

**CANADA
PROVINCE OF QUEBEC
REGIONAL COUNTY OF ARGENTEUIL
MUNICIPALITY OF THE TOWNSHIP OF WENTWORTH**

**BY-LAW NUMBER 2018-013-01 MODIFYING
SITE LAYOUT AND ARCHITECTURAL INTEGRATION PROGRAMS
BY-LAW NUMBER 2018-013**

WHEREAS the Site Layout and Architectural Integration Programs By-Law number 2018-013 of the Municipality of the Township of Wentworth is in effect;

WHEREAS the Municipal Council deems it appropriate to make various amendments thereto;

WHEREAS a Notice of Motion was filed on April 12th, 2021 and the First Draft By-Law deposited;

WHEREAS a Written Consultation procedure was held from April 15th to 29th, 2021 in accordance with the ministerial orders due to the pandemic related to COVID-19;

THEREFORE, it is proposed by Councillor Philippe Cyr and
RESOLVED

THAT Council adopt the By-Law entitled "By-Law number 2018-013-01, modifying Site Layout and Architectural Integration Programs By-Law number 2018-013" and it is by this By-Law ruled and decreed as follows:

ARTICLE 1

Chapter 3 " Subjected Zones and interventions " of the Site Layout and Architectural Integration Programs By-Law number 2018-013 is amended by adding section 3.6 which reads as follows:

"SECTION 3.6 - PIIA-06: TOURIST ACCOMMODATIONS

67.1 Context

The purpose of this section is to evaluate the quality of integration of certain tourist accommodation projects into the environment.

67.2 Application subject to approval

Any application for the issuance of a construction permit for the construction of a tourist accommodation establishment is subject to approval of a site planning and architectural integration program by Council:

- 1) the construction of a main building whose use is an " a) inn and hotel establishment " or a " b) health center, resort and holiday center "

comprising 10 or more lodging units that are part of category c9 " lodging " in the Zoning By-Law;

- 2) to the construction of a building or isolated structure housing accommodation units for a use referred to in paragraph 1).

If the action is already subject to any section of this chapter, the required documents, objectives and evaluation criteria are in addition to the documents, objectives and criteria set out in another section.

67.3 Documents required for the consideration of an application

Every application for approval shall be submitted in 3 copies to the designated officer and shall include, in addition to the plans and documents required in Chapter 2, the following plans and documents

- 1) a location plan executed at a scale of at least 1:10,000 showing the surrounding territory and the manner in which the proposed development is integrated into it (land use, road network, nearby municipal boundaries, nearby residential uses, etc.);
- 2) an image plan of the entire property concerned, executed at a scale of at least 1:2,500 and giving, in a non-limitative manner, the following information:
 - a) the distribution of the projected buildings on the property, including accessory constructions, landscaped areas, recreational spaces and any spaces or facilities intended for the clientele of the establishment, etc;
 - b) the natural characteristics of the land (watercourses, wetlands, surface rock, wooded areas, any surface water drainage basins, topography, etc.) and the proposed modifications thereto;
 - c) the location of existing buildings and structures, if any;
 - d) existing and proposed servitudes and rights-of-way.
- 3) plans of the buildings included in the project, including sections, elevations, profiles (of all floors and facades), at a scale of 1:50, showing, among other things, the height of the buildings, the type of exterior cladding for the walls and roof, etc. ;
- 4) a sample of the colors selected for the exterior cladding materials (walls and roof);
- 5) a cross-section or visual simulation showing the integration of the building with the natural components (e.g. the building in relation to the tree tops) and the surrounding environment
- 6) any other information deemed necessary for the evaluation of the application.

67.4 Objectives

The objectives pursued are as follows:

- 1) to ensure the integration of tourist accommodation projects into the surrounding environment;
- 2) to limit the impact on the surrounding environment.

67.5 Evaluation Criteria

The evaluation criteria are as follows:

- 1) the location of buildings and spaces dedicated to customers is planned in such a way as to minimize their visibility from the street and neighbouring properties
- 2) measures to mitigate the impacts of traffic, noise, lighting and all other types of impacts are proposed
- 3) generous wooded areas, composed of deciduous and coniferous trees, are maintained and created near neighbouring properties and around the perimeter of the site
- 4) the architecture and massing of the buildings contribute to conceal the buildings in the natural environment
- 5) Measures to protect sensitive natural areas are proposed to prevent access by clients. Conversely, marked trails are developed to limit the degradation of sensitive natural areas. "

ARTICLE 2

The present By-Law comes into force in accordance with the Act.

Jason Morrison
Mayor

Natalie Black
General Manager,
Secretary-Treasurer

Notice of Motion:
Presentation of First Draft By-Law:
Public notice written consultation:
Adoption of By-Law:
Notice of coming into effect:

April 12th, 2021
April 12th, 2021
April 15th, 2021
May 3rd, 2021
July 8th, 2021