

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

DRAFT

**BY-LAW NUMBER 2018-013-02
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 this Draft By-Law will be the subject of a public consultation meeting;

WHEREAS a notice of motion was filed on May 2nd, 2022 and the Draft By-Law deposited;

THEREFORE It is proposed by Councillor Pierre Demers and
RESOLVED

THAT Council adopt the First Draft By-Law entitled "By-Law Number 2018-013-02 Modifying Site Layout and Architectural Integration Programs By-Law Number 2018-013" and it is hereby enacted and decreed as follows:

ARTICLE 1

Article 16 " Deposit and Content of the Application" of the Site Planning and Architectural Integration Program By-Law number 2018-013 is amended, in the 1st paragraph, by replacing the words "in triplicate" by the words "in one (1) paper copy and one (1) digital copy (PDF)".

ARTICLE 2

Article 18 "Study Fee" of Site Layout and Architectural Integration Programs By-Law Number 2018-013 is amended by adding a Paragraph 5) which reads as follows:

5) Authorization Certificate: \$100

ARTICLE 3

Article 30 " Documents Required to Study an Application" of this By-Law is modified by

1° The replacement, in the 1st paragraph, of the words "in triplicate" by the words "in one (1) paper copy and one (1) digital copy (PDF)";

(2) The deletion, in paragraph 4), of the words "in 3 copies".

ARTICLE 4

Article 38 " Documents Required to Study an Application" of this By-Law is modified by

1° The replacement, in the 1st paragraph, of the words "in triplicate" by the words "in one (1) paper copy and one (1) digital copy (PDF)";

(2) The deletion, in paragraph (3), of the words "in triplicate";

(3) The deletion, in paragraph (4), of the words "in triplicate".

ARTICLE 5

Article 45 "Documents Required to Study an Application" of this By-Law is amended by

1° The replacement, in the 1st paragraph, of the words "in triplicate" by the words "in one (1) paper copy and one (1) digital copy (PDF)";

(2) The deletion, in paragraph (1), of the words "in triplicate";

(3) The deletion, in paragraph (2), of the words "in triplicate".

ARTICLE 6

Article 52 "Documents Required to Study an Application" of this By-Law is modified, in the 1st paragraph, by replacing the words "in triplicate" by the words "in one (1) paper copy and one (1) digital copy (PDF)".

ARTICLE 7

Article 59 "Documents Required to Study an Application" of this By-Law is modified, in the 1st paragraph, by replacing the words "in triplicate" by the words "in one (1) paper copy and one (1) digital copy (PDF)".

ARTICLE 8

Article 67.3 "Documents Required to Study an Application" of this By-Law is modified, in the 1st paragraph, by replacing the words "in 3 copies" by the words "in one (1) paper copy and one (1) digital copy (PDF)".

ARTICLE 9

Chapter 3 "Subjected Zones and Interventions" of this By-Law is amended by adding Section 3.7 which reads as follows:

"SECTION 3.7 – PIIA-07: LARGE RESIDENTIAL BUILDINGS

67.6 Context

The purpose of this section is to ensure the architectural integration of large residential buildings of a rural and country-style character.

67.7 Governed Application

Council approval of a Site Layout and Architectural Integration Plan is required for any application for the issuance of a construction permit or authorization certificate for:

- 1) the construction or reconstruction of a main building for residential use with a floor area of 300 m² or more;
- 2) the expansion of a main building for residential use with a floor area of 300 m² or more or that will increase the floor area to 300 m² or more;
- 3) the following exterior renovation work on a main building for residential use with a floor area of 300 m² or more:
 - a) the replacement of exterior wall cladding, except where the cladding is identical in colour and material;
 - b) the replacement of roof cladding, except where the cladding is identical in colour and material.

67.8 Documents required to study an application

Any application for approval must be submitted in one (1) paper copy and one (1) digital copy (PDF) to the designated officer and must include, in addition to the plans and documents required in Chapter 2, the following plans and documents:

- 1) building plans of the buildings included in the project, including cross-sections, elevations, profiles (of all storeys and facades), at a scale of 1:50, showing, among other things, building heights, the type of exterior cladding for walls and roof, etc.;

- 2) a sample of the colours selected for the external cladding materials (walls and roof);
- 3) a section or visual simulation showing the integration of the building with the natural features (e.g., the building in relation to the treetops) and the surrounding environment. At a minimum, a visual simulation from the lake and a visual simulation from the street must be provided;
- 4) Any other information deemed necessary for the evaluation of the application.

67.9 Objectives

The objectives are the following:

- 1) maintain the rural and country-style character of the territory;
- 2) limit the visual impact of large residential buildings.

67.10 Evaluation Criteria

The evaluation criteria are as follows:

- 1) The positioning, massing and materials contribute to ensuring optimal integration into the surrounding environment;
- 2) The positioning, massing and materials contribute to minimizing the building's visibility from a lake or the street;
- 3) The positioning of the building on the site allows for the preservation of the trees between the property line and the building (which contributes to minimizing its visual impact);
- 4) Generous wooded areas composed of deciduous and coniferous trees are maintained and proposed in order to minimize the visual impact from a lake and from the street;
- 5) The driveway leading to the building is curved in order to avoid straight-line views from the street;
- 6) The building's massing is adapted to the natural and landscaped features of the site;
- 7) The project uses sober colours and materials that harmonize with the natural environment. Contrasting colours and materials are avoided;
- 8) When other buildings are present on the site, the architectural style of the buildings is coherent."

ARTICLE 10

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

Jason Morrison
Mayor

Natalie Black
General Manager, Clerk-Treasurer

Notice of Motion:
Presentation of First Draft By-Law:
Presentation of Second Draft By-Law:
Adoption of By-Law:
Notice of coming into effect:

May 2nd, 2022
May 2nd, 2022

DRAFT