



VILLE DE / TOWN OF
BARKMERE

INFORMATION SESSION

REVISION OF THE URBANISM BYLAWS

May 23, 2009



Meeting Agenda

- Background;
- Synthesis of the Draft Bylaws :
 - Urban Plan;
 - Zoning;
 - Subdivision;
 - Building;
 - Permits and Certificates;
 - Architectural Installation and Integration Plan (PIIA).
- Public Interaction.

Background

Why should we revise the Urbanism Bylaws?

- The adoption of an Urban Plan is required by the *Loi sur l'aménagement et l'urbanisme*. The Town can do a revision to its Urban Plan every five (5) years.
- The Urban Plan is a planning tool which guides and orients the development and the enhancement of the municipal territory.
- The Town must revise its Urbanism Bylaws (Zoning, Subdivision, Building, etc.) so as to ensure that they conform to the new Urban Plan.

Background

Steps :

- Modifications of the draft bylaws after the Public Meeting
- Adoption of the Bylaws (13 June 2009);
- Public Notice for electors on the conformity of the bylaws to the Urban Plan and as a second item, concerning the provisions of the Zoning and Subdivision bylaws in conformity with the *Loi sur l'aménagement et l'urbanisme*;
- Entry into law, following the certificate of conformity from the MRC

Draft bylaw: Urban Plan

(number 200)

Urban Plan

The structure of the Urban Plan Bylaw:

- Chapter 1: What's at stake?
- Chapter 2 : Development choices
- Chapter 3: Final Provisions

The Urban Plan

Chapter 1: Background and what's at stake

- Background in the planning;
- The composition of the territory :
 - The population ;
 - The natural surroundings ;
 - Land in the public domain;
 - The developed areas;
 - Accessibility to the territory;
 - Infrastructures and equipment intended for community use

The Urban Plan

Chapter 1: Background and what's at stake

Zones to protect:

- All waterways and the watershed of Bark Lake;
- The shorelines and the littoral ;
- The wetlands ;
- The forest populations ;
- The proposed Exceptional Forest Ecosystem ;
- The natural topography ;
- The zones of steep slopes (between 20% and 30%) ;
- The zones of very steep slopes (more than 30%) ;
- The zones of high elevation (more than 280 metres);
- The mountain summits;
- The entire landscape of Barkmere ;
- The wildlife habitats including the white-tailed deer;
- The areas of Ecologically High Value (elevated IQH) ;
- The BiologicalCorridor.

PLAN D'URBANISME

Les zones à protéger
Carte 4 - B

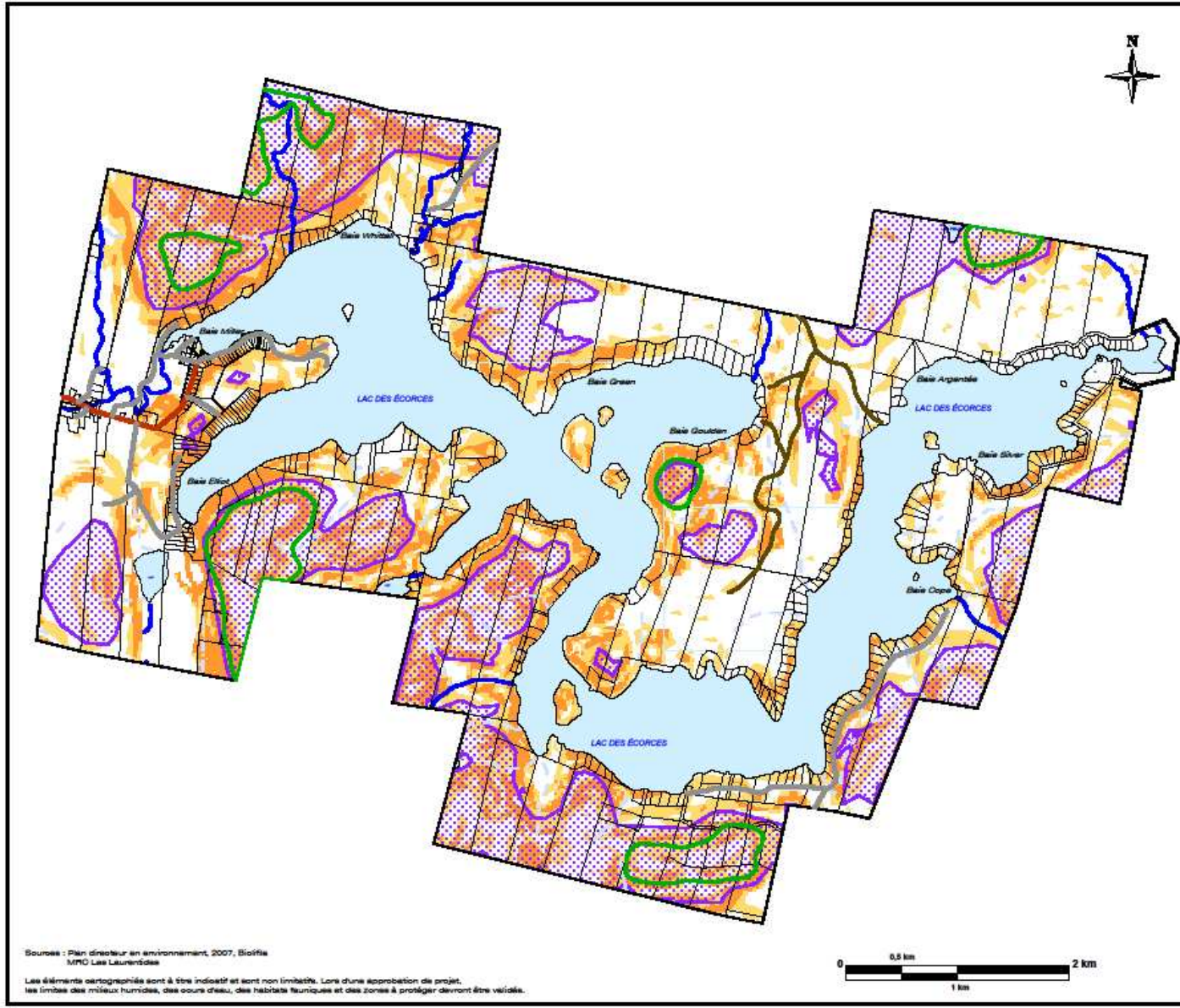
- Accès véhiculaire fonctionnel
- Chemin forestier
- Cours d'eau intermittent
- Cours d'eau permanent
- Lac
- Limite municipale
- Limite de lot
- Rue publique
- Zones à protéger**
- Pente forte (20 à 30 %)
- Pente très forte (+ de 30 %)
- Sommet de montagne
- Zone de forte élévation (+ de 280 mètres)

Les pentes ont été générées à partir
des courbes de niveau 1 : 20 000 (10 mètres)

Date : 9 mai 2009

Échelle : 1 : 2 500

Projection : Québec MTA, zone B (NAD 83)



Sources : Plan directeur en environnement, 2007, Biofitia
MPO Les Laurentides

Les éléments cartographiés sont à titre indicatif et sont non limitatifs. Lors d'une approbation de projet,
les limites des milieux humides, des cours d'eau, des habitats fauniques et des zones à protéger devront être validés.



The Urban Plan

Chapter 2: Development Choices

- Broad guidelines for land development ;
- Major land assignment and occupation density;
- Areas of particular intervention.

The Urban Plan

Chapter 2: The development choices

- The six key guidelines for management of our territory :
 1. Regulate the interference in protected zones ;
 2. Assure the protection of forest cover and wildlife habitats ;
 3. Assure environmental monitoring of our territory and implement various measures of protection ;
 4. Implement an integrated development plan with priority on protection of our natural habitat ;
 5. Regulate building and development within a set framework (building norms) ;
 6. Provide adequate property access with the least impact on the environment and with emphasis on lake access

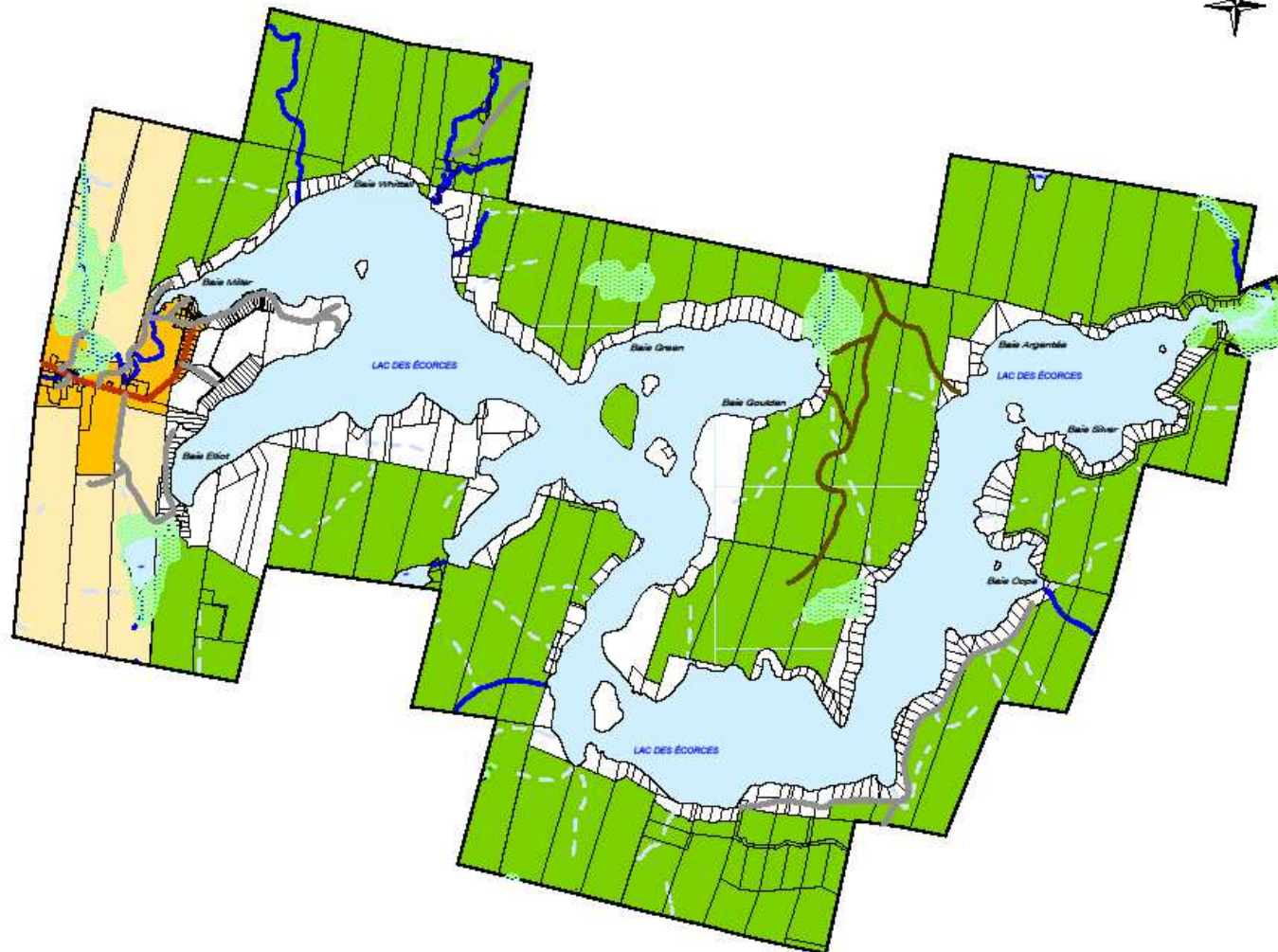
The Urban Plan

Chapter 2: Development choices

- Major land use and occupation density:
 - Village : 1 or 1,25 houses / hectare (area of 8 000 or 10 000 Sq/M)
 - Village Core : 3,33 houses / hectare (area of 3 000 Sq/M)
 - Rural : 0,3125 houses / hectare (area of 3,2 ha)
 - Conservation : 0,3125 houses / hectare (only on private land area of 3,2 ha)

PLAN D'URBANISME

Les grandes affectations du sol
Carte 5



- Accès véhiculaire fonctionnel
- Chemin forestier
- Cours d'eau intermittent
- Cours d'eau permanent
- Lac
- Limite municipale
- Milieu humide
- Rue publique

Affectations du sol

- Affectation conservation
- Affectation noyau villageois
- Affectation rurale
- Affectation villégiature

Sources : Plan directeur en environnement, 2007, Biofitia
MPO Les Laurentides

Les éléments cartographiques sont à titre indicatif et sont non limitatifs. Lors d'une approbation de projet, les limites des milieux humides, des cours d'eau, des habitats fauniques et des zones à protéger devront être validés.



Date : 9 mai 2009

Échelle : 1 : 2 500

Projection : Québec MTA, zone 8 (NAD 83)



The Urban Plan

Chapter 2: Development choices

- Areas of particular intervention:
 - Architectural integration and Installation Plan (PIIA)
 1. New buildings and additions;
 2. Private roads, vehicular accesses and in certain instances driveways and parking spaces.

Draft Bylaw: Zoning

(number. 201)

Zoning Bylaw

1. Declaratory, administrative and interpretive provisions;
2. Provisions relating to the classification of use and the zoning plan
3. Provisions relating to principal buildings;
4. Provisions relating to accessory buildings;
5. Provisions relating to parking spaces , driveways and vehicular access;
6. Provisions relating to signs;
7. Provisions relating to the protection and enhancement of the environment ;
8. Provisions relating to specific uses;
9. Provisions relating to derogatory construction and usage;

Zoning Bylaw

2. Classification of uses and the zoning plan:

- Uses prohibited throughout the territory;
- One principal use per lot except for the mixed uses(in the village);
- Major Usage Types: housing, commercial, public and community, extensive recreational, agriculture and forestry ;
- Accessory uses (professional home activities, rental of rooms, supplementary sleeping quarters, etc.) ;
- Temporary uses (temporary lake access,use of vacant land, etc.) ;
- Zoning plan and table of specifications.



**RÈGLEMENT DE ZONAGE
Annexe 1**

Plan de zonage

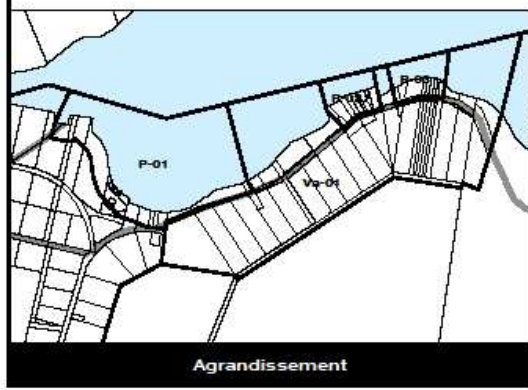
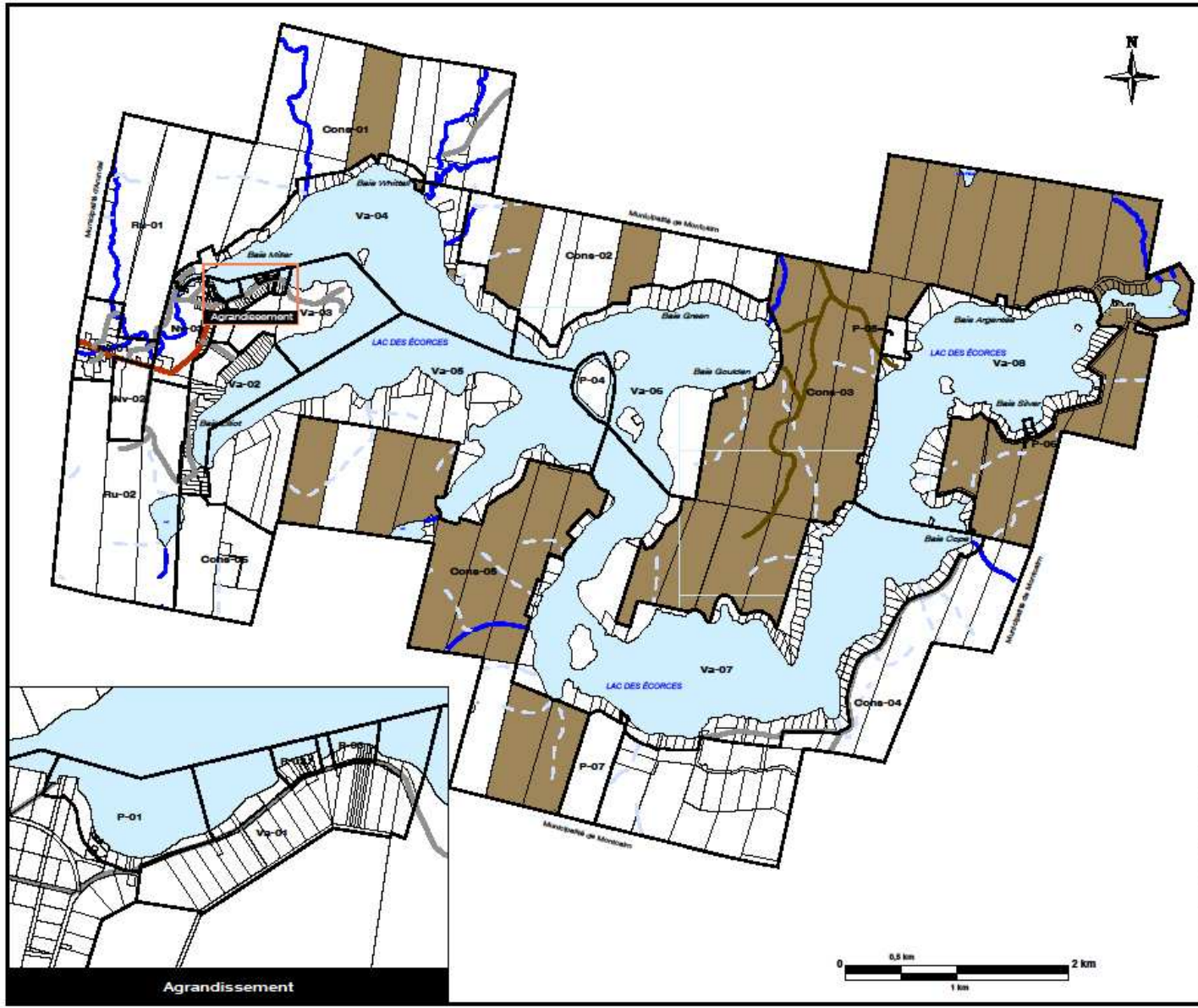
(Ce plan fait partie intégrante
du règlement de zonage de
la Ville de Barkmere)

- Limite de zone
- P = Publique
- Va = Villégiature
- Ru = Rurale
- Nv = Noyau villageois
- Cons = Conservation
- Accès véhiculaire fonctionnel
- Cours d'eau intermittent
- Cours d'eau permanent
- Lac
- Limite municipale
- Limite de lot
- Rue publique
- Terre du domaine public

MODIFICATIONS AU PLAN DE ZONAGE

No. de règlement	Entrée en vigueur

Date : 9 mai 2009
Échelle: 1 : 2 500



GRILLE DES SPÉCIFICATIONS

Annexe 2 du Règlement de zonage

GROUPES ET CLASSES D'USAGES					
H - Habitation					
H1 Unifamiliale	•				
H2 Bifamiliale					
C - Commerce					
C1 Vente au détail et services de proximité					
C2 Restauration et hébergement					
P - Public et communautaire					
P1 Service et équipement publics					
P2 Service communautaire					
R - Récréatif					
R1 Extensif		•			
A - Agricole					
A1 Activité agricole					
F - Forestier					
F1 Activité forestière					
IMPLANTATION DU BÂTIMENT PRINCIPAL					
Mode d'implantation					
Isolé	•	•			
Jumelé					
Contigu					
Marges					
Avant (min.)	23	23			
Latérales (min. / totales)	15 / 30	15 / 30			
Arrière (min.)	8	8			
Taux d'implantation (max.)	10%	10%			
CARACTÉRISTIQUES DU BÂTIMENT PRINCIPAL					
Hauteur du bâtiment					
En étages (min. / max.)	1 / 2	1 / 2			
En mètres (min. / max.)	5 / 11	0 / 11			
Dimensions du bâtiment					
Sup. d'implantation - m ² (min. / max.)	55 / 163	0 / 163			
Largeur (min.)	7,5				
Profondeur (min.)					
Nbre de logements par bâtiment (max.)	1				
NORMES DE LOTISSEMENT (Règlement de lotissement)					
Superficie du terrain - m ² (min.)	8 000	8 000			
Longueur de façade du terrain (min.)	125	125			
Profondeur du terrain (min.)	66,6	66,6			
USAGES ACCESSOIRES À L'HABITATION					
Service professionnel et commercial	•				
Location de chambres					
Logement supplémentaire					
Gîte touristique (B&B)					
DISPOSITIONS PARTICULIÈRES					
Usage mixte					
Espace naturel à préserver (en %)	80%	80%			

Zone Va-01

VILLE DE BARKMERE

USAGE(S) spécifiquement autorisé(s)

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USAGE(S) spécifiquement prohibé(s)

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NOTES

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MODIFICATIONS

No. de règlement	Entrée en vigueur

Date: 9 mai 2009

Apur urbanistes-conseils

Zoning Bylaw

3. Main buildings :

- Number of dwellings per main building ;
- Building Plans, building fees
- Dimensions of buildings (max. 163 square metres);
- Height of buildings (2 storeys) ;
- Definition of setbacks and yards ;
- Architectural norms.

Zoning bylaw

4. Accessory buildings:

- Accessory buildings authorized in the setback and yard.
- Specific measures or accessory constructions: balcony, gallery, veranda, covered porch, garage or carport, shed, patio, sleeping cabin, exterior fireplace, wood shed, recycling bins, water intake covering, etc.
- Pools, spas and water gardens ;
- Antennas, mechanical devices and enclosures, windmills ;
- Fences, hedges, walls and retaining walls;
- Exterior lighting ;
- Foundations and temporary constructions.

Zoning Bylaw

5. Parking, driveways and vehicular access

- Parking spaces and driveways :
 - Parking space and driveway : more than 60m from the high water mark. There is a possibility of using 45m in the case of an existing road or access, or if the property has a depth of less than 60m. The evaluation is subject to the PIIA bylaw.
- Loading and unloading spaces;
- Vehicular accesses :
 - Idea of principal and secondary access routes in very select areas ;
 - Distances between roads/vehicular accesses and building constraints and regulations

RÈGLEMENT DE ZONAGE
Annexe 4

Secteurs d'intervention

(accès véhiculaires
et rues privées)

-  Accès véhiculaire fonctionnel
-  Chemin forestier
-  Corridor biologique
-  Cours d'eau intermittent
-  Cours d'eau permanent
-  Écosystème forestier exceptionnel (proposé)
-  Lac
-  Limite municipale
-  Limite de lot
-  Milieu humide
-  Peuplement de fortes valeurs écologiques (IQH élevé)
-  Secteur d'intervention
-  Ravage du cerf de Virginie
-  Rue publique
-  Terre du domaine public



Source : Plan directeur en environnement, 2007, Bioliffia, IARC Les Laurentides.

Les éléments cartographiques ont à titre indicatif et sont non limitatifs. Lors d'une approbation de projet, les limites des milieux humides, des cours d'eau, des habitats fauniques et des zones à protéger devront être validées.



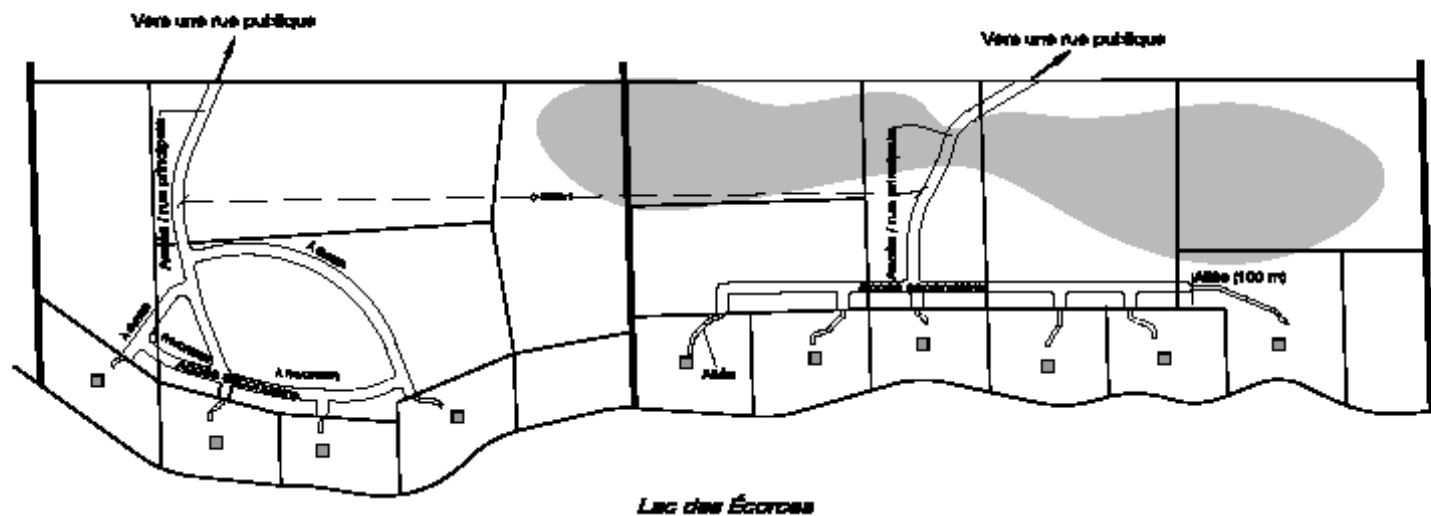
Date : 9 mai 2009

Échelle : 1 : 2 500

Projection : Québec M.T.M., zone 8 (NAD 83)



**Exemple - Tracé des accès véhiculaires
et des rues privées**



- Limite de lot
- Limite du secteur d'intervention
- Bâtiment principal
- ▨ Corridor biologique / écosystème exceptionnel forestier / peuplement à fortes valeurs écologiques

Zoning Bylaw

6. Signs: authorized and prohibited signs.

7. The protection and enhancement of the environment:

- Protection of trees and natural spaces;
- The felling of trees for a forestry operation;
- The shorelines (shore to 20 m + replanting of the 1st 5 m.) ;
- The littoral (docks and boathouses, etc.) ;
- Wetlands ;
- The natural topography (the mountain tops and areas of high elevation) ;
- Other provisions (spawning, flora and fauna habitat).

Zoning Bylaw

8. Provisions relating to specific uses: breeding and keeping of farm animals
9. Exemptions of buildings and uses
10. Final disposition.

Draft Bylaw: Subdivision

(number. 202)

Subdivision Bylaw

1. Declaratory, administrative and interpretive provisions;
2. Conditions Required for a Cadastral Operation:
 - Transfer to create parks, playgrounds and natural spaces : 10%,excluding wetlands, streams and their protective strips;
3. Specific Provisions related to Private Roads:
 - Public roads are prohibited ;
 - The concept of private roads and vehicular accesses and sectors;
 - Distance of separation and the norms for planning and construction;

(The same principles apply to private roads)

Subdivision Bylaw

4. Provisions related to a lot :

- Minimum dimensions of a lot.

5. Final dispositions.

Draft Bylaw: Building

(number 203)

Building bylaw

1. Declaratory, administrative and interpretive provisions
2. Provisions related to construction standards:
 - General norms: foundations, pillars, posts, septic installations, retaining walls, standards for roads and vehicular access, fortifications, etc. ;
 - Techniques for sustainable construction : insulation, geothermal heating, green roofs and low flush toilets ;
 - Private residences for seniors(9 rooms or less);
 - Responsibility of the petitioner: erosion control measures (Biofilia report);
 - Dangerous, abandoned or fire damaged structures;
3. Final dispositions.

Draft Bylaw: Permits and Certificates

(number 204)

Permits and Certificates Bylaw

1. Declaratory, administrative and interpretive provisions;
2. General Provisions relating to Permits and Certificates;
3. Building permits (required documents and conditions) ;
 - Subdivision permits (required documents and conditions) ;
 - Certificates of Authorization (required documents and conditions) ;
 - Certificates of Occupancy (required documents and conditions) ;
 - Specific requests (bylaw amendment) ;
 - Provisions related to fees;
 - Final dispositions.



VILLE DE / TOWN OF

BARKMERE

Draft Bylaw: Architectural installation and integration plan (PIIA)

(number 206)

PIIA BYLAW

Content and process of a request:

1. Deposit the request

2. Verification that it conforms to the bylaws of zoning, subdivision and construction (by the designated officer)

3. If the request is in conformity: Transmission of the request to the CCU

4. Evaluation, by the CCU, to ascertain if the request meets the objectives and criteria of the PIIA

5. Recommendation (notice) from the CCU to the Municipal Council

6. Approval or denial of the project by the Municipal Council (resolution)

7. If the project is approved by the municipal council, emission of a permit or certificate by the designated officer.

PIIA

Content and Process for a Request;

- In the case of a vehicular access or a private road, the petitioner must deposit an environmental management plan: an environmental study of the project, measures to ensure environmental protection during and after the work. The project must always conform to the environmental management plan.
- During the work, the experts mandated by the Town must be on site to verify that the work conforms to the environmental management plan.
- After the work, the experts will evaluate the performance of the access or road. The petitioner must deposit a report of conformity.

PIIA BYLAW

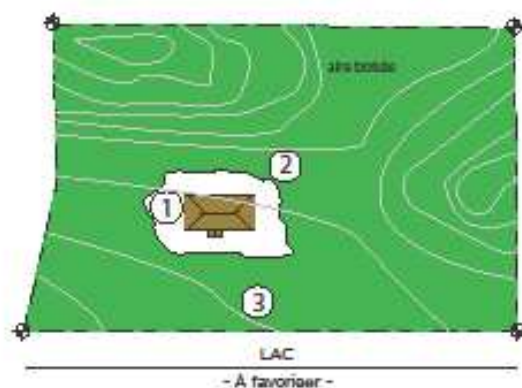
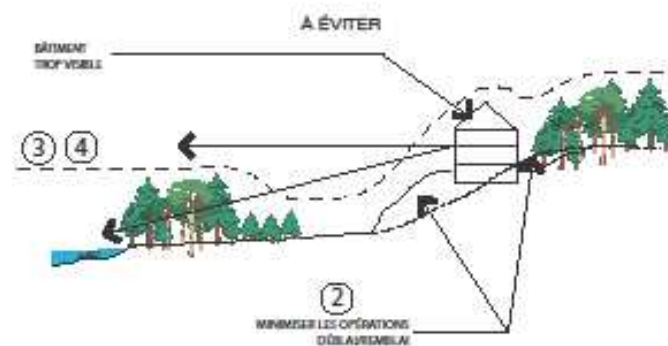
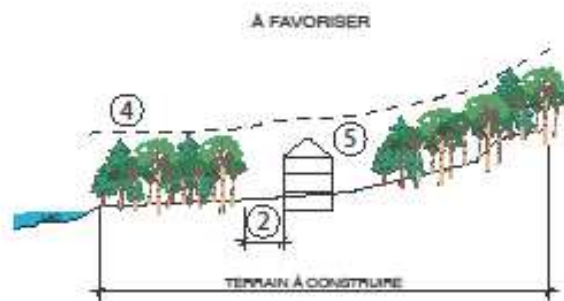
Content and process of a request;

- To evaluate a request the designated officer will deposit recommendations to the CCU with regards to the objectives and criteria of the PIIA.
- The experts (biologist, engineer, etc.) will be present at the CCU meeting to answer questions from the members and to make their recommendations on the project.
- The Municipal Council, following recommendations from the CCU, will review the project. Council will approve or deny the project based on global parameters: The project must always conform to Zoning, Building and Subdivision bylaws.

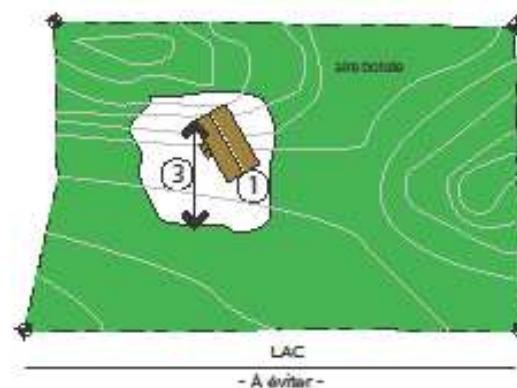
PIIA Bylaw

Interventions subject to a PIIA:

- Vehicular access and private roads ;
- Driveways and parking spaces located less than 60 meters from the high water mark (they can never be closer than 45 m. from the high water mark) – and must be located as far as possible from the high water mark;
- Main Buildings and their enlargements:
 - The object of this section is to minimise the visual impact of buildings seen from the lake and to maintain the environmental quality of the site where the building is being integrated;



- ① Implantation du bâtiment parallèle aux lignes de niveau.
- ② Limitation du déboisement aux abords du bâtiment.
- ③ Bâtiment non visible du lac.
- ④ Continuité de la ligne de cime des arbres.
- ⑤ Intégration du bâtiment au terrain à construire.



- ① Implantation du bâtiment perpendiculaire aux lignes de niveau (entraîne une augmentation des opérations de déblai/remblai).
- ② Remblai trop important.
- ③ Discontinuité de la ligne de cime des arbres.
- ④ Impact visuel du bâtiment par rapport au lac.

**ANNEXE 2 : Croquis des modes d'implantation
à favoriser et à éviter**
(illustration sans échelle)

Thank you for your attention!

Now for your questions!