



**Draft By-Law #287**  
**amending the site planning and site development by-law**  
**architectural integration #206**

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<b>Chapter 1 – Declaratory, administrative and interpretative provisions</b>
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**Article 1.- Modification of article 1.1.4**

Article 1.1.4 entitled: “Appendices” is modified as follows:

By repealing paragraph 1.

<b>Chapter 2 – Content and progression of a request</b>
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**Article 2.- Repeal of article 2.1.2**

Article 2.1.2 is repealed.

**Article 3.- Modification of article 2.1.3**

Article 2.1.3 entitled: “*Contents of the request for a driveway of for a parking space area*” is modified as follows:

1. By replacing the article title by the following title:

*2.1.3 Contents of the request for a Driveway, Parking Alley and Parking Spaces*

2. By replacing the 1<sup>st</sup> paragraph by the following paragraph:

*The applicant for approval of site planning and architectural integration plans for a driveway, a parking alley or parking spaces must provide, in addition to the plans and documents requested when applying for a building permit or certificate of authorization, the following plans and documents:*

3. By replacing sub-paragraph c) with the following sub-paragraph:

*c) The existing and proposed driveway, parking alley and parking spaces;*

4. By replacing subparagraph d) with the following subparagraph: d) Easements and passages:

*d) The existing and proposed servitudes and rights-of-way, as the case may be;*

5. By replacing subparagraph g) with the following subparagraph:

*g) The existing and projected average ground level following the work; including the land site topography with equidistant level curves of at most two (2) meters, as well as a site map which identifies slope levels.*

**Article 4.- Modification of article 2.1.4**

Article 2.1.4 entitled: “*Content of the Request for a Main Building and its Enlargements*” is amended as follows:

By adding the following paragraph after paragraph 1:

*1.1 The existing and projected average ground level following the work; including the land site topography with equidistant level curves of at most two (2) meters, as well as a site map which identifies slope levels;*

**Article 5.- Modification of article 2.1.6**

Article 2.1.6 entitled: “*Study fees*” is modified as follows:

By replacing the table with the following table:

<b>Targeted Interventions</b>	<b>Required Fees</b>
1. <i>Driveway</i>	\$250
2. <i>Parking Alley and Parking Spaces</i>	\$250
3. <i>Increase in the number of parking spaces</i>	\$75
4. <i>New main building</i>	\$250
5. <i>Enlargement of a main building (Building Installation Area or footprint or addition of a storey)</i>	\$75
6. <i>Boathouse</i>	\$25

**Article 6.- Repeal of article 2.1.7**

Article 2.1.7 is repealed.

**Chapter 3 – Objectives and Criteria applicable to Vehicular Accesses and Private Roads**

**Article 7.- Repeal of chapter 3**

Chapter 3 is repealed.

**Chapter 4 – Objectives and Criteria applicable to Driveways and Parking Spots**

**Article 8.- Change chapter title 4**

Chapter 4 entitled: “*Objectives and criteria applicable to Driveways and Parking Spots*” is amended as follows:

By replacing the title of Chapter 4 with the following title:

*Chapter 4: Objectives and criteria applicable to Driveways, Parking Alleys and Parking Spaces*

**Article 9.- Modification of article 4.1.2**

Article 4.1.2 entitled: “*Subject Interventions*” is replaced by the following article:

**4.1.2 Interventions subject to approval**

*The approval of a PIIA is required for one or the other of the following interventions when a request for a building permit or certificate of authorization required by the Permits and Certificates By-law:*

- 1. In the case of a new driveway, parking alley or parking spaces;*
- 2. In the case of the enlargement of a driveway or parking alley, including the widening or modification of the route;*
- 3. In the case of an increase in the number of parking spaces.*

## **Article 10.- Replacement of section 4.2**

Section 4.2 is replaced by the following section:

### **Section 4.2 Objectives and criteria for Driveways, Parking Alleys and Parking Spaces**

#### **4.2.1 General objectives**

*The current section targets the development and construction of driveways, parking alleys and parking spaces. In the context the intervention must foresee mitigation measures especially during and after the work.*

#### **4.2.2 Location of a driveway, parking alley and parking spaces with respect to the environmental composition of the site**

##### **Objective:**

*To optimize the location of the driveway and / or parking alley and parking spaces with respect to the natural environment so as to preserve in an optimal way, the environmental composition of Barkmere.*

##### **Criteria:**

- 1. The layout of the driveway and / or parking alley uses the shortest course; however the preferred layout will have the least impact on the environment;*
- 2. The location of the driveway and / or parking alley and parking spaces will be as far as possible from the high water mark;*
- 3. The footprint of the driveway and / or parking alley and the parking spaces is reduced to a minimum while maintaining their security;*
- 4. the project adapts to the natural topography within which it is being built and avoids the High and Very High Slope Zones;*
- 5. The layout of the driveway and / or parking alley favours a sinuous layout following topographical levels;*
- 6. The project minimizes excavation and backfilling projects by having parallel or diagonal orientation with respect to topographical level lines.*
- 7. The location of the driveway and / or parking alley and the parking spaces minimize deforestation: protected areas are circumscribed on the site. If necessary the project will propose renaturalisation measures after the work.*
- 8. The layout avoids encroachment in the biological corridor, in the areas of high ecological value and in the exceptional forest ecosystem. When it is impossible to avoid such an encroachment, the project must use a layout having the least impact and provide plans for measures to protect additional spaces during the work.*
- 9. The location of the driveway and / or parking alley and parking spaces is as far as possible from the summits of mountains.*
- 10. The location of the driveway and / or parking alley and parking spaces is as far as possible from the high elevation zones and from very high slope areas. However, when these zones are situated close to a High Water Mark, where possible further distance from the High Water Mark will be prioritized;*
- 11. The parking alley and the parking spaces are adequately delimited: by a border, a sleeping wall or other similar system in a manner such that vehicles cannot cross them.*
- 12. The location of the driveway and / or parking alley and parking spaces must take into account the visual perspectives from Bark Lake and must not be visible from the lake.*

## **Chapter 5 – Objectives and criteria for Main Buildings and their Enlargements**

### **Article 11.- Modification of article 5.1.2**

Article 5.1.2 entitled: “*Subject interventions*” is modified as follows:

By replacing paragraph 4 with the following paragraph:

4. *In the case of renovations or alterations to a main building having the effect of modifying its exterior structural architectural features, with the exception of work involving the replacement of exterior covering materials with similar exterior covering materials, painting work with no material change in colour, or work involving the modification of openings with no change in size or model.*

### **Article 12.- Modification of article 5.2.2**

Article 5.2.2 entitled: “*Installation of the Main Building*” is modified as follows:

By replacing the objective with the following objective:

**Objective:**

*Planning the layout of the main building and the location of its enlargements in such a way as to minimize their visual impact from Bark Lake and preserve the natural features of the site. See Appendix 2 for reference.*

### **Article 13.- Modification of article 5.2.3**

Article 5.2.3 entitled: “*Management of the Landsite and erosion control*” is amended as follows:

By repealing paragraph 6.

## **Chapter 6 – Objectives and criteria applicable to various interventions**

### **Article 14.- Modification of article 6.1.1**

Article 6.1.1 entitled: “*Subject zones and Interventions*” is modified as follows:

By replacing paragraph 3 with the following paragraph:

3. *Renovation of a boathouse, with the exception of painting work or work on exterior covering materials which does not change its colour.*

## **Appendix 1**

### **Article 15.- Repeal of appendix 1**

Appendix 1 is repealed.

### **Article 16.- Entry into force**

The present by-law will come into force and effect once the formalities set forth by law have been completed.

Adopted October 12, 2024

(Original signed.) Mr. Luc Trépanier, Mayor

(Original signed.) Mr. Martin Paul Gélinas, Director General and Secretary-Treasurer

Notice of motion: October 12, 2024

Adoption of draft by-law: October 12, 2024

Transmission to MRC: October 17, 2024

Notice of public consultation meeting :

Public consultation :

Adoption of by-law :  
Issuance of certificate of conformity by MRC:  
Coming into force :  
Public notice :

Certified copy this October 17<sup>th</sup>, 2024

A handwritten signature in blue ink, appearing to read 'Martin Paul Gélinas', written in a cursive style.

Martin Paul Gélinas, Director General and Secretary-Treasurer