



VILLE DE / TOWN OF

**BARKMERE**

**TOWN OF BARKMERE**

**URBAN PLAN BYLAW N° 200**

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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.

9 May 2009



PROVINCE OF QUÉBEC  
TOWN OF BARKMERE

BYLAW N° 200

URBAN PLAN BYLAW

NOTICE OF MOTION :                      MAY 9, 2009

ADOPTION :

COMING INTO FORCE :

Amendments to Bylaw	
Bylaw number	Coming into Force
282 – BYLAW OF CONCORDANCE	MARCH 25 <sup>TH</sup> 2025

MUNICIPAL COUNCIL DECREES THE FOLLOWING:





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**CHAPTER 1:**

**Planning context and issues**



CHAPTER 1  
Planning Context and Issues

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## Section 1.1 : The Context of Planning

### 1.1.1 : What is an Urban Plan?

The Urban Plan is a land planning instrument that municipalities must adopt in accordance with the *Loi sur l'aménagement et l'urbanisme* (L.R.Q., c. A-19). Based on a broad vision, the urban plan integrates development guidelines as well as land use which translates into a working framework for 5 to 10 years.

Beyond the legal adoption of the urban plan, this planning and orientation document is an opportunity for citizens of Barkmere to think about its future. The urban plan must be seen as a tool to guide development and land management, and finally as a tool for implementing development projects.

The urban plan is made operational by the adoption of urbanism bylaws (zoning, subdivision, building permits and certificates) that must be consistent with its objectives and the establishment of non-regulatory measures.

### 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.

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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.

*Modified, Reg 282, a. 1, March 25<sup>th</sup>, 2025*

**1.1.3 : The regional issues**

Under an agreement established by the *Loi sur l'aménagement et l'urbanisme*, municipalities must adopt a strategy and urban plan bylaws consistent with the *Schéma d'aménagement révisé*. The *Schéma d'aménagement révisé* of the MRC des Laurentides has been applied since 2000 and establishes regional guidelines for planning and land development. Since 2000, the *Schéma d'aménagement révisé* has undergone some changes, particularly in the matter of environment.

The Town of Barkmere is one of twenty (20) municipalities that make up the MRC des Laurentides. Although the MRC des Laurentides is known for its recreational development, and is facing numerous challenges in terms of growth and development, the Town of Barkmere subscribes to more of a preservation approach where development opportunities are limited by environmental concerns and natural features.

However, some regional issues included in the *Schéma d'aménagement révisé* are reflected in the territory of Barkmere and will be submitted under this plan, namely:

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.

*Modified, Reg 282, a. 2, March 25<sup>th</sup>, 2025*

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.

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*Modified, Reg 282, a. 2, March 25<sup>th</sup>, 2025*

Finally, the MRC identifies some elements of interest as well as areas of environmental limitations. In this regard, and considering the scale of “regional” planning in the MRC, few elements were identified at the time of the application of the *Schéma d'aménagement révisé* in 2000 for the territory of Barkmere. Nonetheless, the urban plan integrates various environmental components that had been identified prior to the present process.

**1.1.4 : Studies prior to this planning process**

In order to identify elements of ecological interest and zones of environmental limitations in the territory of Barkmere, the Town commissioned Biofilia, a firm of environmental consultants, to carry out various studies in the territory.

Thus, in 2005, Biofilia filed its report on the “The assessment and monitoring program of Bark Lake”. 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. At the end of the report, Biofilia set out a series of recommendations to be taken into account under the present urban plan and, hence, in the subsequent bylaws.

*Modified, Reg 282, a. 3, March 25<sup>th</sup> 2025*

In December 2007, two (2) other studies were filed by the same firm. The goals of the first study, entitled “Harmonization of forest uses in Bark Lake’s watershed”, were to ensure the sustainability of ecosystems within the watershed of Bark Lake, to protect habitats with prominent wildlife, and protect water quality. A series of recommendations are also outlined in this study.

Also produced by Biofilia, the “Environmental Master Plan” was submitted in December 2007. This policy of environmental conservation introduces sensitive elements in the territory of Barkmere, assesses environmental impacts and makes recommendations. In addition, Biofilia proposes the creation of a “biological corridor” in sectors with high potential for wildlife.

*Modified, Reg 282, a. 3, March 25<sup>th</sup>, 2025*

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.

*Added, Reg. 282, a. 3, March 25<sup>th</sup>, 2025*

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. Implementation of certain recommendations can be done through the urban plan bylaws, such as those recommendations that subscribe to the *Loi sur l'aménagement et l'urbanisme*. Others can be applied through municipal bylaws or through awareness measures consistent with authority granted by the *Loi sur les compétences municipales*.

*Modified, Reg 282, a. 3, March 25<sup>th</sup> 2025*

It should also be noted that the process of local planning took into account guidelines and principles set forth by Regional and Municipal Affairs as well as the Ministry of Natural Resources and Forests in terms of planning and public land management since public land represents approximately 39% of Barkmere’s territory (excluding waterways).

*Modified, Reg 282, a. 17, March 25<sup>th</sup> 2025*

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).

*Modified, Reg 282, a. 3, March 25<sup>th</sup> 2025*

**1.1.5 : Territory of Barkmere**

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

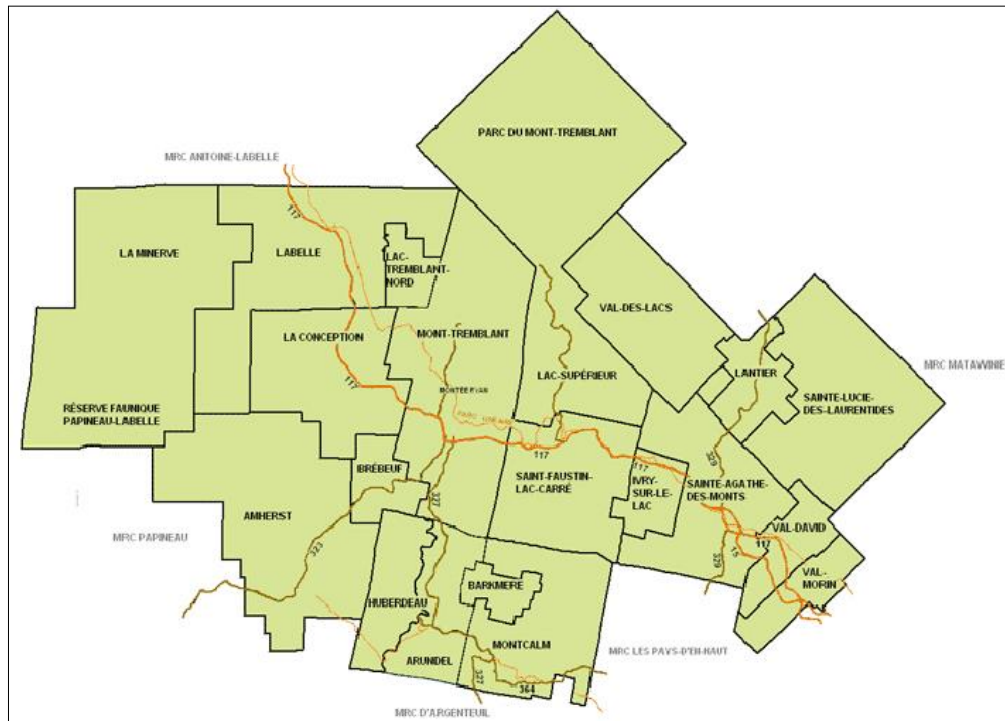
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for 2021, is home to 50,777 people, compared with 45,902 in 2016. This represents a population variation of 10.6% between 2016 and 2021. Barkmere's demographic weight on the regional scale is very low, at around 0.16%.

*Modified, Reg 282, a. 4, March 25<sup>th</sup> 2025*

The municipality is accessible by route 327 from the Town of Mont-Tremblant and route 364 from the Town of Saint-Sauveur. Within the territory, the road network is very limited, as the favoured means of transportation, since the creation of the Town, is the boat. In fact, homes are accessible for the most part only by water, namely Bark Lake.

Barkmere is located in the southern area of the region (see map 1) and shares its municipal boundaries with the municipalities of Montcalm and Huberdeau. The Town is somewhat "landlocked" by these two municipalities. Barkmere, whose territory covers 18.90 km<sup>2</sup>, is characterized by the prominence of its natural spaces around Bark Lake and the seasonal residences that are mainly located on the edge of the lake and near Chemin Barkmere (entrance to the village).



**Carte 1 : Regional Location**

*Source : MRC Des Laurentides, Interne site.*

### 1.1.6 : Brief historical synopsis

*Note: M. Doug Lloyd (1992).*

“Although the town Barkmere was officially declared an independent town in 1920, its history goes back to the beginning of the century. We know that, at the beginning of the 1900s, lumber companies from Weir and Arundel actively exploited the forests around Bark Lake. In addition, two or three hunting or fishing camps have been retraced and dated back to 1890.

In 1905, about ten families from Montreal would come to Arundel by train and spend the summer by the lake. At that time, there were also local families including the Labrosse brothers, the Patry's and the Miller's who cultivated near the village and Patry Bay. In 1907, the Jesuit Order built a summer dwelling. By the end of the World War I, more than 25 cottages had been built and there was a flourishing social life.

Miller, Whitall, Moore, Walker, Wright, Cope, Silver, Jarvis, Elliot, Goulden, Wylie, Macnab, Kingan, Pope and Bulley were common surnames at the time. They could frequently be seen after supper, either by canoe or row boat,

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loading up with provisions from the local farmers. Bark Lake Preservation Association (BLPA) was founded following several break-ins and for the purpose of controlling fishing.

By the mid 1920's, it became apparent that the responsibility for managing the territory, which at the time was shared by Weir and Arundel, was not addressing the interests nor the services requested by cottage taxpayers. In 1926, a Charter, allotted by the Quebec government, formally recognized the town of Barkmere. Mayor Whittall and councillors Silver, Goulden, Macnab and Bulley were members of the first Town Council.

From the start, concerns were about break-in protection, establishing evaluation roll and controlling the dam. As a result in 1931, Rosario Miller was named the town's first police officer.

With time, various bylaws came into being such as the emission of a boat license, dog license and firearm control. As issues became more and more complex, a Planning Commission was formed to aid the council with major questions pertaining to building norms and the preservation of the natural beauty of Bark Lake and its surroundings.

A health agency was established at the beginning of the 1930s to regulate what is now called environmental topics. Lake water testing and septic sanitation installations were already issues that concerned permanent as well as seasonal residents.

To date, 15 mayors, more than 55 councillors, as well as many other persons have generously given their talents to the service of the town, either as secretary-treasurer, controller or building inspector. It is thanks to their efforts that the legacy of beauty and tranquility in this municipality has been preserved for future generations".

*(Historical facts updated Summer 2024)*

*Modified, Reg 282, a. 5, March 25<sup>th</sup> 2025*

**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;

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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;

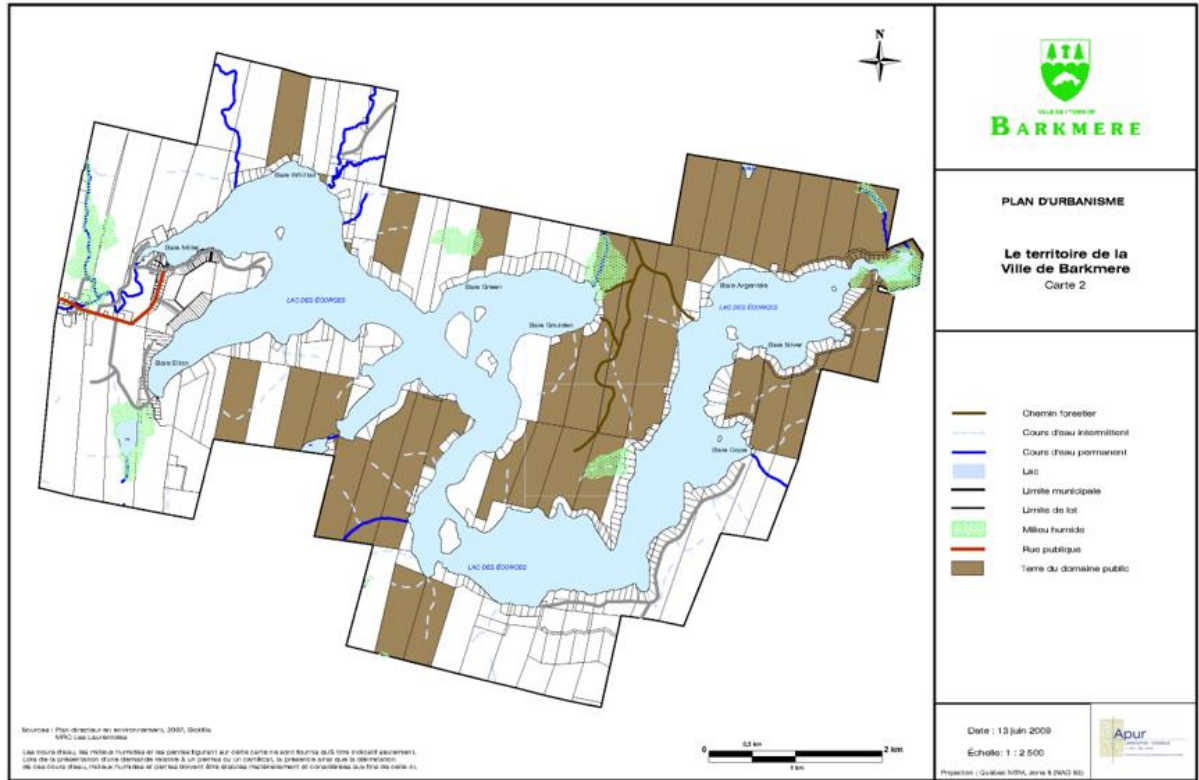
v) the quality of life of the town's citizens, by strengthening protections against the negative visual impact of the built environment, maintaining a low-density, low-impact, low-footprint, high-privacy approach to additional construction, and prescribing, where possible, community behaviors that reflect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

*Added, Reg 282, a. 6, March 25th 2025*

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Map 2: The Town of Barkmere's territory



Modified, Reg 282, a. 7, March 25<sup>th</sup> 2025

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## Section 1.2 : Territorial components

*Section modified Reg. 282, a. 8, March 25<sup>th</sup> 2025*

### 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.

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**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.

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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

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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

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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: Infrastructures 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

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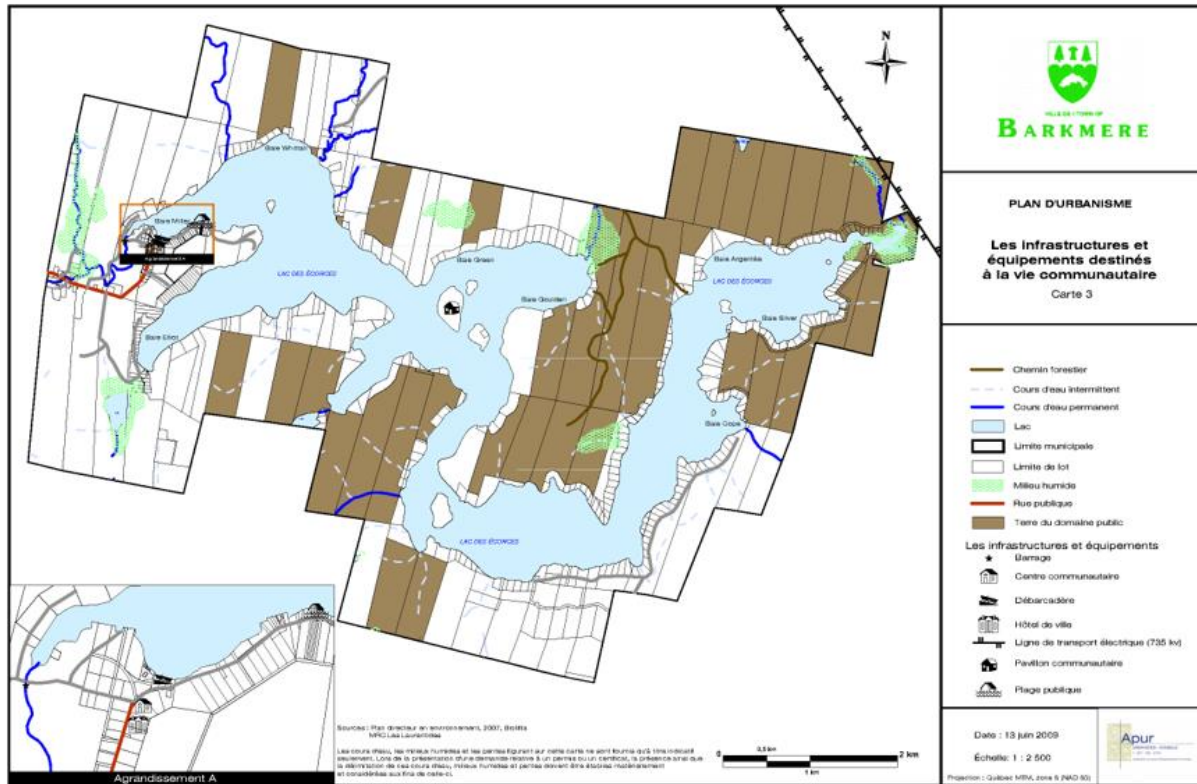
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its municipal bulletin, a notice board at the landing area as well as via its website. The Town also shares information via a register of email addresses and its various social networks.

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Map 3: Infrastructures and Equipment intended for Community use



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### Section 1.3 : Zones to be protected

#### 1.3.1 : What is a zone to be protected?

A zone to be protected relates to sectors or elements of particular interest given their environmental value whether ecological or aesthetic. Recognition of these spaces by a municipality requires the maintenance of these elements, their protection and the control of their uses, construction and development. Under the present urban plan, some management objectives are defined and their implementation can be ensured through bylaw measures and public awareness.

#### 1.3.2 : Identification of areas to be protected

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.

*Modified, Reg 282, a. 10, March 25<sup>th</sup>, 2025*

The *Loi sur l'aménagement et l'urbanisme* thus allows the Town to oversee or prohibit uses, buildings, works or cadastral operations given the topography of the land, in the proximity to a waterway or a lake or any other factor specific to the nature of the surroundings which may be considered for reasons of public safety or environmental protection of the shores, coastal areas and floodplains.

Thus, in the territory of the Town of Barkmere, zones to be protected are:

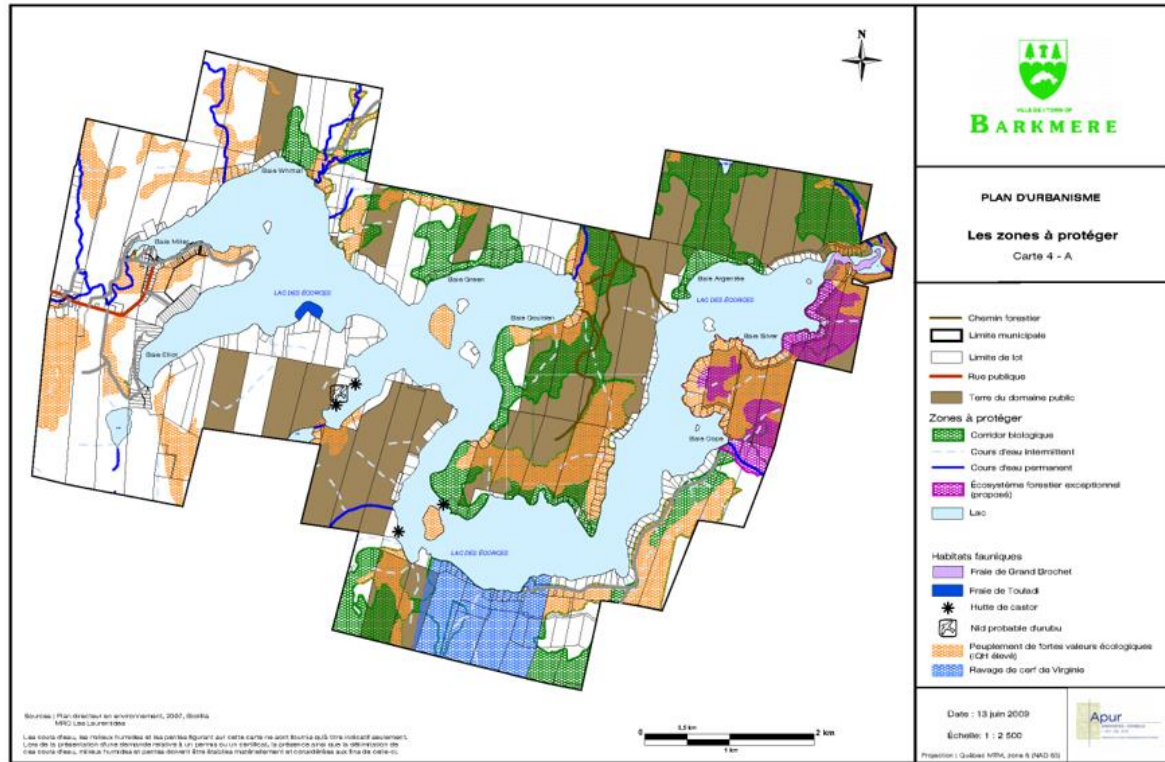
- All waterways and the watershed of Bark Lake;
- The shores and banks;
- Wetlands;
- Forested areas;
- The exceptional forest ecosystem (EFE);
- The natural topography;
- Areas of steep slopes (between 20% and 30%);
- The areas of very steep slopes (over 30%);
- The areas of high elevations (greater than 280 meters);
- The mountain summits;
- The entire landscape of Barkmere;
- Wildlife habitats, including white-tailed deer;
- Areas with high ecological values (high IQH)
- The biological corridor, representing areas of great potential for wildlife.

*Modified, Reg 282, a. 10, March 25<sup>th</sup>, 2025*

Zones to be protected are shown on maps 4-A and 4-B.

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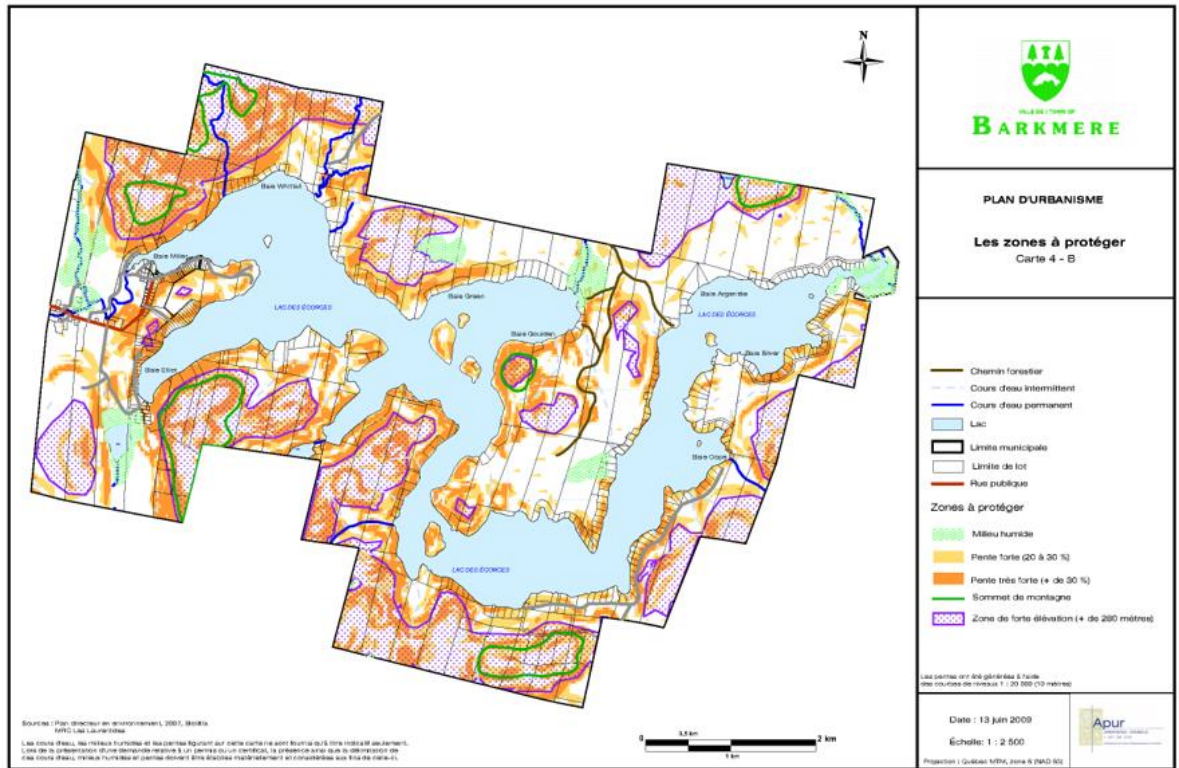
Map 4-A: Zones to be protected



Modified, Reg 282, a. 10, March 25<sup>th</sup> 2025

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Map 4-B: Zones to be protected



Modified, Reg 282, a. 10, March 25<sup>th</sup> 2025

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## Section 1.4 : Land issues and the vision of development

### 1.4.1 : Summary of territorial issues

*Modified, Reg 282, a. 11, March 25<sup>th</sup>, 2025*

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.



VILLE DE / TOWN OF

**BARKMERE**

**TOWN OF BARKMERE**

**URBAN PLAN BYLAW N° 200**

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**CHAPTER 2 :**

**Development Choices**



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**Section 2.1 : Broad guidelines for land development**

**2.1.0 : 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 2.0 added Reg 282, a. 13, March 25<sup>th</sup>, 2025*

**2.1.1 : Broad guidelines for land development**

The broad guidelines correspond to main outlines of land development in the Town of Barkmere and arise from issues and the vision of development. These guidelines will oversee planning, development and enhanced territorial value within a working framework of 5 to 10 years.

They serve to define the key issues of land development and to establish restrictions on choices offered by the Town to regulate, by its urban plan, public and private interventions in the territory. The following six (6) guidelines have been developed for the present urban plan:

1. Oversee interventions in zones to be protected
  2. Ensure the protection of the forest cover and wildlife habitats
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3.    Ensure an environmental follow-up of the territory by establishing certain measures;
4.    Establish an integrated development plan while prioritizing the protection of the natural environment;
5.    Use distinct norms to delineate construction and development;
6.    Reduce environmental impact with appropriate requirements for property access.

**2.1.2 :        Action plan**

For each guideline, the action to be taken, who will be responsible for it and the timetable have been defined. To implement this plan, the Urbanism Bylaws should reflect the choices made.

By identifying responsible parties and timetables, the Town of Barkmere expresses its willingness to implement the methods that have been defined within the broad guidelines for land development. It is therefore an action plan. The implementation of the action plan will follow the Town's priorities while taking into account financial considerations arising from these projects.

*Timetable*

- Short term : less than two (2) years;
- Midterm : more than two (2) years;
- Ongoing;
- 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.

*Modified Reg 282, a. 14, March 25<sup>th</sup> 2025*

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*Abbreviations*

- *BLPA : Bark Lake Protective Association*
  - *CCE : The Environment Committee*
  - *CCU: TheUrbanism Committee*
  - *CDB : The Landing Committee*
  - *MRC :     Municipalité régionale de comté*
  - *MRNF :   Ministère des Ressources naturelles et des Forêts*
  - *MTQ :     Ministère des Transports du Québec*
  - *Town: Town of Barkmere*
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Guideline 1: Oversee interventions in areas to be protected.		
Means of action :	Responsible party :	Timetable :
1.1 Within the areas to protect, monitor usage and restrict, in certain cases, construction work and use of equipment necessary for the development of these areas for purposes of public use.	Town / CCU / CCE	Bylaw revision
1.2 Increase protection of wetlands and hydric environments in keeping with current provincial standards. <i>Modified, Reg 282, a. 14, March 25<sup>th</sup> 2025</i>	Town / CCU / CCE	Bylaw revision 2024
1.3 Continue implementation of shoreline replanting while strengthening bylaws (areas to replant with sections of herbaceous plants, shrubs and trees).	Town / CCU / CCE	Bylaw revision
1.4 Safeguard wetlands with a protected strip and limit interventions within them.	Town / CCU / CCE	Bylaw revision
1.5 Protect mountaintops, areas of high elevation and areas with steep slopes (over 30%) by prohibiting buildings and structures not intended for their development or for public use.	Town / CCU / CCE	Bylaw revision
1.6 Restrict construction and structures in areas with very steep slopes (over 20%).	Town / CCU / CCE	Bylaw revision
1.7 Preserve the natural topography of the territory and the natural appearance of the lakeshore. <i>Modified, Reg 282, a. 14, March 25<sup>th</sup> 2025</i>	Town / CCU / CCE	Bylaw revision
1.8 Oversee interventions with the <i>Règlement sur des plans d'implantation et d'intégration architecturale</i> (PIIA) taking into account principles stemming from the <i>Charte des paysages des Laurentides</i> .	Town / CCU / CCE	Bylaw revision
1.9 Work jointly with agencies concerned with minimizing the impact of public networking on the territory (for example, power grid) while maintaining a territory free of telecommunications infrastructures.	Town / CCU / CCE	Ongoing
1.10 Work jointly with the municipalities included within Barkmere's watershed for integrated land management (e.g.: setting up a monitoring committee, adopting global intervention policies, etc.)	Town / CCU / CCE	Short term

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Guideline 2 : Ensure the protection of the forest cover and wildlife habitats		
Means of action :	Responsible party	Timetable
2.1 Restrict interventions within the biological corridor and in areas of high ecological value to ensure the protection of wildlife habitat including the white-tailed deer.	Town / CCU / CCE	Bylaw revision
2.2 Following recognition of the exceptional forest ecosystem (EFE), pursue the Protected Area project. <i>Modified, Reg 282, a. 14, March 25<sup>th</sup> 2025</i>	Town	Short-term
2.3 Restrict deforestation for constructions and structures, particularly for waterfront constructions.	Town / CCU / CCE	Bylaw revision
2.4 Restrict openings on Bark Lake by minimising green windows.	Town / CCU / CCE	Bylaw revision
2.5 Require reforestation in stripped spaces to achieve standards of uniformity of forest cover.	Town / CCU / CCE	Bylaw revision
2.6 Scrutinize forestry activities with a view to sustainable forest management, following the recommendations contained in the Biofilia and L'Action project reports. <i>Modified, Reg 282, a. 14, March 25<sup>th</sup> 2025</i>	Town/ MRNF	Bylaw revision 2024

Guideline 3 : Ensure an environmental follow-up on the territory by establishing certain measures.		
Means of action :	Responsible party	Timetable
3.1 Strictly apply municipal (boat cleaning, nuisance, etc) and provincial (septic installations, wells, etc.) bylaws for the protection of the environment.	Town	Ongoing
3.2 Stipulate a distance beyond provincial norms in regards to distancing septic installations from waterways and lakes.	Town / CCU / CCE	Bylaw revision
3.3 Prohibit the spreading of pesticides and fertilizers of the entire territory.	Town / CCU / CCE	Short-term
3.4 Regularly revise bylaw measures so as to adapt them to changing environmental issues.	Town / CCU / CCE	Short-term
3.5 Assess the possibility of establishing a municipal system for septic waste pumping.	Town	Midterm
3.6 Monitor and implement the Biofilia Environmental Master Plan and the L'Action project. <i>Modified, Reg 282, a. 14, March 25<sup>th</sup> 2025</i>	Town / CCU / CCE	Ongoing
3.7 Carry out the necessary steps to restrict certain motorized water activities on Bark Lake.	Town / CCU / CCE	Short-term
3.8 Set up information and awareness measures for the enhanced protection of the surroundings by citizens (communication tools).	Town	Ongoing
3.9 Continue to conduct selective water quality analyses and environmental studies. <i>Modified, Reg 282, a. 14, March 25<sup>th</sup>, 2025</i>	Town	Ongoing

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Guideline 4 :		
Establish an integrated development plan while prioritizing the protection of the natural environment.		
Means of action :	Responsible party	Timetable
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).	Town / CCU / CCE	Bylaw revision 2024
4.2 Adapting the lot subdivision norms to the three Town sectors while ensuring to maintain a very low density for non-residents (excluding the areas of the village core and the Jesuits).	Town / CCU / CCE	Bylaw revision
4.3 Restrict or prohibit construction within the areas to protect (mountain summits, high elevation zones, steep and very steep slope zones, biological corridor, areas of high ecological value, the EFE, shore, wetlands, etc)	Town / CCU / CCE	Bylaw revision
4.4 Restrict the height and dimensions of house constructions while taking into account landscape and topography.	Town / CCU / CCE	Bylaw revision
4.5 Protect shorelines from runoff of water and earth during construction operations.	Town / CCU / CCE	Bylaw revision
4.6 Introduce erosion control measures.	Town / CCU / CCE	Bylaw revision
4.7 Work jointly with the Ministry of Natural Resources and Forests to maintain public land construction-free. <i>Modified, Reg 282, a. 17, March 25th, 2025</i>	Town	Ongoing

Guideline 5 :		
Use distinct norms to delineate construction and development;		
Means of action :	Responsible party	Timetable
5.1 Promote the development of a « green » architecture by sensitizing citizens (sustainable materials, energy efficient constructions, passive solar energy, etc.)	Town / CCU / CCE	Ongoing
5.2 Adapt a bylaw framework authorizing sustainable construction techniques.	Town / CCU / CCE	Bylaw revision
5.3 Oversee construction with a <i>Règlement sur des plans d'implantation et d'intégration architecturale</i> (PIIA) for a quality architectural style.	Town / CCU / CCE	Bylaw revision
5.4 Oversee the construction of accessory buildings and the enlargement of cottages especially at the shores of water ways.	Town / CCU / CCE	Bylaw revision
5.5 Introduce landscaping norms, particularly in terms of materials and possible occurrence of erosion.	Town / CCU / CCE	Bylaw revision
5.6 Favour natural nocturnal lighting while conforming to regulations about it.	Town / CCU / CCE	Bylaw revision

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Guideline 6: Reduce environmental impact with appropriate requirements for property access		
Means of action :	Responsible party	Timetable
6.1 Regulating the location, number and design of individual docks. <i>Modified, Reg 282, a. 14, March 25<sup>th</sup>, 2025</i>	Town / CCU / CCE	Bylaw revision 2024
6.2 Continue efforts to improve municipal dock and lake access (ensure the implementation of the Landing Study: parking space, public and community service buildings, etc.).	Town / CCU / CCE	Bylaw revision
6.3 Maintain the current public access to Bark Lake for control of boats (cleaning etc.).	Town / CCU / CCE	Bylaw revision
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). <i>Modified, Reg. 282, a. 14, March 25<sup>th</sup> 2025</i>	Town / CCU / CCE	Bylaw revision 2024
6.5 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). <i>Modified, Reg. 282, a. 14, March 25<sup>th</sup> 2025</i>	Town / CCU / CCE	Bylaw revision 2024
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). <i>Modified, Reg. 282, a. 14, March 25<sup>th</sup> 2025</i>	Town / CCU / CCE	Bylaw revision 2024
6.7 Work jointly with the Ministry of Natural Resources and Forests for the granting of rights of way over public land. <i>Modified, Reg 282, a. 17, March 25<sup>th</sup>, 2025</i>	Town	Ongoing

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## Section 2.2 : Major land assignment and occupation density

### 2.2.1 : Major land assignments

Major land assignments represent projected orientations for each part of the Town of Barkmere. To implement these assignments the *Zoning Bylaws* foresee zones in which authorized use must be consistent with established urban plan parameters. The following four (4) major assignments have been retained by the Town of Barkmere:

- «Seasonal Residential» assignment
- «Village» assignment
- « Rural » assignment
- « Conservation » assignment

Assignments are illustrated on map n° 5. Boundaries of assigned areas coincide normally with municipal boundaries, the axis or extended axis of a roadway, axis of a waterway or, a lot line and its extension.

Also, the present urban plan stipulates a land occupation density (net density). The notion of land occupation density refers to the number of authorized dwellings in a given territorial area (dwelling per hectare). For example, when the maximum density is set at 1 dwelling per hectare, this means that the minimum size of land to accommodate housing (single family housing) is 10.000 square metres. Subdivision standards may be higher than the density required, to allow, for example, a density of 0.5 dwelling per hectare (minimum area of land 20,000 square metres). Land occupation density thus guides land development and the physical arrangement of the Town. The urban bylaws stipulate other density measures in order to ensure consistency with the authorized density bylaws in the present plan.

### 2.2.2 : « Seasonal Residential» assignment

The “seasonal residential” assignment refers to shoreline properties bordering Bark Lake where residential and seasonal residential activity is focused. The development objective in this sector is maintaining low land occupation.

The limit of this assignment was determined based on the wish to solely maintain a shoreline settlement while at the same time respecting the guidelines and environmental issues of the territory. Consequently, the maximum density of occupancy has been fixed at 1 dwelling per hectare for the lots situated, for the most part, within the established biological corridor, the exceptional forestry ecosystem or the areas of high ecological value and, 1.25 dwellings per hectare for those situated outside of these areas.

### 2.2.3 : «Village» assignment

The “Village” assignment includes residential and commercial settlements along the Chemin Barkmere as well as spaces used for municipal purposes (landing area). Within this assignment, the maximum occupational density is set at 3.33 dwellings per hectare.

### 2.2.5 : « Rural » assignment

The “rural” assignment covers the western part of the territory, in proximity to the town core where various activities can be performed particularly, residential, recreational, as well as agricultural. Within this assignment, occupational density is fixed at 0.3125 dwelling per hectare.

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**2.2.6 : « Conservation » assignment**

The “conservation” assignment covers the remainder of the municipal area, including public lands. This assignment also includes the majority of zones to be protected, particularly the biological corridor, areas of high ecological value, exceptional forest ecosystems and the wildlife habitats.

Accordingly, the objective is to keep these areas free of construction such as residential, and authorize activities relating to conservation, and logging. In accordance with the direction of the MRC, this assignment area “aims to more particularly form a homogeneous forest (...)” and to limit construction so as to “avoid splitting and occupation of the forest, which could prove harmful to the protection of sensitive habitats in the long run.”

However, residential construction of low density (0.3125 dwelling per hectare) may be authorized on lands that are not public. The preservation of the natural state of these spaces will help maintain the equilibrium of the ecosystems, the quality of the natural environment and quality of the waters of Bark Lake.

**2.2.7 :        Compatible usage per assignment**

The present section synthesizes the main usage groups authorized for each assignment.

For each assignment, main usage groups are either authorized, prohibited or restricted as designated by the terms compatible, somewhat compatible, non compatible. Thus the Urbanism bylaws, especially the *Zoning Bylaw*, must conform to the Table below.

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Assignment	Seasonal residential assignment	Town core assignment	Rural assignment	Conservation assignment
Usage groups				
Residential <sup>(1)</sup>	Compatible	Compatible	Compatible	Weakly compatible, not compatible on public land <i>Modified, Reg. 282, a. 15, March 25<sup>th</sup>, 2025</i>
Commercial in the vicinity <sup>(2)</sup>	Non compatible	Compatible	Non compatible	Non compatible
Public and Institutional <sup>(3)</sup>	Somewhat compatible	Compatible	Compatible	Non compatible
Recreational space	Compatible	Compatible	Compatible	Compatible
Conservation activity	Compatible	Compatible	Compatible	Compatible
Forestry <sup>(4)</sup>	Non compatible	Non compatible	Compatible	Compatible
Agricultural activity <sup>(5)</sup>	Non compatible	Non compatible	Compatible	Non compatible

Public utilities are authorized on the entire territory

<sup>1)</sup> The residential use is permitted only on lands that are not in the public domain. In addition, the authorization of the use is linked to certain conditions of road access and subdivision and urbanism bylaws

<sup>(2)</sup> The maximum floor area of the "commercial" use, excluding restaurants and accommodation, is set at one hundred (100) square meters.

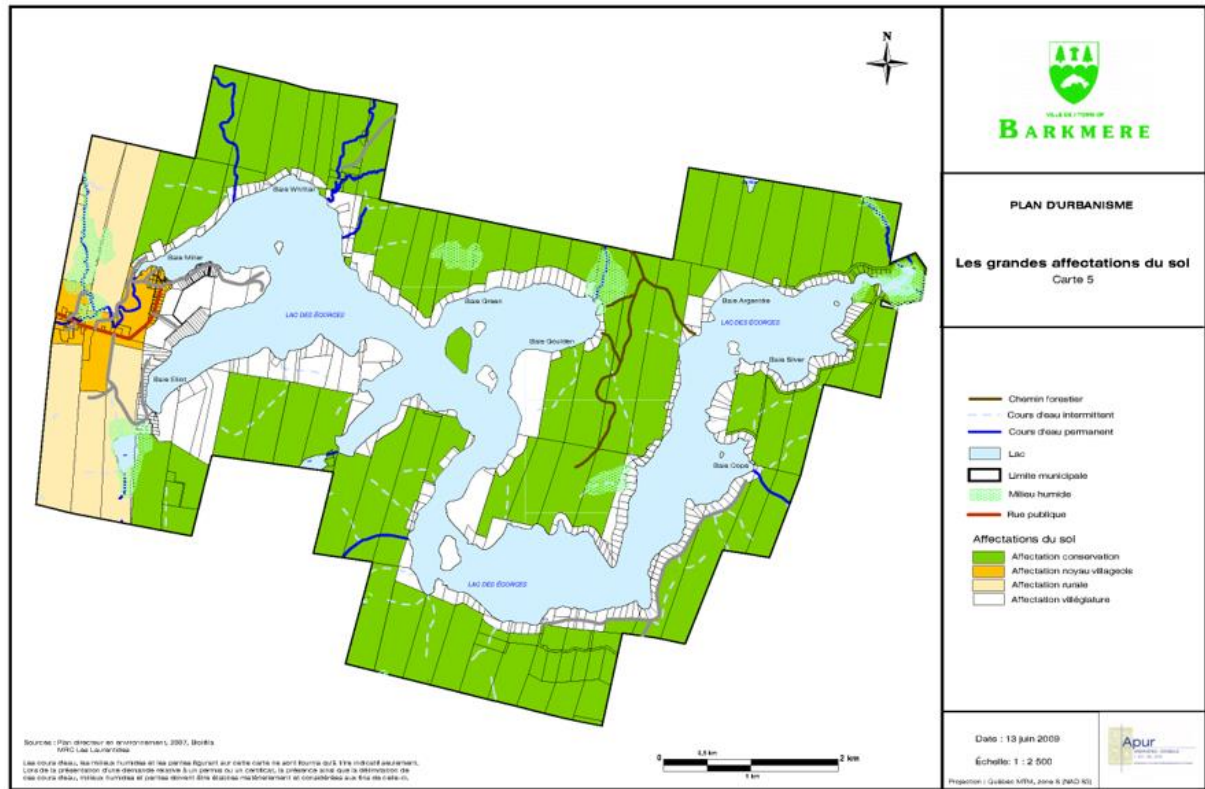
<sup>(3)</sup> This assignment is aimed at the use of services and facilities such as municipal, emergency and public spaces (the municipal dock, public parking lots, parks etc.) Also this category is aimed at community services both public and private such as community halls, child care services etc. NOTE: The administrative services of the Town must be located along Barkmere road in accordance with the requirements of the MRC des Laurentides.

<sup>(4)</sup> The forestry operations mentioned are those carried out on a commercial basis. Standards on logging regulations will be introduced to planning for private forests. On public lands, Regulation respecting standards of forest in the public domain, whose application is MRNF governs the conditions for logging under CAFA (contract to supply and forest management ) in terms of protection of lakes and rivers, construction of forest roads, stacking areas, silvicultural treatment and protection of critical habitats to white-tailed deer. However, the MRNF, due to justified demands of the city or citizens, can improve in some cases mitigation measures to further reduce the impacts of forestry activities (Source: Schéma d'aménagement revised MRC Les Laurentides)

<sup>(5)</sup> Agricultural activities permitted are cultivation and animal husbandry and care of farm animals to low environmental constraint. For agriculture establishments with stronger environmental constraints, exceeding 20 animal units and any other agricultural establishment exceeding 100 animal units are prohibited in Barkmere.

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Map 5: Major territorial assignments



Modified, Reg. 282, a. 15, March 25<sup>th</sup> 2025





VILLE DE / TOWN OF

**BARKMERE**

**TOWN OF BARKMERE**

**URBAN PLAN BYLAW N<sup>o</sup>**

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**CHAPTER 3 :**

**The Final Measures**



CHAPTER 3  
Development Choices

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**Section 3.1 :            Final Measures**

**3.1.1 :            Bylaw Title**

The present bylaw is entitled *Urban Plan Bylaw* and number 200.

**3.1.2 :            Abrogation**

The current bylaw repeals the Town of Barkmere *Urban Plan* with its amendments as well as discrepancies arising from another bylaw.

**3.1.3 :            Implementation of the Bylaw**

This bylaw will be applied in accordance with the law.

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**Mayor**

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**Director General**

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VILLE DE / TOWN OF

**BARKMERE**

**TOWN OF BARKMERE**

**URBAN PLAN BYLAW N°**

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**APPENDIX 1**

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