



VILLE DE / TOWN OF

BARKMERE

TOWN OF BARKMERE

**ARCHITECTURAL INSTALLATION AND INTEGRATION PLAN
(PIIA) BYLAW N° 206**

This consolidation has not been officially adopted by the Town of Barkmere

The original by-law and its amendments should be consulted for all purposes of the law.

13 June, 2009

TOWN OF BARKMERE

BYLAW NO. 206

ARCHITECTURAL INSTALLATION AND
INTEGRATION PLAN (PIIA) BYLAW

NOTICE OF MOTION : 9 MAY, 2009

ADOPTION : 13 JUNE, 2009

ENTRY INTO FORCE : 17 JUNE 2009

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Bylaw Number	Entry into Force
232	FEBRUARY 17, 2016
258	DECEMBER 14, 2020
287 – BY LAW OF CONCORDANCE	MARCH 25 TH 2025

The municipal council of the town of Barkmere orders as follows:



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**ARCHITECTURAL INSTALLATION AND INTEGRATION PLAN
(PIIA) BYLAW N° 206**

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**ARCHITECTURAL INSTALLATION AND INTEGRATION PLAN
(PIIA) BYLAW N° 206**

CHAPTER 1 :

Declaratory, administrative and interpretive provisions

Erreur ! Source du renvoi introuvable.

Declaratory, administrative and interpretive provisions

Section 1.1 : Declaratory provision

1.1.1 : Title of the bylaw

This bylaw is titled *Architectural Installation and Integration Plan Bylaw* and is numbered 206

1.1.2 : Scope

The provisions of the current bylaw apply to individuals as well as corporate entities either public or private, and are applied to those zones which have been determined by the chapters of the current bylaw as pertaining to the objectives and criteria applied to these zones.

1.1.3 : Conflict with other bylaws or laws

Complying with this bylaw does not remove the obligation to comply with any other law or bylaw of the provincial or federal government or with any other municipal bylaw applicable in this matter.

1.1.4 : Appendices

- a) Appendix 1, *Repealed, R. 287, a. 1, March 25th 2025*
- b) Appendix 2, «Sketch showing the installation modes that are favoured and those to be avoided», which is an integral part of the current bylaw.

1.1.5 : Adoption of the Bylaw

The Municipal Council of the Town of Barkmere hereby states that it is adopting this bylaw chapter by chapter, section by section, article by article, sub-clause by sub-clause and paragraph by paragraph so that, if part of this bylaw were to be declared null and void by a court, the ruling would have no effect on the other parts of the bylaw, except in cases where the meaning and scope of the bylaw, or of one of its provisions, could find themselves altered or modified.

Erreur ! Source du renvoi introuvable.

Declaratory, administrative and interpretive provisions

Section 1.2 : Administrative Provisions

1.2.1 : Administration and application of the bylaw

Administration and application of this bylaw are entrusted to any person named hereafter as a “designated officer” by resolution of the Municipal Council..

1.2.2 : Powers of the designated officer

The powers of the designated officer are set out in the *Bylaw on permits and certificates*.

1.2.3 : Subject Interventions

The current bylaw applies to any Intervention identified in the chapters of the current bylaw concerned with objectives and criteria applicable to the zones on the territory.

1.2.4 : Infractions and penalties

1. Anyone violating the provisions of this bylaw commits an infraction;
2. An infraction of this bylaw makes the violator subject to the following fines:

	Individual		Corporate Entity	
	Minimum	Maximum	Minimum	Maximum
First Fine	500 \$	1 000 \$	1 000 \$	2 000 \$
Repeat Offence	1 000 \$	2 000 \$	2 000 \$	4 000 \$

3. In all cases, the costs of prosecution are over and above the fines;
4. Time limits for payment of fines and costs imposed pursuant to this bylaw, and the consequences of failure to pay the said fines and costs within the prescribed time, are set out in the *Quebec Code of Penal Procedure (R.S.Q., c. C-25.1)*;
5. If an infraction lasts more than one day, the infraction committed on each day constitutes a separate infraction, and the penalties decreed for each of the infractions may be imposed for each day the infraction lasts, under this article.

Erreur ! Source du renvoi introuvable.

Declaratory, administrative and interpretive provisions

Section 1.3 : Interpretive Provisions

1.3.1 : Interpretation of the Provisions

1. When two (2) standards or provisions in this bylaw apply to a use, building, lot or other item governed by this bylaw, the following rules apply:

- a) a particular standard or provision prevails over a general provision;
- b) the more restrictive provision prevails.

2. Unless the context indicates a different meaning, it is agreed that:

- a) the singular includes the plural, and vice versa;
- b) the masculine includes the feminine, and vice versa;
- c) use of the word "MUST" implies an absolute obligation;
- d) use of the word "MAY" preserves an optional meaning;
- e) the word "ANYONE" includes any individual or corporate entity;

3. The dimensions, areas and other measurements set out in the bylaw are expressed in units under the international system.

1.3.2 : Numbering

The form of numbering used in this bylaw is as follows (when the text of an article is not numbered in relation to a paragraph or subparagraph, it is a sub-clause):

1. Chapter

1.1 Section

1.1.1 Article

- 1. Paragraph
 - a) Subparagraph

1.3.3 : Terminology

Unless there is a specific mention to the contrary, or unless the context indicates a different meaning, the expressions, terms and words have the meaning and application attributed to them by the *Bylaw on permits and certificates*.

However for the current bylaw the term «road network » refers to private and public vehicular accesses.



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**ARCHITECTURAL INSTALLATION AND INTEGRATION PLAN
(PIIA) BYLAW N° 206**

CHAPTER 2 :

Content and Progression of a Request

CHAPTER 2 :
Content and Progression of a Request

Section 2.1 : Content of a Request

2.1.1 : Content of a Request for a Public or Vehicular Access

The applicant of a request for approval of an Architectural Installation and Integration Plan for a vehicular access or a private road must furnish, in addition to the plans and documents required for the request for a Subdivision Permit or a Certificate of Authorization, the following plans and documents.

1. A proxy from the owner or owners of the property or properties that form part of the project of the vehicular access;
2. A deed or a deed of servitude attesting that the applicant holds, for whichever case, all of the required rights, real or personal, that will permit the applicant to use the existing or proposed vehicular access or existing or proposed private road situated at the closest distance to the limits of the applicant's land site. The applicant must therefore establish that the applicant holds all rights that will permit the use of a vehicular access or a private road that will permit eventual connection of their land site to a public road.
3. A deed or a deed of servitude attesting that the applicant undertakes in whichever case, to grant the required rights, real or personal, to property owners of the land sites that are contiguous to the proposed or existing vehicular access or the private road to use the vehicular access or the private road situated at the shortest distance from the limits of their land site. The applicant must therefore establish that the applicant has consented permanent rights to the property owners of any contiguous land site that will permit eventual connection of their land site to a public road.
4. A deed or a deed of servitude attesting that the applicant holds, in whichever case, all of the required rights, real or personal, that will permit the applicant to use the existing or proposed vehicular access or existing or proposed private road, situated at the shortest distance from the limits of the applicants land site as well as all other property permitting the applicant access by driveway to the vehicular access or the private road, previously mentioned. The applicant must therefore show that the applicant holds all the rights that will permit the use of properties, vehicular accesses or private roads connecting the applicant's driveway to a public road.
5. An Installation plan, prepared and signed by a surveyor, which covers, as a minimum, the Intervention Sector into which the proposed project will be built. The Plan must comprise in a non-limiting way the following information:
 - a) The cadastral identification of the targeted land sites and those included in the Intervention Sector as well as their limits;
 - b) The existing and proposed roads, vehicular accesses and driveways;
 - c) The existing and proposed rights-of-way and passage;
 - d) Any existing constructions;

This information must be superimposed on the maps included in the environmental management plan (evaluation of the actual area).

6. An Environmental Management Plan, prepared and signed by a professional in the subject (ex : a biologist), the objective of which will be to define the adequate management standards for a vehicular access or a private road and its impact on the area before, during and after the *travaux d'aménagement*, and considering all of the environmental composition of the site. The environmental management plan must contain, in a non-limiting way the following information:
 - a) The evaluation of the actual area, as a minimum the Intervention Sector identified in the *Zoning Bylaw*, where the project will be constructed and precisely, in a non-limiting way, the presence, the localization and environmental value of the following elements :
 - The hydrographical network (lake and streams), their protection zones and the high-water mark;
 - The wetlands and their protection zones;

CHAPTER 2 :
Content and Progression of a Request

- The drainage pattern of the site, including any existing ditches;
- Any existing erosion focus;
- The topography: topographic relief and slopes identified by points of interval of two (2) meters. The topographic relief must distinguish the slope zones (for example: less than 5%, 5 to 10%, 10 to 15%, 15 to 20%, 20% to 30%, 30% and over 30%);
- Steep Slope zones
- High Elevation zones
- Mountain Summits;
- Habitats of faunas
- The Biological Corridor
- The areas of High Ecological Value (IQH);
- The Exceptional Forestry Ecosystem;
- The forest cover: distribution, the quality of the species, etc.

The elevation of the actual area must be described in the environmental management plan and represented with a plan (minimum scale of 1:2500).

- b) A watershed analysis so as to be assured of a plan spread in between the waterflows before and after the construction of the private road or the vehicular access. This analysis is necessary for the conception of the infrastructure.
- c) Recent photographs (less than 12 months) of the Intervention Site.
- d) Orthophotographs of the Intervention Site.
- e) An evaluation of the environmental impact of the project during and after the work and the anticipated mitigation measures;
- f) The construction techniques to be used for the vehicular access or of the proposed private road and other necessary infrastructures, including ditches and including a tree cutting plan;
- g) The identification of critical zones during the work. The schedule for the work must take into account the time during which the interventions will take place within those critical zones with respect to the environment.
- h) The measures of erosion control during and after the work (ditches, embankment, slopes, crossings, etc.), accompanied by a plan representing the techniques identified for each element of the project. The erosion control measures must foresee the corrective measure for each existing erosion focus adjacent to the project. The measures of erosion control must equally be defined and realized for the erosion focus beside the roads, streets, vehicular access that will be connected to the proposed road network;
- i) The location of sedimentation barriers and the techniques used during the work.
- j) The spaces to be deforested and the pertinence of all tree cutting. The trees to be cut must be identified on the land site.
- k) The measures to be taken to protect the trees and forest cover during the work;
- l) The renaturalisation measures to be taken after the work;
- m) The description of any excavation and backfilling work, the pertinence of such work and the materials to be used;
- n) An study of the impact of the project on the landscape including visual perspectives (ex : photomontages, simulation models) from Bark Lake, with, as a minimum, three (3) points of view;
- o) The equipment necessary to complete the project;
- p) An attestation of the conformity of the work, within thirty (30) days following the end of the work, signed by the professional who developed the environmental management plan and supported by the surveillance reports of the construction site ;

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- q) A project evaluation report after the completion of the work: this report must be prepared and handed in to the Town one (1) year after the end of the work, two (2) years after the end of the work, and four (4) years after the end of the work. This report must equally propose measures of correction should the case arise. The corrective measures must be realized within six (6) months following the deposit of this report to the Town by the applicant.
 - r) The schedule of the work;
 - s) The surveillance measure during the work;
 - t) The annual follow-up measures after the work (quality and effectiveness of the management and work) as well as the maintenance of these vehicular accesses and private roads;
 - u) The professionals involved in the work including complete coordinates and their role in the project.
 - v) An estimate of the total cost of the works, including the professional fees;
 - w) A declaration of the real value of the works, including professional fees, at the end of the works. This declaration must be accompanied by any necessary supporting documents.
7. An explanatory text showing the integration of the projected interventions into the area as a function of the objectives and criteria of the current bylaw;
8. Any other information judged to be necessary for the evaluation of the request.

2.1.2 : Contents of the request for a Driveway, Parking Alley, and Parking Spaces

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:

Amended, R. 287, a. 3, March 25th 2025

1. An Installation plan, prepared and signed by a Surveyor, which covers, as a minimum, the Intervention Sector into which the proposed project will be built. The Plan must comprise in a non-limiting way the following information:
 - a) The cadastral identification of the targeted land sites and those included in the Intervention Sector as well as their limits;
 - b) The existing and proposed driveways and parking areas;
 - c) The existing and proposed driveway, parking alley and parking spaces;
Amended, R. 287, a. 3, March 25th 2025
 - d) The existing and proposed servitudes and rights-of-way, as the case may be;
Amended, R. 287, a. 3, March 25th 2025
 - e) The existing or projected average ground level following the work; including the land site topography with equidistant level curves of at most two (2) meters.
 - f) Missed –voir le texte français
 - 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.*
Amended, R. 287, a. 3, March 25th 2025
 2. Recent photographs (less than 12 months) of the Intervention Site.
 3. A report, prepared and signed by a professional in the subject (ex : a biologist), the objective the evaluation of the impact of the location of the driveway and parking area on the site, to describe the erosion control
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CHAPTER 2 :
Content and Progression of a Request

measures of protection of spaces during the work. The report must equally describe the construction techniques, including excavation and backfilling.

4. A study of the impact of the project on the landscape including visual perspectives (ex : photomontages, simulation models) from Bark Lake, with, as a minimum, two (2) points of view;
5. An attestation of the conformity of the work, within thirty (30) days following the end of the work, signed by the professional who developed the report identified in paragraph 3 of the present article.
6. The schedule of work;
7. The professionals involved in the work including complete coordinates and their role in the project.
8. An explanatory text showing the integration of the projected interventions into the area as a function of the objectives and criteria of the current bylaw;
9. Any other information judged to be necessary for the evaluation of the request.

2.1.3 : Content of the request for a Main Building and its enlargements

The applicant of a request for approval of an Architectural Installation and Integration Plan for a Main building or any enlargement of a Main building must furnish in addition of the plans and documents required for a Construction permit, a Subdivision permit or a Certificate of Authorization, the following plans and documents:

1. Recent photographs (less than 12 months) of the Intervention Site.

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;
Added, R. 287, a. 4, March 25th 2025
2. A plan describing and locating the treed areas to be preserved, all mature trees and the location of the building;
3. Samples of the selected colors samples of the materials for the exterior cladding and roof;
4. A coupe or visual simulation showing the integration of the building and its enlargements to their natural surroundings (ex: the building with respect to the circle of surrounding trees etc.);
5. Visual perspectives (ex : photomontages, simulation models) from Bark Lake, with, as a minimum, three (3) points of view;
6. Erosion control methods during and before the work ;
7. Details of the spaces to be denaturalized and the techniques to be used.
8. An explanatory text showing the integration of the projected interventions into the area as a function of the objectives and criteria of the current bylaw;
9. Any other information judged to be necessary for the evaluation of the request.

2.1.4 : Content of a request for a boathouse

The applicant for a request for approval of site planning and architectural integration plans for a boathouse must provide, in addition to the plans and documents requested during the permit or certificate request, the following plans and documents:

1. Plans and specifications of the proposed structure of the boathouse;
2. Recent photographs (less than 12 months old) of the intervention site including photographs of any main building on the site;



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Content and Progression of a Request

3. A plan describing the location of the boathouse on the site and the other existing constructions and works nearby;
4. The samples of the colors selected for the exterior facing materials (walls and roof);
5. Any other information judged to be necessary for the evaluation of the request.

Amended by Bylaw # 258, December 14, 2020, article 2

2.1.5 : Study Fees

The fees applicable to a study and the treatment of a request for approval of a PIIA are the following:

Targeted Interventions	Required Fees
1. Driveway	\$250.00
2. Parking Alley and Parking Spaces	\$250.00
3. Increase in the Number of Parking Spaces	\$75.00
4. New Main Building	\$250.00
5. Enlargement of a Main Building (Building Installation Area or footprint or addition of a storey)	\$75.00
6. Boathouse	\$25.00

Amended, R. 287, a. 5, March 25th 2025

In all cases, the fees are non-reimbursable. These fees do not cover the fees required for the Construction Permit or Certificate of Authorization.

Amended by Bylaw # 258, December 14, 2020, article 3.

CHAPTER 2 :
Content and Progression of a Request

Section 2.2 : Progression of the Request

2.2.1 : Completed Request

The request for approval of the plans in conformity with the objectives and criteria of the current bylaw is considered as complete when the study fees have been acquitted and that all required documents and plans have been handed over to the designated officer.

2.2.2 : Verification of the Request

The designated officer verifies the request is complete and in conformity to the Urbanism bylaws. At the request of the designated officer, the applicant must furnish any and all supplementary information required to understand the request.

When the identified intervention does not conform to the Urbanism Bylaws the designated officer will advise the applicant within thirty (30) days following the deposit of the completed request.

When the information, plans and documents deposited by the applicant are inaccurate, erroneous or insufficient, the designated officer will advise the applicant before sending the request to the CCU that the verification procedure of the request has been stopped so that the applicant can deposit exact, corrected and sufficient information, plans and documents for the verification of the request.

2.2.3 : Transmission of the request to the Consultative Committee on Urbanism

When a request is complete and the designated officer has confirmed the conformity of the request, the request is transmitted to the Consultative Committee on Urbanism for avis, within the sixty (60) days following the verification of the request.

2.2.4 : Study and Recommendations of the Consultative Committee on Urbanism

The Consultative Committee on Urbanism will produce, in writing, their decision in the form of a recommendation, taking into account the objectives and pertinent criteria of evaluation prescribed by the current bylaw and send this decision to the Municipal Council.

The achieving of these objectives is evaluated, in a non-limiting way, by the criteria of evaluation identified in the current bylaw when they are applicable to the targeted project.

2.2.5 : Public Consultation

The municipal Council may request that the project be the object of a PIIA with respect to the current bylaw, be submitted to public consultation as described by the procedure identified in the *Loi sur l'aménagement et l'urbanisme* (L.R.Q., c. A-19.1), which will apply taking into account any necessary adaptations. The fees of the publication of the public notice are included in the study fees identified in Article 2.1.3.

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2.2.6 : Approval by the Municipal Council

After the study of the request, the written notice of the Consultative Committee on Urbanism and if it is required, the Public Consultation, the Municipal council approves or disapproves, by resolution, the PIIA. The resolution disapproving the plans must identify the motives. A copy of the resolution is transmitted to the applicant.

2.2.7 : Conditions of Approval

The Municipal Council can require, as a condition of the approval of the plans, that the owner commit to:

- a) Take, at his own cost, certain elements of the plan, including infrastructure and equipment;
- b) Complete the project within a fixed delay;
- c) Furnish such financial guarantees against the execution of the content of the plans, the respect of the delays and the payment of all elements that must be taken at their charge.

2.2.8 : Issue of Permits or Certificates

The permits and certificates may not be issued by the designated officer until the receipt of a certified copy of the resolution by which the Municipal council approved the request.

The designated officer will deliver the permit or the certificate conforming to the provisions of the Permit and Certificate Bylaw if the request conforms to the provisions of the Urbanism bylaws that are in force and if the case arises the established conditions of the resolution of approval for the request are adhered to.

2.2.9 : Modification of the Plans

All modifications made to the plans and documents approved by the Municipal Council, the approved plans before, during or after the works, cancel the Permit or the Certificate which was delivered when these modifications have the effect of again subjecting the project to the objectives and criterias identified by the present bylaw. In these cases, a new request must be redone and the fees required are set to one half of the fees for the evaluation of the request for approval.



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CHAPTER 3 :

Repealed, 287, a. 7, March 25th 2025

CHAPTER 3 :
Repealed, 287, a. 7, March 25th 2025



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CHAPTER 4 :

Objectives and criteria applicable to Driveways, Parking Alleys and Parking Spaces

Amended, R. 287, a. 8, March 25th 2025

CHAPTER 4 :
Objectives and Criteria applicable to Driveways and Parking Spots

Section 4.1 : Area of Application

4.1.1 : Scope

All territory of the Town of Barkmere is subject to the objectives and criteria of the current chapter.

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;
2. In the case of an increase in the number of parking spaces.

Amended, R. 287, a. 9, March 25th 2025

CHAPTER 4 :
Objectives and Criteria applicable to Driveways and Parking Spots

Section 4.2 : Objectives and Criteria for Driveways, Parking Alleys and Parking Spaces

Section 4.2 amended, R. 287, a. 10, March 25th 2025

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 4 :
Objectives and Criteria applicable to Driveways and Parking Spots

4.2.3 : Drainage and Erosion Control Measures

Objectives:

To take into account the natural drainage of the site during the work as well as planning for erosion control measures.

Criteria:

1. The proposal takes into account constraints relating to land drainage and the preservation of the natural drainage patterns;
2. The project evaluates the land site erosion within which it will be situated (conditions on the site) and proposes optimum control measures (roadbeds, dikes, sedimentary basins, technique of inferior thirds, vegetation stabilization etc.);
3. The proposal favours the maintenance of existing vegetation that contributes to erosion control. Identification measures and the delimitation of the areas to be preserved are proposed and applied on the work site;
4. The proposal plans for the use, during the work, of a sedimentary barrier in the shore so as to avoid the flow of sediment into the hydrographical system;
5. The materials used for the surface of the parking spaces must minimize the flow of surface water;



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CHAPTER 5 :

Objectives and Criteria applicable to Main Buildings and their enlargements

CHAPTER 5 :
Objectives and Criteria applicable to Main Buildings and their Enlargements

Section 5.1 : Area of Application

5.1.1 : Subject Zones

All territory of the Town of Barkmere is subject to the objectives and criteria of the current chapter with the exception of the Nv « noyau villageois ». zones identified in the Zoning Plan which is part of the *Zoning Bylaw*.

5.1.2 : Subject Interventions

The approval of a PIIA is required for one or the other of the following Interventions when a Request for Construction Permit is required by the *Permit and Certificate Bylaw*:

1. In the case of a new Main Building;
2. In the case of an enlargement which results in an increase of 25 square meters or more to the building implantation area of a main building or in the case of the enlargement of a wall visible from a lake, whether such enlargement is vertical or horizontal;

Amended by Bylaw # 232, February 17, 2016, article 2

3. In the case of the addition of a storey to an existing Main Building.
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 or staining work with no significant change in colour, or work involving the modification of openings with no change in size or model.

Amended by Bylaw # 287, art. 11, March 25th, 2025

For the purposes of this Article, the term “visible from a lake” refers to any part of a main building erected or to be erected on a land site in the vicinity of a lake which is or would be visible in daylight to a reasonable person, unaided by optical instruments, such as a telescope, from any part of such lake. For greater certainty, the presence of vegetation, such as trees, hedges or shrubs, or of any man-made embankment, fence, equipment, accessory building or other construction, situated between the high watermark and the main building and blocking some but not all views from the lake, shall not have the effect of causing a main building to be deemed not visible from a lake.

5.1.3 : Evaluation of Objectives and Criteria

For the evaluation of objectives and criteria which are applicable to the current section, Appendix 2 of the current bylaw is also a reference for the evaluation of proposed Interventions.

CHAPTER 5 :
Objectives and Criteria applicable to Main Buildings and their Enlargements

Section 5.2 : Objectives and Criteria applicable to the Main Building and its Enlargements

5.2.1 : General Objectives

The principal objective of the present section is to assure a harmonious and optimal installation and integration of main buildings and their enlargement so as to maintain the environmental quality of the site of the project and the components of the landscape of the territory of Barkmere.

5.2.2 : Installation of the Main Building

Objectives:

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.

Amended, R. 287, a. 12, March 25th 2025

Criteria:

1. The proposed installation is planned in a manner to minimize the visual impact from Bark lake and to avoid a building that dominates the site;
2. The proposed installation must respect the natural topography by following the parallel and diagonal level lines;
3. The proposed installation uses construction methods that minimize excavation and backfilling and makes use of flat areas or areas of low slope;
4. The location of the Main building which permits the conservation of mature trees minimizes any clearing at the edges of the building and preserves areas of densely treed areas.

5.2.3 : Management of the Landsite and Erosion Control

Objectives:

To favour development of erosion control measures adapted to the Intervention Site.

Criteria:

1. The proposed installation must foresee methods of renaturalisation for any cleared area made necessary for the installation of the building, including areas of excavation and backfilling;
 2. Where necessary, stabilization work, excavation or backfilling are adapted to the characteristics of the intervention area and are part of an integrated approach of landscape development;
 3. The proposed intervention does not alter any natural characteristics of the site, minimizing changes to the natural topography of the site. The maximum area of the site must be kept in its natural state;
 4. The proposed intervention avoids the elevation of the land site, notably the part targeted for the installation of the Main building and its enlargements, in a manner to diminish its visibility from the lake;
 5. The project foresees erosion control measures during and after the work. The selected measures for erosion control are adapted to the Intervention Site.
-

CHAPTER 5 :
Objectives and Criteria applicable to Main Buildings and their Enlargements

5.2.4 : Volumetric Design and Architecture of the Main Building

Objectives:

Adapts the volumetric and the architecture of the building and its enlargements to the landscaping and natural components of the site:

Criteria:

1. The volumetric design of the main building is adapted to the topography of the terrain such that the constructed areas soften the view of the terrain. In general, large volume areas of the main building are situated on plateaus and more modest volume areas are situated on the steeper parts of the terrain.

Amended by Bylaw # 232, February 17, 2016, article 3

2. The height of the Main Building must be adapted to the crown of mature trees situated at the same elevation;
3. The Main building is not visible from the lake and the volumetric take into account the visual perspectives;
4. The colours used for the exterior finishing materials and cladding and roof are sober and of low reflectivity. The colours used are inspired by the tones which are largely present in the surrounding environment, particularly earthy tones or tones matching the vegetative surroundings in the summer season.

Amended by Bylaw # 232, February 17, 2016, article 3



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CHAPTER 6 :

OBJECTIVES AND CRITERIA APPLICABLE TO VARIOUS INTERVENTIONS

CHAPTER 5 :
Objectives and Criteria applicable to various interventions

Section 6.1: Boathouse

6.1.1 Subject Zones and Interventions

This section applies to the entire territory.

The approval of a PIIA is required for one of the following interventions when a request for a Permit or Certificate of Authorization is required by the Permit and Certificate Bylaw:

1. The construction and reconstruction of a boathouse;
2. The extension of a boathouse;
3. The Renovation of a boathouse, with the exception of painting or staining work or work on exterior covering materials which does not significantly change its colour.
Amended, R. 287, a. 14, March 25th 2025

6.1.2 Objectives and Criteria applicable

Objective :

Ensure a harmonious integration of boathouses with the natural environment and with other boathouses already present on the lake (Lac des Écorces).

Criteria:

1. The volume and the architectural components of the boathouse do not have the effect of dominating the lakeside landscape;
2. The volume and architectural components of the boathouse resemble one or the other of the styles existing on the lake, among boathouses which conform to the requirements of Zoning bylaw 201 and to the other provisions provided herein;
3. The exterior facing materials selected minimize the visual impact of the boathouse from the lake (Lac des Écorces);
4. The materials and colours selected help to blend the boathouse in with the lakeside landscape and are in harmony with the materials and colours of the main building;
5. The colors used for exterior cladding and roofs are sober and of low reflectivity. The colours used are inspired by the tones which are largely present in the surrounding environment, particularly earthy tones or tones matching the vegetative surroundings in the summer season.

Amended by Bylaw # 258, December 14, 2020, article 5



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CHAPTER 7 : FINAL PROVISIONS

Erreur ! Source du renvoi introuvable.
Final Provisions

Section 7.1 : Entry into Force

This bylaw shall enter into force in compliance with the law.

Mayor

Director General



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APPENDIX 1 :

Repealed, R. 287, a. 15, March 25th 2025



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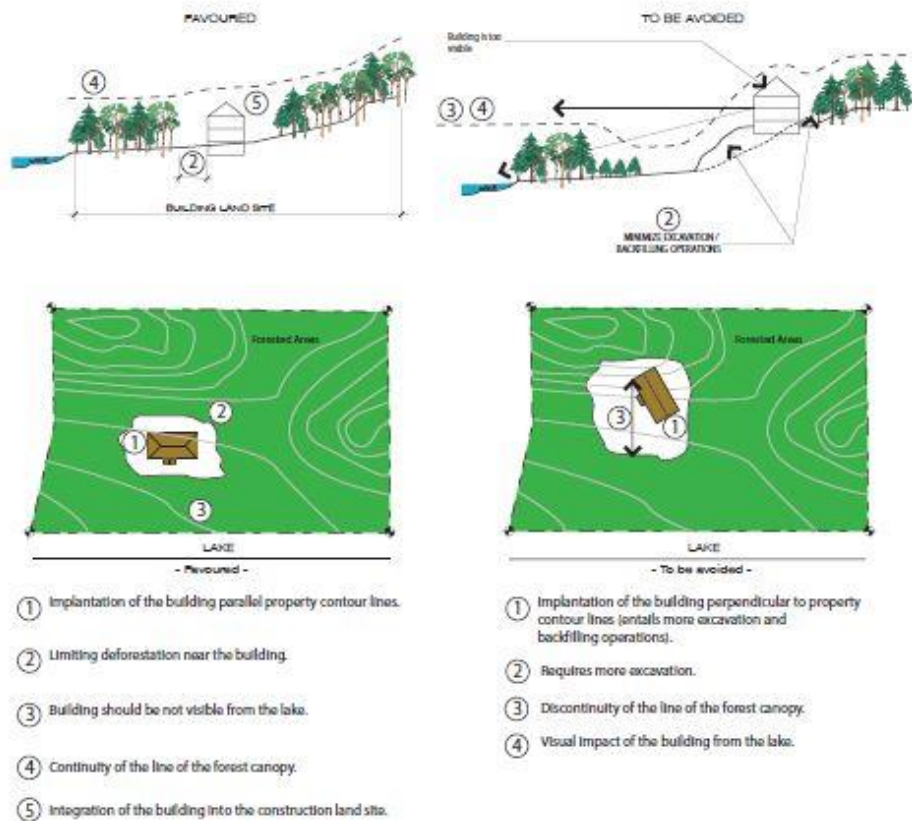
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APPENDIX 2 :

Drawing showing Installation Plans to favour and those to avoid



- ① Implantation of the building parallel property contour lines.
- ② Limiting deforestation near the building.
- ③ Building should be not visible from the lake.
- ④ Continuity of the line of the forest canopy.
- ⑤ Integration of the building into the construction land site.

- ① Implantation of the building perpendicular to property contour lines (entails more excavation and backfilling operations).
- ② Requires more excavation.
- ③ Discontinuity of the line of the forest canopy.
- ④ Visual Impact of the building from the lake.

APPENDIX 2 : Drawings of the implantation modes
to be favored or avoided
(the illustration is not to scale)