to work with. In particular, the prescribed land uses for the Barkmere territory, in which authorized uses and certain development and construction rules are set out.

Article 3.- Modification of article 1.1.4.

Article 1.1.4 entitled: "*Studies prior to this planning process*" is amended as follows:

1. By replacing the following sentence in paragraph 2:

This study sought to establish a database on the status of the health of Bark Lake and to allow better management of it.

By the following :

This study, updated in 2013, was intended to establish a database on the state of Bark Lake and to enable better management of the lake.

2. By replacing, in the 4th paragraph, the following sentence:

Finally, the “Environmental Master Plan” was submitted in December 2007 by Biofilia.

By the following:

Also produced by Biofilia, the “Environmental Master Plan” was submitted in December 2007.

3. By adding, after the 4th paragraph, the following paragraph:

A study produced in 2020 by the firm Biodiversité Conseil concurs, as part of an assessment of the ecological interest of land adjacent to Bark Lake. Other studies have been carried out, notably on the health of the lake and the impact of forestry operations on the environment. In particular, the LACtion - étude intégrée du lac des Écorces study, to be carried out in 2021 by the Organisme de bassins versants des rivières Rouge, Petite Nation et Saumon (OBV RPNS), provides a solid basis for understanding the health of the lake and identifying priorities for the coming years to ensure its protection.

4. By replacing, in the 6th paragraph, the following sentences :

Taken together, these three (3) studies form an up-dated reference base. Thus, choices made by Barkmere’s municipal council, by means of the urban plan, are based on the information contained in these studies.

By the following:

All of the above studies are, for the present exercise, a primary reference: the choices made by the Barkmere Town Council through the urban plan are thus based on the information contained in these studies.

5. By repealing the 7th paragraph.

6. By replacing the last paragraph with the following:

It should also be noted that the local planning process has taken into account the orientations and principles set out by the Ministère des Affaires municipales et de l’Habitation and the Ministère des Ressources naturelles et des Forêts with regard to planning and management of public lands, considering that public lands represent approximately 39% of Barkmere’s territory (excluding water bodies).

Article 4.- Modification of article 1.1.5.

Article 1.1.5 entitled: “Territory of Barkmere” is modified as follows:

1. By replacing the 1st paragraph by the following:

The Town of Barkmere is located in the administrative region of the Laurentians and is part of the MRC des Laurentides. Twenty (20) municipalities make up this regional territory, which, according to Statistics Canada data for 2021, is home to 50,777 people, compared with 45,902 in 2016. This represents a population variation of 10.6% between 2016 and 2021. Barkmere's demographic weight on the regional scale is very low, at around 0.16%.

Article 5.- Modification of article 1.1.6.

Article 1.1.6 entitled "Brief Historical Synopsis" is amended as follows:

1. By replacing, in the 8th paragraph, the figure "14" by the figure "15".
2. By replacing the update date "January 2019" with "Summer 2024".

Article 6.- Adding of article 1.1.7.

The following article 1.1.7 entitled "Values and community" is added following article 1.1.6:

1.1.7 : Values and community

The community of Barkmere has long demonstrated its attachment to its territory. Barkmere was incorporated in 1926 under the Cities and Towns Act. The main objective was to protect Bark Lake and its environment from the threats of deforestation, harmful agricultural run-off and over-fishing. These concerns have enabled the town to preserve a lake with crystal-clear waters, surrounded by a natural landscape where the residents' footprint is kept to a minimum. The strong sense of belonging to the area expressed by the population can be explained by the success of the actions taken to protect the quality of the environment, and also by the community's particular way of life, with access to properties mainly via the lake.

In the 19th century, many English settlers migrated north via the Rouge River, which runs through the Laurentians. Many of them came directly from Montreal or southwestern Ontario. Gradually, the English-speaking culture blended with the French-speaking culture to form an entity in its own right, well representative of the people of Barkmere.

The community's properties, land preservation values and way of life have been passed down from generation to generation. In fact, some of today's families have lived in Barkmere for 4 or even 5 generations. New generations are equally committed to protecting the environment, the community and its unique way of life.

One of Barkmere's greatest strengths lies in its ability to preserve a common vision of development within its community. The following consensus values and priorities emerged from the consultation sessions as part of the present urban plan amendment:

i) Protection of the lake's water quality, through proactive measures, including both a continued focus on riparian areas that must remain naturalized, to provide a natural filter, as well as increased protection of the Bark Lake watershed;

ii) the implementation of additional Barkmere forest cover protections, to protect the habitat of species associated with the Barkmere territory, in the "core" protected areas, but also to do our part in ensuring a sustainable ecological corridor between Kenauk and Parc du Mont-Tremblant;

iii) the simplification of rules concerning private roads or other forms of road in Barkmere territory, to eliminate the possibility of extending them or creating new ones;

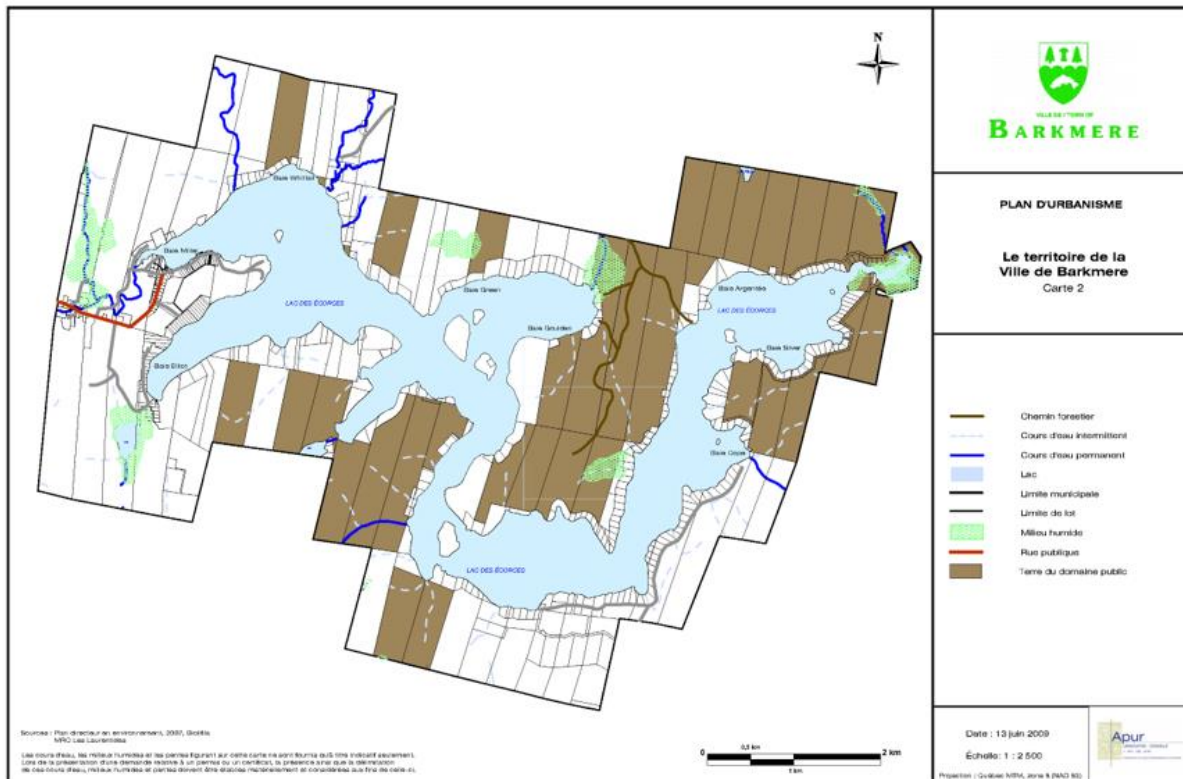
iv) limiting the use of logging roads so that they are only used for harvesting purposes and not as an indirect means of extending the town's road network;

v) the quality of life of the town's citizens, by strengthening protections against the negative visual impact of the built environment, maintaining a low-density, low-impact, low-footprint, high-privacy approach to additional construction, and prescribing, where possible, community behaviors that reflect these sensitivities.

In conclusion, Barkmere is a community with a unique way of life, whose values of environmental protection and cultural preservation are reflected in a strong landscape made up of Bark Lake and its surrounding territory.

Article 7.- Replacing map 2

Map 2 entitled: "Le territoire de la Ville de Barkmere" is replaced by the following map:



Section 1.2 – Components of the territory

Article 8.- Replacement of section 1.2

Section 1.2 entitled: "Territorial Components" is replaced by the following section:

Section 1.2 : Territorial Components

1.2.1 : Population and housing

According to the population decree of the Ministère des Affaires municipales et de l'Habitation (MAMH), the Town of Barkmere had a population of 89 residents in 2008. The most recent Statistics Canada data, from the 2021 census, count 81 permanent residents. However, according to the Town of Barkmere's 2021 list of eligible voters, 209 people would be registered.

Considering the small number of residents on the territory and the confidentiality of the data published by Statistics Canada, only a few data are available, of which here are the main ones (note that the data only reflect the socio-economic reality of permanent residents):

- In 2021, the most dominant age groups are between 55 and 69 for the permanent population. In summer, with seasonal residents, there are more teenagers and children, as well as a greater variety of age groups and occupations;
- In 2006, the number of private dwellings was 207 units, of which 43 would be year-round residences. In 2021, these figures are 230 for private dwellings and 50 for year-round residences. The average number of people per dwelling is 1.9, according to Statistics Canada
- In 2021, of the 50 households in Barkmere, 30 consist of a single person. The number of private dwellings is also equivalent to 50;

- *In 2021, around 45% of citizens know and use both official languages, compared to 40% in 2006. Beyond the numbers, the reality is that the majority of Barkmere's citizens use English, and that its use is fairly stable year-on-year. In the 2000s, German was used by a tiny proportion of the population, but the most recent data show that it is no longer used in general;*
- *In 2006, 50% of residents were active in the labor market. Given the absence of economic activity on the local territory (virtually no businesses, no industry, etc.), residents hold jobs outside the municipal territory;*

The assessment roll can also provide some information on the evolution of the housing situation, as follows:

- *On the roll filed for 2025, there are 181 cottages or vacation homes and 33 dwellings;*
- *From 2008 to 2024, there were 14 new homes on the territory, including 3 on Pointe des Jésuites in 2018.*

Considering the limited availability of space for development (consolidation of unbuilt lots), the need to take environmental issues into account, the history of settlement patterns on the territory and the low number of permits issued for new construction in recent years, it was estimated in 2006 that Barkmere's population growth would be relatively low. The Town foresaw a renewal of the population through the transmission of properties from family to family and the settlement of a few new residents.

However, in recent years, and particularly with the pandemic starting in 2020, there has been a sharp increase in the number of second homes in the Laurentians. In Barkmere, this trend is reflected in: a slight increase in year-round residences in resort areas, paralleled by a decrease in such residences in the village core zone. Otherwise, the majority of permanent residents live in the village, while only a few residences are occupied year-round around the lake.

1.2.2 : The natural environment

The main attraction of the Town of Barkmere is the quality of its natural environment and landscapes. This is made possible, and has been made possible over the years, by a pattern of development that favours very low land-use density, the preservation of natural spaces and increased environmental protection: these three aspects have long been at the heart of citizens' concerns. The preservation of this living environment makes Barkmere unique in the Laurentians.

Barkmere's landscape is dominated by the presence of Lac des Écorces: covering 642 ha, it occupies around 34% of the municipal territory. Bark Lake is an elongated, curved lake with numerous bays, six main islands and 37.1 km of shoreline. In many places, the lake is over 15 meters deep.

Bark Lake is part of a watershed encompassing mainly three municipalities over an area of 7,536 ha (see figure 3, appendix 1): Barkmere, Montcalm and Mont-Blanc. The watershed concept is essential for integrated land management. The findings of the LACaction study carried out by the OBV RPNS in 2021 bear witness to this. The pressures of recreational and tourism development and human intervention (construction, waterfront development, deforestation, road building, etc.) must be considered as a whole in order to minimize the environmental impact on the environment and, consequently, on the Barkmere territory. The Plan régional des milieux humides et hydriques (PRMHH) of the MRC des Laurentides defines Bark Lake and the surrounding wetlands as a priority area for protection.

Overall, Biofilia considers that Bark Lake's water quality is good, and that the lake, including its outflow, "presents no major morphometric or physico-chemical problems". However, the deterioration of the lake is caused by human activities within the watershed. According to Biofilia, "the development of the 300-metre strip around the lake is particularly critical, since the reduction in wooded areas reduces the capacity to filter nutrients and pollutants before they reach the lake". Many of the recommendations are aimed at tightening the current regulatory framework in order to maintain lake quality.

Biofilia also carried out a characterization of the shoreline, which was assessed according to four categories: natural, little disturbed, disturbed and very disturbed (see figure 1, appendix 1). Generally speaking, the lake's shoreline is in very good condition (85% of the shoreline is in its natural state), with little deforestation or disturbance by human activity, and with all the different vegetation strata (herbaceous, shrubby and arborescent). It appears that riverbanks play an essential role in protecting water environments. In a 2013 update, Biofilia concluded that the percentage of natural shoreline had decreased from 85.5% in 2005 to 80.0% in 2013. In terms of wildlife on the water body, two (2) potential spawning areas were identified (northern pike and lake trout), four (4) beaver lodges and one (1) probable turkey vulture nest.

Several small permanent and intermittent streams are also present in the Barkmere territory. Biofilia also inventoried the territory's wetlands (flooded, alder, wet barrens and other swamps). These ecosystems cover 2.7% of the municipal territory and contribute to maintaining biodiversity.

In terms of topography, elevations range from 210 to 450 metres: 25% of the territory is located in areas of high elevation, i.e. above 280 metres. There are also six (6) mountain peaks of interest on the territory. Steep and very steep slopes (gradients of over 20%) are concentrated mainly in the western part of the territory, occupying around 34% of the area (note that data on topography is only available for the territory included in the watershed). Gentle slopes (less than 20%) occupy around 40% of the territory, where most residential development takes place. Steep escarpments and slopes can give rise to a number of environmental problems, including erosion, sedimentation and bank degradation.

The municipal territory is largely wooded (95%). Deforested areas are mainly located along the lakefront, where housing is concentrated, and at the entrance to the municipal territory (see figure 12, appendix 1). For many years, the Town of Barkmere has been working to maintain a uniform forest cover, particularly along the shoreline. The forest stand is predominantly composed of hardwoods and mixed species. Despite the presence of numerous forest stands and public domain lands, few logging operations have been carried out on the municipal territory. However, in recent years, forestry operations have affected the forest cover and led to sedimentation in watercourses, by opening up the territory via new or renovated roads. Finally, Biofilia estimates that a few plants may be likely to be found on the municipal territory and that these species would all be likely to be designated threatened or vulnerable.

In December 2020, a new study was carried out by Biodiversité Conseil. It involved an assessment of the ecological interest of land adjacent to Bark Lake. The site is located to the east of the Barkmere territory, in the Silver Bay sector, on Crown land. The objective of this study was to assess the relevance of implementing protection measures. As a result, the site in question contains mature forests, snags, wetlands and hydric environments, as well as various forest stands, making it a land of very high ecological interest. It is suggested that a protected area or nature reserve be established to ensure the protection of these natural environments.

In one of Biofilia's studies, the firm assessed the area's potential for recreation, forestry and wildlife conservation. To this end, "two types of forest stands are considered rare and four stands are considered very old. The absence of previous forest harvesting in most of this sector [reference to sector 4 of the study - eastern part of the territory] has greatly contributed to the conservation of the habitats that can be observed today. For these reasons, a request for recognition as an Écosystème Forestier Exceptionnel (EFE) was sent to the Ministère des Ressources naturelles et des Forêts in order to indefinitely protect the wildlife and plant habitats found there". The Town of Barkmere received a favourable response to this request, although the area covered has been reduced compared to the original application.

Biofilia also analyzed habitat quality for ten wildlife species (Habitat Quality Index). "The purpose of these indices is to facilitate the evaluation of habitat quality. For a wildlife species, the HQI makes it possible to assess the habitat potential of forest stands, more specifically in terms of stand composition and structure". Figure 14 (see Appendix 1) shows higher indices for certain wildlife species, notably pileated woodpecker, ruffed grouse, moose, beaver and white-tailed deer (a high HQI corresponds to stands with high ecological values).

At the regional level, the MRC des Laurentides has identified and mapped white-tailed deer habitat in the south of the territory. To complete and update this information, Biofilia assessed the deer's potential use of the municipal territory, considering use for food, shelter or both. Figure 16 (see Appendix 1) shows the results of this analysis. According to Biofilia, "the eastern part of the territory offers better habitat potential than the western part". Finally, Biofilia

superimposed the ten HQIs to generate a combined HQI. Once again, the eastern part of the territory offers better potential for all wildlife species than the western part.

All the elements that make up the natural environment - water bodies, riverbanks, forest cover, wildlife and plant habitats, wetlands, topography, etc. - are interrelated and must be considered as a whole from an environmental protection perspective. Sensitive areas, such as erosion and sedimentation zones, water bodies, riverbanks, steep slopes, etc., require special attention to maintain the quality of the environment, where human activities (construction, infrastructure, deforestation, etc.) must be minimized.

In this context, Biofilia proposes a series of recommendations concerning the conservation of biodiversity, protection of the hydrographic network, control of residential development, deforestation constraints and restrictions on road construction. Among these recommendations is the creation of a “biological corridor in areas of high wildlife potential, to enhance land protection efforts”.

Essentially located in the eastern part of the territory, the proposed biological corridor links up with one of the region's major ecological reserves, the Jackrabbit Ecological Reserve, one of the provincial reserves recognized by the Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs. Located on the Montcalm territory, this site protects 750 hectares of ecosystems. The Ecological Reserve is also adjacent to the Parc éco Laurentides (CTEL) of the MRC des Laurentides. Biofilia recommends, in its Environmental Master Plan, that the City acquire certain lands forming part of the corridor and encourage current owners (MRNF and private landowners) to protect them in various ways (ecological reserve, voluntary conservation, private stewardship, etc.).

The natural environment is illustrated on maps 4-A and 4-B (areas to be protected).

1.2.3 : Provincially-owned land

Approximately 39% of the territory is occupied by public lands (excluding water bodies). The majority of these are under the jurisdiction of the Ministère des Ressources naturelles et des Forêts (MRNF). Since 2004, recreation in the greater Laurentians region has been governed by the Plan régional de développement du territoire public des Laurentides, produced by the MRNF.

Overall, the Town of Barkmere wishes to ensure that public lands remain free of construction and cottaging, and that forestry roads do not provide access to private property, but serve only the needs of the State in terms of forestry operations. These areas, mainly concentrated in the northern part of the territory, contribute to maintaining Barkmere's natural attractions, preserving biodiversity and protecting the water body. Opening up these areas would create significant pressure on the development of the territory, and would entail considerable costs and environmental impacts.

The report “Harmonisation des usages forestiers dans le bassin versant du lac des Écorces” (Harmonization of forestry uses in the Bark Lake watershed), produced by Biofilia, sets out a number of recommendations for forestry interventions on public land. The results of the inventory show that this sector has the best conservation potential of the entire study area”. Few forestry operations have been carried out on public land in recent years. In addition, the Town applied to the MRNF for EFE recognition, which was partially granted in 2010.

In 2013, the overhaul of the forestry regime resulting from the Coulombe commission meant that forestry planning was no longer carried out by the industry, but directly by the Ministère des Ressources Naturelles et des Forêts (MRNF). However, this change has no impact on the Forest Act or the Sustainable Forest Development Act. It is in these two laws that we find the framework for the implementation of forest roads on public land. In other words, this reform does not allow the Town to ensure better management of these lands. What's more, once the roads have been built, they become public property and are used by cottagers, who were much more numerous during the pandemic and its aftermath.

1.2.4 : The built environment

The Town of Barkmere's built environment reflects its history and development pattern. Indeed, the residential and resort function dominates the landscape along Bark Lake.

The area can be divided into three main sectors. On the one hand, there is the village core sector, which represents the Town's "gateway" along Chemin Barkmere, and is home to residences, municipal and public facilities. Density is higher here.

On the other hand, the area around Bark Lake, where the topography permits, is occupied by residential and cottage uses. Only a few residences are occupied year-round. Traditionally, buildings have been built directly on the water's edge, preserving as much vegetation as possible and preserving the banks. The opening up of the territory to "second tier" construction, and thus to land-based access routes, represents a major challenge for the preservation of the natural and landscaped character of this part of the town.

It should be noted that a former vacation home for the Jesuit religious congregation can be found on Pointe des Pères Jésuites, which extends over a large property.

Finally, the third sector covers the remainder of the territory, most of which is provincially-owned Crown land. Very few buildings are present here, and forestry and conservation activities dominate.

The first residence officially established on Barkmere territory dates back to 1910, according to the roll. However, there are older buildings dating from 1898 and earlier on the territory. Overall, more than 80% of homes were built before the mid-1980s, mainly in the 1960s and 1970s. Construction before and after these years has tended to slow down. Residences are built in isolation, with heights of up to 2 storeys. In some areas, owners have retained the "cottage" look of the buildings, with wood construction, large windows and pitched roofs. While some residences are more modest in appearance, recent constructions and homes that have undergone renovation borrow from a variety of architectural styles. At present, particular attention is paid to the size of authorized buildings in terms of visual perspectives and landscapes. From 2003 to 2008, 21 building permits were issued for new homes. From 2008 to 2024, there were 14 new homes built in the territory.

According to the Town's property assessment roll back in 2007-2009, the average value of residences was \$209,064, compared with \$524,977 on the assessment roll filed for 2025. Compared with the last roll, property values have increased, as is the case for many municipalities in the Laurentians region. The standardized property assessment (RFU) has also increased, rising from around \$19 million in 1998 to around \$79 million in 2008, and to \$88 million in 2020. The quality of the natural environment, landscapes and unique character of the town are among the factors that have contributed to the increase in property values in recent years. However, these qualities are threatened by the form of recent residential development. New homes tend to have larger footprints.

1.2.5 : Access to the territory

As indicated, the municipal territory is accessible via Route 327 from the Ville de Mont-Tremblant and Route 364 from the Ville de Saint-Sauveur. Within the territory, the road network is largely undeveloped, as the preferred means of transportation is by boat. Particular attention is therefore paid to the installation of individual docks along the shoreline, especially in terms of their location and design.

In terms of roads, Chemin Barkmere, which runs through the village core, is a regional road under the jurisdiction of the Ministère des Transports du Québec (MTQ). In 2008, the MTQ carried out major rehabilitation work on the road and the Barkmere bridge. Although the main access is by boat, some lakeside residences are also accessible from the municipality of Montcalm (via its Duncan and Cerf roads) and from Patry, Des Arcanes, Des Jésuites and Rosie roads in Barkmere. Considering the main accessibility to the territory via Bark Lake, the impacts on the environment as well as the financial impacts for the maintenance of a road network and a limited municipal budget, the Town of Barkmere does not wish any new roads or other forms of streets on its territory. The MRC des Laurentides interim control bylaw number 408-2024 prohibits any cadastral operation aimed at creating a new road or extending an existing one.

1.2.6 : Infrastructure and equipment for community use

Given Barkmere's small population and limited needs, there is limited infrastructure and facilities for community use. Here are the main findings:

- *In 2016, the Town inaugurated its new Town Hall and Community Centre, significantly improving municipal infrastructure, providing a greater sense of permanence to Town functions and improving the ability of seasonal and permanent village residents to participate together in community activities. Note that boat cleaning facilities are located in this area;*
- *Public safety services are provided by the Sûreté du Québec, while fire safety services are provided under a joint agreement with a neighbouring municipality;*
- *The Town owns a small dam, located in the Baie Labrosse sector, used to control the water level of Bark Lake. In the past, the provincial government was responsible for the dam. Barkmere now maintains the dam and ensures that the equipment operates smoothly. The dam itself has been rebuilt, except for the dike on either side. Climate change will undoubtedly force the Town to carry out further renovations, including raising the dikes;*
- *In recent years, several efforts have been made to manage residual materials on the territory, as well as waste collection. Residents are now asked to deposit their garbage and recyclables in the new container area at the entrance to the lake;*
- *There is no municipal infrastructure (water supply and sewage) on the territory: homes are serviced by independent wastewater treatment systems and obtain their drinking water from Bark Lake (some are also equipped with a water catchment system). Residents are responsible for emptying their own septic systems. Particular attention is paid to compliance with the regulatory framework for septic systems, given their impact on the water body and shoreline;*
- *Only a handful of homes are served by the electrical grid: the majority of residents use solar energy and gas. A 735 kV transmission line runs along the northeastern edge of the territory. An additional transmission line has been added by Hydro-Québec on the same route as the 735kV line;*
- *The Town has purchased new docks and a shed on Goulden Island. These facilities are now the responsibility of the municipality, although they are maintained by volunteers from the Bark Lake Protective Association (BLPA). In addition, the Town has installed fire safety emergency boxes around the lake, and also wishes to make a number of defibrillators available on its territory.*

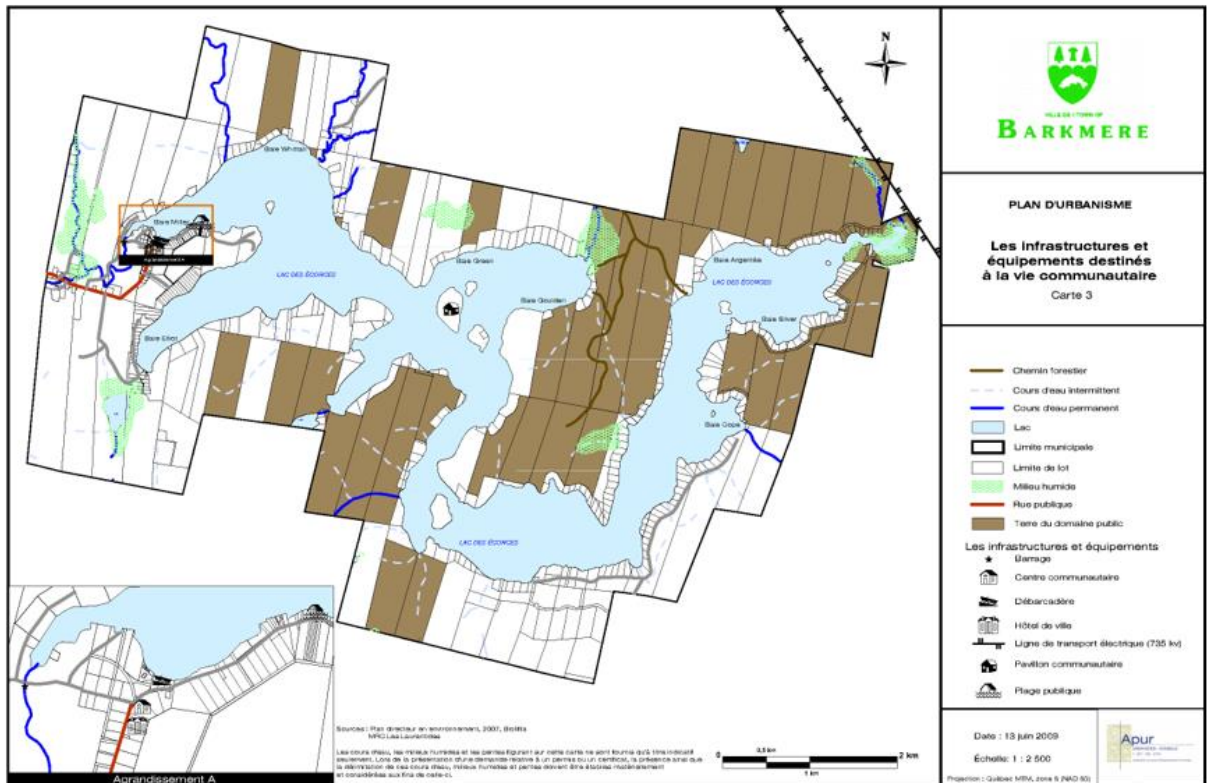
In short, although the Town of Barkmere offers limited facilities and infrastructures, these meet the needs of its citizens. Considering the size of the town and the number of land units, Barkmere has to deal with limited financial resources.

At the municipal administration level, a small number of municipal officers provide services to citizens, mainly during the summer period.

Finally, the citizens of Barkmere are greatly involved in the community and its various projects, notably at the level of the urban planning advisory committee (CCU), the environmental advisory committee (CCE), the Bark Lake Protective Association (BLPA) and various public meetings. The Town ensures the dissemination of information via its municipal bulletin, a notice board at the landing area as well as via its website. The Town also shares information via a register of email addresses and its various social networks.

Article 9.- Replacement of map 3

Map 3 entitled: "Infrastructure and equipment intended for community life" is replaced by the following map:



Section 1.3 – Zones to protect

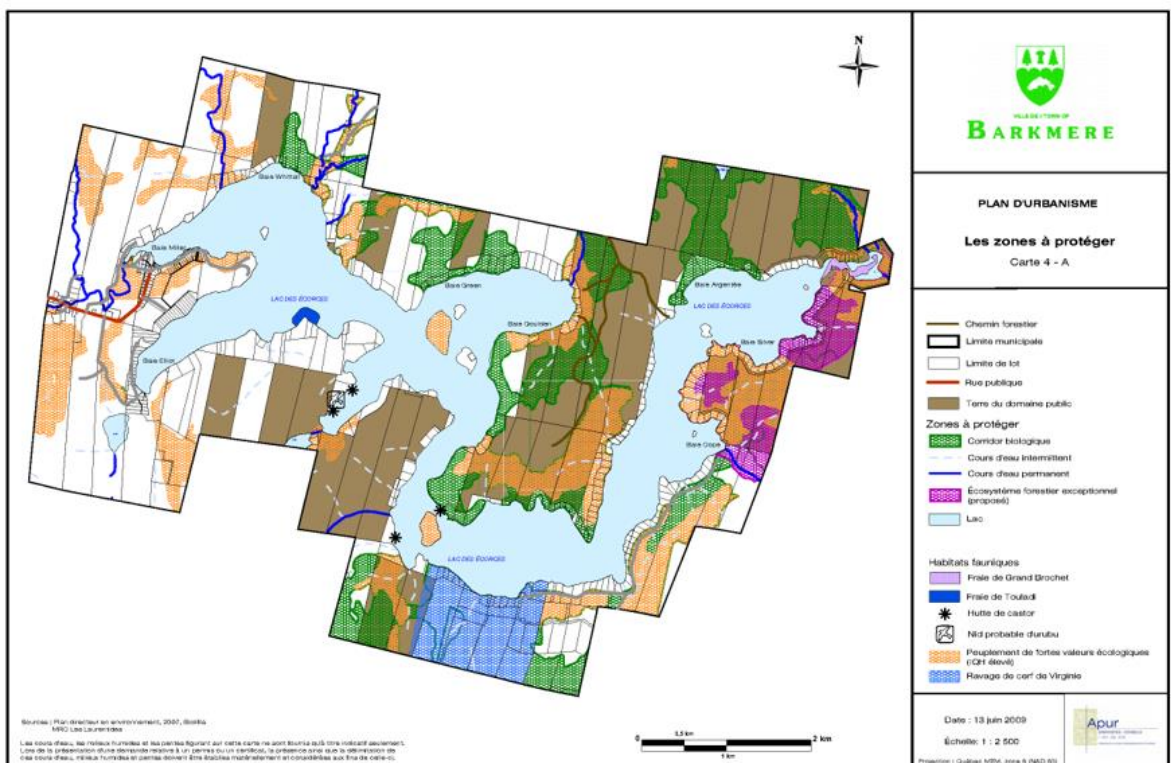
Article 10.-..Modification of article 1.3.2

Article 1.3.2 entitled: "Identification of areas to be protected" is amended as follows:

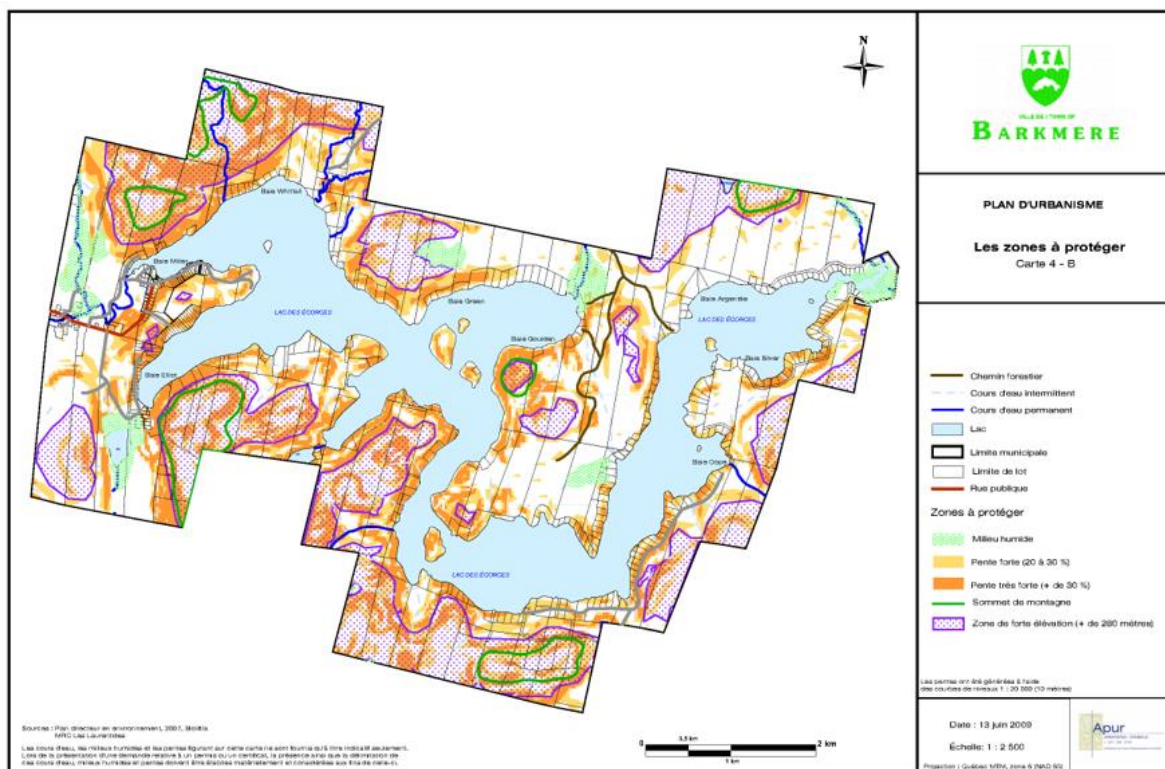
1. By replacing the 1st paragraph by the following paragraph:

A number of areas in need of protection have been identified as a result of various environmental studies. These natural areas have an environmental value that deserves to be recognized and protected. Protection is not necessarily synonymous with prohibition of construction and use, but rather with a regulatory framework allowing the use of these spaces and environmental protection.

2. By deleting the word "proposed" in the fifth bullet of the 3rd paragraph.
3. By replacing Map 4-A entitled: "Zones to be protected" with the following map:



2. By replacing map 4-B entitled: “Areas to be protected”, with the following map:



Section 1.4 – Territorial issues and development vision

Article 11.- Replacement of article 1.4.1

L'article 1.4.1 intitulé : *“La synthèse des enjeux du territoire”* est remplacé par l'article suivant :

1.4.1 : Summary of territorial issues

With regard to the development context, the Town of Barkmere identified the main development issues prior to setting out the vision for the territory, namely :

- The main attraction of the Town of Barkmere, which is based on maintaining a territory that is still underdeveloped (low density);
- The community's unique way of life and values, embedded in the landscape formed by Bark Lake and the quality of its environment;
- The ever-increasing pressure of cottagers and recreational tourism in the Laurentian region, particularly since the onset of the pandemic in Barkmere;
- The low rate of land occupation and the dominance of “seasonal, or cottager” use;
- The main access route to residences, Bark Lake;
- The pressure to open new roads as an alternative to the main waterway access, and their impact on the environment;
- Landing access to Bark Lake;
- The presence of Crown, provincially-owned land and the lack of control over these areas;
- The possible opening of a second tier of residences along Bark Lake and its impact on fragile ecosystems;

- The “environmental health” of Bark Lake and its shores threatened by logging on public land near the lake, the development of logging roads and the high potential for Eurasian water milfoil colonization (OBV RPNS 2021);
- Integrated environmental management of the Bark Lake watershed;
- Increased monitoring, maintenance and emptying of septic systems;
- Forest cover and stands, topography, wetlands and wildlife habitats;
- Identification of a biological corridor and of stands with high ecological value, ensuring the protection of wildlife habitats;
- The Barkmere landscape ensemble, comprising forest cover, water bodies and views;
- The preservation of a restricted building template to make room for the landscape;
- The introduction of regulatory measures for environmental protection and their application to the territory;
- More rigorous application of the regulatory framework in recent years;
- Citizen information and participation.

Article 12.- Changes to section 1.4.2

Section 1.4.2 entitled: “*Territorial development vision*” becomes section 2.0 in chapter 2.

Chapter 2 – Land planning choices
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Article 13.- Addition to section 2.0

Section 2.0 entitled: “*Broad Guidelines for Land Development*” is amended as follows:

Section 2.0 : Land use vision

The land use vision, which precedes the planning process and the determination of choices for the Town, is a global vision of what a community wishes to become. It is a statement of the town’s wishes for the consolidation and development of its territory over the next 5 to 10 years.

“FOUNDED FIRMLY IN ITS VALUES SHARED BY PREVIOUS AND FUTURE GENERATIONS, THE TOWN OF BARKMERE FEATURES A LOW DENSITY OCCUPANCY, ALLOWING FOR THE PRESERVATION OF THE ENVIRONMENTAL, LANDSCAPE AND CULTURAL QUALITIES OF THE COMMUNITY WHERE THE LAKE IS AT THE HEART OF ITS SOCIAL AND TERRITORIAL IDENTITY”.

The development vision is therefore an intention, a direction that the Town of Barkmere intends to take over the next few years. In the context of the present urban plan, the vision translates into major land-use orientations and means of action.

It is Council's opinion that the amended urban plan and urban planning bylaws should govern the Town in a manner that:

- Protects the rural aspect of the village of Barkmere and the unique environmental heritage of Bark Lake;
- Considers that Barkmere still has an intact topography that is conducive to the introduction of protective measures and, in particular, to the protection of the natural state of the shoreline and littoral with a minimum of infrastructure;
- Reestablishes Barkmere's historic position as a leading-edge environmental preservation initiative;

- Adopts environmental measures that are among the most progressive of those applied by municipalities today;
- Protects lakes, streams and wetlands, as well as high-elevation areas and mountain peaks, by limiting intervention;
- Protects the habitat of Barkmere's native species, flora and fauna;
- Prohibits the addition or extension of roads to preserve the natural character of the territory;
- Improves and maintains the Barkmere Landing area to meet community needs and ensure lake access for residents.

Section 2.1 : The main orientations of land use planning

Article 14.- Modification of article 2.1.2

Article 2.1.2 entitled: "Action plan" is amended as follows:

1. By replacing the 4th point of the "Timetable", by the following point:
 - Regulatory review: the action is to be implemented as part of the review of urban planning bylaws as part of the 2009 overhaul. Actions with a date of 2024 are the result of the plan amendment of the same year.
2. By replacing the word "de la Faune" by "des Forêts" in the list of MRNF acronyms.
3. By replacing the table in Orientation 1 entitled: "Régir les interventions à l'intérieur des zones à protéger" (Regulate actions within zones to be protected) in Measure 1.2 with the following:

1.2 Increase protection of wetlands and hydric environments in keeping with current provincial standards.
4. By adding "2024" in the "Timeline" column for action measure 1.2, after : Regulatory review".
5. By replacing, in the table of Orientation 1 entitled: "Régir les interventions à l'intérieur des zones à protéger" (Regulate interventions in zones to be protected), means of action 1.7, by the following means:

1.7 Preserve the natural topography of the territory and the natural appearance of the lakeshore.
6. By replacing the table in Orientation 2 entitled: "Assurer la protection du couvert forestier et des habitats fauniques" (Ensure protection of forest cover and wildlife habitats) in Action 2.2, by the following action: "Assurer la protection du couvert forestier et des habitats fauniques" (Ensure protection of forest cover and wildlife habitats) in Action 2.2, by the following action:

3.2. Following recognition of the exceptional forest ecosystem (EFE), pursue the Protected Area project.
7. By replacing, in the table of Orientation 2 entitled: "Ensure the protection of forest cover and wildlife habitats", means of action 2.6, by the following means:

2.6 Scrutinize forestry activities with a view to sustainable forest management, following the recommendations contained in the Biofilia and L'Action project reports.

8. By adding "2024" in the "Timeline" column opposite action 2.6, after : Regulatory review".
9. By replacing, in the table of Orientation 3 entitled: "Assure un suivi environnemental du territoire en mettant en place diverses mesures" of means of action 3.6, by the following means:

3.6 Monitor and implement the Biofilia Environmental Master Plan and the L'Action project.
10. By adding the following means of action 3.9 to the table in Orientation 3 entitled: "Ensure environmental monitoring of the territory by implementing various measures":

3.9 Continue to conduct selective water quality analyses and environmental studies.
11. By adding "Town" in the "Intervenant" column opposite means of action 3.9.
12. By adding "Ongoing" in the "Timeline" column to means of action

By replacing, in the table of Orientation 4 entitled: "Implement integrated development management by prioritizing the protection of natural environments" of means of action 4.1, by the following means:

4.1 Maintain a low density of land occupation through appropriate regulatory standards (subdivision, siting rates, etc.), in particular by adding as a condition for issuing a building or subdivision permit that a construction or new lot (subdivision) must be adjacent to a thoroughfare (i.e. a recognized road or Bark Lake).
13. By adding "2024" in the "Timeline" column opposite action 4.1, following : "Regulatory review".
14. By replacing, in the table of orientation 4 entitled: "Mettre en place une gestion intégrée du développement en priorisant la protection des milieux naturels", by means of action 4.3, the term: "bande riveraine" for the term: "rive". (French version only)
15. By replacing, in the table of Orientation 4 entitled: "Mettre en place une gestion intégrée du développement en priorisant la protection des milieux naturels", by means of action 4.7 of the term: "de la Faune" for the term: "des Forêts".
16. By replacing, in the table of Orientation 6 entitled: "Adequately regulate access to properties by prioritizing access via Bark Lake and mitigating impacts on the environment ", means of action 6.1, by the following means:

6.1 Regulating the location, number and design of individual docks.
17. By adding "2024" in the "Timeline" column opposite means of action 6.1, following: "Regulatory review".
18. By replacing, in the table of Orientation 6 entitled: "Adequately regulate access to properties by favoring access via Bark Lake and mitigating environmental impacts" of means of action 6.4, by the following means:

6.4 Prohibit any cadastral operation aimed at creating a new road or extending an existing one, as required by the MRC des Laurentides interim control by-law (number 408-2024).
19. By adding "2024" in the "Timeline" column opposite action 6.4, following : Regulatory review".

20. By replacing, in the table of orientation 6 entitled: 'Adequately regulate access to properties, giving priority to access via Bark Lake and mitigating environmental impacts' of means of action 6.5, by the following means:

6.4 Simplify and ensure consistency in the definitions of roads, vehicular access and other related terms in the Town's various urban planning by-laws, in accordance with the MRC des Laurentides Interim Control By-law (number 408-2024).

21. By adding "2024" in the "Timeline" column opposite action 6.5, following : Regulatory review".

22. By replacing, in the table of Orientation 6 entitled: "Adequately regulate access to properties by favouring access via Bark Lake and mitigating environmental impacts" of means of action 6.6, by the following means:

6.6 Repeal and modify the regulatory provisions concerning roads, vehicular access and other related terms in accordance with the Règlement de contrôle intérimaire de la MRC des Laurentides (number 408-2024).

23. By adding "2024" in the "Timeline" column opposite means of action 6.6, following : Regulatory review".

24. By repealing means of action 6.7.

25. By repealing course of action 6.8.

26. Means of action 6.9 becomes means of action 6.7.

27. By replacing, in the table of Orientation 6 entitled: "Adequately regulate access to properties by favoring access via Bark Lake and mitigating environmental impacts", in means of action 6.7 the term: "de la Faune" for the term: "des Forêts".

Section 2.2 : Major land uses and occupation densities

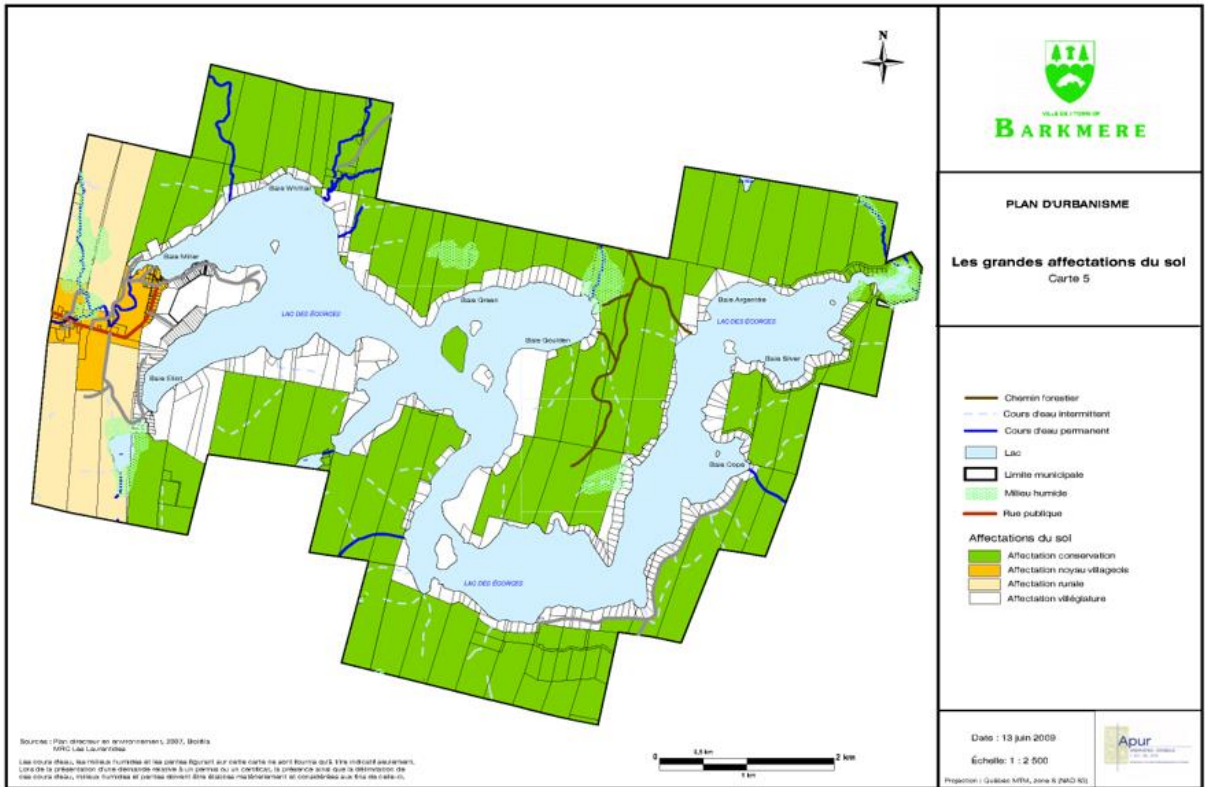
Article 15.- Modification of article 2.2.6

1. Article 2.2.6 entitled: "*Uses compatible with the use designation*" is modified as follows:

By replacing the text, in the table, in the Affectation "conservation" column, opposite the "*Habitation (1)*" line, with the following text:

"Weakly compatible, not compatible on public land".

2. By replacing map 5 entitled: "*Les grandes affectations du territoire*", with the following map:



Section 2.3 : Sectors of specific intervention

Article 16.- Repeal of section 2.3

Section 2.3 is repealed.

Article 17.- Modifications applying to the entire urban plan

1. By updating the name of the Ministry of Municipal Affairs and Regions to that of Municipal Affairs and Housing.
2. By updating the name of the Ministry of Natural Resources and Wildlife to that of Natural Resources and Forests.

Article 18.- Entry into force

This Bylaw shall enter into force in accordance with the law.

(Original signed)

(Original signed)

Luc Trépanier
Mayor

Martin Paul Gélinas
Director General and Secretary Treasurer

Notice of motion : October, 12th 2024
Adoption of Draft Bylaw: October, 12th 2024
Publication public notice :
Public consultation:
Adoption second draft Bylaw:
Publication public notice:
Submission of a request:
Adoption of Bylaw :
Delivrance of the certificate of conformity by the RCM
Entry into force :
Publication public notice :