Bienvenue à Baie-D'Urfé!

SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAM BY-LAW

NO. 1113

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PROVINCE OF QUEBEC
TOWN OF BAIE-D'URFÉ

BY-LAW NO. 1113

SITE PLANNING AND
ARCHITECTURAL INTEGRATION
PROGRAM BY-LAW

NOTICE OF MOTION: X 2025

ADOPTION: X 2025

COMING INTO FORCE: X 2025

Amendments to the By-law

By-Law Number	Effective Date

THE TOWN COUNCIL DECREES AS FOLLOWS:

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CHAPTER 1 : DECLARATORY, INTERPRETIVE AND ADMINISTRATIVE PROVISIONS

Division 1.1 : Declaratory Provisions

1.1.1 : Title of the by-law

This By-Law bears the title of "Site Planning and Architectural Integration Program By-law" and the number 1113.

1.1.2 : Replacement

This By-Law replaces by-law number 1047, entitled "Site Planning and Architectural Integration Program By-Law of the Town of Baie-d'Urfé," as modified by all its amendments as well as any other incompatible provision of another by-law in effect.

This replacement does not affect the permits and certificates that were legally issued under the authority of the by-law replaced hereby or the rights acquired before this By-Law came into force.

1.1.3 : Scope of the by-law and applicable territory

This By-Law, whose provisions are imposed on all persons, applies to all zones shown on the "SPAIP Sector Plan" in Annex 1, "Archeological Interest Plan" in Annex 2 and "Heritage Immovables" in Annex 3 of this By-Law.

1.1.4 : Compliance with other regulations, by-laws or laws

Compliance with this By-Law shall not exempt a person from compliance with any other law or regulation of the provincial or federal government as well as any other applicable municipal by-law.

All permit and certificate applications to which this By-Law applies shall comply with the provisions of the urban planning by-laws.

In the event that the provisions of this By-Law are incompatible with provisions of the Town's urban planning by-laws, the latter by-laws take precedence.

1.1.5 : Appended documents

Annex 1, entitled "SPAIP Sector Plan," is appended to and forms an integral part of this By-Law.

Annex 2, entitled "Archeological Interest Plan," is appended to and forms an integral part of this By-Law.

Annex 3, entitled "Heritage Immovables," is appended to and forms an integral part of this By-Law.

1.1.6 : Amendment

The Site Planning and Architectural Integration Program By-Law may be amended or repealed, according to the procedures established by the *Act respecting Land Use Planning and Development* (RLRQ, c. A-19.1).

1.1.7 : References

All references to another by-law contained in this By-Law are open, such that they include any amendment that may be made to any other by-law referred to herein after the by-law has come into force.

1.1.8 : Adoption in parts

The Town Council of the Town of Baie-D'Urfé hereby declares that it adopts this By-Law chapter by chapter, division by division and section by section, paragraph by paragraph, and sub-paragraph by sub-paragraph, such that any judgment rendered by a court to the effect that any part hereof is null and void shall have no effect on any other parts of this By-Law, unless the meaning and the scope of the By-Law or one of its provisions is altered or modified thereby.

Division 1.2 : Interpretive provisions

1.2.1 : By-Law structure

The numbering method used in this By-Law is the following (when the text of an article does not include numbering for a sub-paragraph or a clause, it is a paragraph):

1. Chapter

1.1 Division

1.1.1 Section

Paragraph

1. Sub-paragraph

a) Clause

1.2.2 : Interpretation

When two (2) standards or provisions in this By-law apply to a use, building, landsite or other object governed by this By-Law, the following rules apply:

1. The particular standard or provision prevails over the general provision;

2. The more restrictive provision prevails.

Unless otherwise indicated by the context, it is agreed that:

1. use of the verb “MUST” or “SHALL” indicates an absolute obligation;

2. use of the verb “MAY” implies an option, except in the expression “MAY NOT,” which means “MUST NOT” or “SHALL NOT”;

3. the word "WHOEVER" includes any natural or legal person;

4. words importing the male gender shall include the female gender;

5. words importing the singular shall include the plural and vice-versa;

6. the use of verbs in the present tense includes the future.

The table of contents and the titles of the chapters, divisions and sections of this By-Law are given to improve comprehension of the text. In the event of a discrepancy between the text and the title(s) concerned or the table of contents, the text prevails.

The plans, maps, annexes, tables, charts and symbols and any form of expression other than the actual text and content in this By-Law form an integral part hereof for all legal purposes. In the event of a discrepancy between the text and the tables, figures and other forms of expression, the text prevails.

In the event of a discrepancy between the English version and the French version of this By-Law, the French version shall prevail.

The dimensions, areas and other measurements stated in this By-Law are expressed in the international system of units.

1.2.3 : Interpretations of sector boundaries

Where a sector subject to this By-Law concerns landsites located on both sides of a public street, on a plan in Annex 1, the boundary of such sector shall not be interpreted in narrow terms, meaning that it shall include all of the landsites, regardless of their shape and their area, which are adjacent to the public street or that would be so, if they were not surrounded.

1.2.4 : References

All references to another by-law contained in this By-Law are open, such that they include any amendment that may be made to the by-law referred to herein after this By-Law has come into force.

1.2.5 : Terminology

Unless indicated otherwise or unless otherwise indicated by the context, the expressions, terms and words have the meaning and the application assigned by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates*.

Except for the expressions, terms and words listed in the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates*, all words used in this document have their usual meaning.

Division 1.3 : Administrative provisions

1.3.1 : Administration and application of the by-law

This By-Law is administered and applied by any person referred to hereinafter as "Competent Authority," by resolution of the Town Council.

1.3.2 : Powers of the competent authority

The powers of the competent authority are stated in the By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits of Certificates.

CHAPTER 2 : GENERAL PROCEDURES AND PROVISIONS RESPECTING SPAIP APPLICATIONS

Division 2.1 : General provisions

2.1.1 : Operations and activities subject to this by-law

Any application for a building permit, a subdivision permit or a certificate of authorization shall comply with the provisions of this By-Law.

Within the limits of the Town, for each sector subject to this By-Law, the site of archeological interest and the heritage immovables in this By-Law, the operations and activities for which the issue of a permit or a certificate of authorization is subject to advance approval, by the Council, of a Site Planning and Architectural Program (SPAIP) as well as the objectives and criteria that form the basis on which applications shall be reviewed are given in the various divisions of this By-Law.

2.1.2 : Exceptions applicable to operations and activities subject to this by-law

Except for the heritage immovables identified in Annex 3 of this By-Law, notwithstanding the provisions of this By-Law, the approval of a Site Planning and Architectural Integration Program is not required in the following cases:

1. for minor repair work associated with normal maintenance of a building or a structure, provided this work does not result in any alteration of the general appearance of the building or the structure;

2. repair or replacement of authorized exterior cladding material or an architectural component with an identical feature (shape, appearance, material, assembly, brickwork or stonework);

3. for a door or a window:

   a) repair of a door or a window;

   b) replacement, without modifying the dimensions of the opening.

4. repair or replacement of exterior cladding material for a flat roof;

5. repair or replacement of exterior roofing material with a material of the same type;

6. for the replacement of any electrical or mechanical installation provided the installation remains in the same location and continues to have similar dimensions;

7. municipal lands as well as class P1 and P2 uses are not subject to the approval of an SPAIP.

Division 2.2 : Application submission and content

2.2.1 : Submission of the application

The person who submits an application subject to this By-Law shall submit the application in writing on the form provided for that purpose to the competent authority, in one copy, in addition to the maps, plans and documents required under this Division.

All applications for the approval of a Site Planning and Architectural Integration Program, as well as all accompanying documents, shall be sufficiently clear to ensure that the project is properly understood by the competent authority, by the Urban Planning Advisory Committee (the Committee) and the Council.

2.2.2 : Required documents and assessment fees

In addition to the requirements for documents and plans when applying for a permit or certificate of authorization that are required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of the Permits and Certificates*, the documents and plans specified hereinafter in paper and digital versions, as the case may be, may be required in the course of an application subject to this By-Law.

The application shall be submitted in digital format (PDF) along with the following plans and documents (the competent authority may find that certain plans and documents are not required depending on the type of application):

The fees for assessing the application are stated in the By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits of Certificates.

LIST OF REQUIRED DOCUMENTS In the opinion of the competent authority, certain plans and documents may not be required depending on the nature of the work concerned by the application; All other information deemed necessary for the assessment of the application as regards the objectives and criteria of the by-law.	Cadastral Operation	Construction Principal Building	Expansion Principal Building	Renovation	Construction Accessory Industrial Building and Detached Garage	Site Development	Parking	Sign	Expansion Principal or Accessory Building Heritage Immovable	Change of Colour Heritage Immovable
A plan of the planned cadastral operation, <u>prepared by a land surveyor</u>, including: ○ the cadastral identification, dimensions and area of the landsite; ○ the cadastral identification of neighbouring lots and their boundaries; ○ the location and dimensions, on the ground, of each of the existing buildings on the site as well as the distances between each structure and the lines of their location; ○ the route and right-of-way of streets and existing and planned driveways; ○ the location of any existing or planned public or private servitude encumbering the location; ○ the angle of the curve of the lot and the street; ○ the pathways; ○ the driveways; ○ the location of woodland areas.	**X**									

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A site plan, <u>prepared by a land surveyor</u>, including: ○ the cadastral identification, dimensions and area of the landsite; ○ the location and dimensions, on the ground, of each of the existing and planned buildings on the site as well as the distances between each structure and the lines of their location; ○ the location of any existing or planned public or private servitude encumbering the location; ○ the number, location and dimensions of the parking spaces, access lanes and, where applicable, loading and unloading areas; ○ the location of any sign (existing or planned) on the site and its exact siting, shown in elevations, in relation to the boundaries of the location as well as in relation to any existing or planned building ○ the location of the disposal field and well; ○ the location of woodland areas.		**X**	**X**				**X**		**X**	

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For a property located in the "Residential," "Lakeshore" and "Multi-Residential" sector, as shown in the SPAIP Sector Plan in Annex 1 of this By-Law: a water management impact study including: ○ the variations in geographical levels and characteristics of the site. ○ analysis of the current conditions: data collected on the land levels, water management, groundwater table and vegetation ○ analysis of the land levels: evaluating how the project could modify neighbouring land levels, particularly in terms of drainage and erosion. ○ evaluation of the impacts of runoff, stormwater management, the groundwater table, and the established water management system. ○ synthesis of the data: compiled data and analyses. ○ recommendations on the conditions for approving the project and the required mitigation measures.		**X**[1]	**X**[1]						**X**[1]	

[1] For new structures and expansions that require excavation

LIST OF REQUIRED DOCUMENTS In the opinion of the competent authority, certain plans and documents may not be required depending on the nature of the work concerned by the application; All other information deemed necessary for the assessment of the application as regards the objectives and criteria of the by-law.	Cadastral Operation	Construction Principal Building	Expansion Principal Building	Renovation	Construction Accessory Industrial Building and Detached Garage	Site Development	Parking	Sign	Expansion Principal or Accessory Building Heritage Immovable	Change of Colour Heritage Immovable
A site plan including: ○ the cadastral identification, dimensions and area of the landsite; ○ the levels of the land; ○ the location and dimensions, on the ground, of each of the existing and planned buildings on the site as well as the distances between each structure and the landsite boundaries; ○ the location and dimensions, on the ground, of accessory buildings of more than 55 m^2 prepared by a land surveyor; ○ the location of any existing or planned public or private servitude encumbering the location; ○ the location of the disposal field and wells; ○ the location of woodland areas.		**X**	**X**		**X**				**X**	
Plans for each elevation of all planned buildings, <u>prepared by a professional</u>, identifying: ○ the building dimensions, the overall height, the exterior cladding materials, their proportions by elevation and each of their colours, the roofing materials and their colours, the roof slopes, the ground floor level established on the basis of the site of the work, the shape, the type and the dimensions of the openings, the ornamental features of the building, etc. *Except for work aimed at changing the exterior cladding, changing the roofing and/or replacing doors and windows without altering the openings. In these cases, plans prepared by a professional are not mandatory.*		**X**	**X**						**X**	

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Plans for each elevation identifying: ○ the building dimensions, the overall height, the exterior cladding materials, their proportions by elevation and each of their colours, the roofing materials and their colours, the roof slopes, the ground floor level established on the basis of the site of the work, the shape, the type and the dimensions of the openings, the ornamental features of the building, etc.				X	X					
Recent, clear, colour photographs of each elevation of the principal building.		X	X	X	X				X	X
Recent, clear, colour photographs of neighbouring buildings. ○ A photo montage of adjacent buildings and an illustration of the project once it is completed that make it possible to evaluate the degree to which the project fits into the surrounding built environment.		X	X		X				X	X
A visual simulation provided in a plan that makes it possible to visualize the project before and after the planned work.		X	X						X	
A perspective in colour		X	X	X	X			X	X	X
Samples of the materials and colours used.		X	X	X	X				X	
A study showing the project's impacts on sunlighting, equinoxes and solstices, at 9 a.m., 12 p.m. and 3 p.m. This study must describe the project's sunlighting effects on the neighbourhood and distinguish the new shadow from the existing shadow;		X	X							

LIST OF REQUIRED DOCUMENTS In the opinion of the competent authority, certain plans and documents may not be required depending on the nature of the work concerned by the application; All other information deemed necessary for the assessment of the application as regards the objectives and criteria of the by-law.	Cadastral Operation	Construction Principal Building	Expansion Principal Building	Renovation	Construction Accessory Industrial Building and Detached Garage	Site Development	Parking	Sign	Expansion Principal or Accessory Building Heritage Immovable	Change of Colour Heritage Immovable
An explanatory document prepared by a professional or owner that includes the following elements: ○ an explanation of how their project complies with the objectives and assessment criteria stated in this By-Law; ○ description of the measures proposed to achieve the assessment criteria stated in this By-Law;		**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**	**X**
All plans, elevations, sketches, photographs or other documents that make it possible, where applicable, to: ○ show the exact dimensions (on the plans by elevations), materials, colours and the type of sign (on a pedestal, poles or the building), where applicable, including the details of the sign's anchoring system on the ground or building as well as the lighting method;								**X**		
A landscaping plan must be prepared by a landscaping professional, such as a landscape architect or a landscaping technician.		**X**	**X**			**X**			**X**	

LIST OF DOCUMENTS REQUIRED FOR THE GENERAL OBJECTIVES AND CRITERIA THAT APPLY WITHIN THE LIMITS OF THE TOWN

When applying for a permit subject to a Site Planning and Architectural Integration Program (SPAIP) concerning the objectives and criteria for site grading and site development, the required documents should include the following, where necessary:

SITE GRADING AND SITE DEVELOPMENT

Site plan:
- a detailed site plan drawn to scale, showing the existing and planned topography, including the contour lines.
- identification of the planned excavation/fill zones

Layout Plan:
- a layout plan of the buildings, related undertakings and landscaping that respect the natural topography.
- indication of the orientation of the buildings in relation to the contour lines.

Topographic surveys:
- precise topographic surveys conducted by a land surveyor, showing the natural slope of the land and the planned modifications.
- These surveys must be used to guide the design of banks and other topographical modifications.

Impact studies:
- an environmental impact study, where necessary, to assess the effects of the grading and development work on neighbouring landsites.
- This study must include an impact assessment on soil stability, natural drainage, and maintenance of natural slopes.

Cross-section plans:
- cross-section plans illustrating the modifications of the landsite, the planned banks, and the integration techniques (e.g. decorative rocks, gabions).
- details on the planned slopes of the banks compared to the natural slope of the landsite.

Deforestation plan:
- a deforestation plan showing the vegetation zones that will be preserved, modified or removed.
- an explanation of how clearing the land of trees and plants relates to the objectives for minimizing operations and activities on the natural land.

GROUNDWATER TABLE AND WATER MANAGEMENT

Site and drainage plan:
- a site plan drawn to scale showing the existing and planned drainage systems, including the infiltration zones and retention ponds.
- details on the topography of the land and the phreatic zones identified, with the distances indicated in relation to the planned structures.

Stormwater management study:
- a complete stormwater management study detailing the systems proposed for stormwater catchment, seepage and retention.

Landscaping plans:
- a detailed landscaping plan incorporating retention ponds, rain gardens, and vegetated zones with native plants.
- identification of zones covered by permeable pavers and absorbing materials.

Report on permeable materials (mandatory):
- a technical report on the permeable materials used for parking surfaces and lanes, including their infiltration capacity and their contribution to reducing runoff.

Environmental impact study:
- an environmental impact study analyzing the effects of the structure on the quality of water, the groundwater recharge, and surface water management.
- assessment of the risks of contaminating groundwater tables and the measures proposed to mitigate them.

Water management system maintenance plan:
- a regular maintenance plan for runoff management systems, such as settling ponds, hydrodynamic separators, and seepage basins.
- frequency of inspections, cleaning methods and maintenance procedures.

Land surveyor certificate:
- a certificate signed by a land surveyor confirming the compliance of the water management work in relation to the submitted plans.

3D visualizations:
- 3D visualizations showing how the water management systems are incorporated into the existing and planned landscape.
- photos of the landsite before the work begins and of the surrounding areas for a visual assessment of the impact.

Compliance report:
- a report providing details on how the project design meets the SPAIP objectives and criteria for the groundwater table and water management.
- technical justifications for the water management choices made.

TREE PROTECTION

Site and landscaping plan:
- a site plan showing the location of the new principal and accessory structures in relation to existing trees.
- a detailed landscaping plan that identifies the trees to be conserved, felled and newly planted.
- indication of minimum deforestation perimeters around the undertakings and spaces intended for building.

Tree inventory:
- a detailed tree inventory completed by an arborist or a forest engineer that identifies each existing tree, its state of health, its species, its size (height and diameter at breast height), and its heritage value.

Study of the impact of work on trees:
- an impact study of the construction and excavation work on existing trees, including an assessment of the potential effects on the root systems and stability of trees.
- recommendations on how to minimize the impact of the work on the trees.

Tree protection plan:
- a tree protection plan that describes the measures that should be implemented to protect the trees during the work, such as physical protection barriers around the roots and crowns, in accordance with BNQ standards.
- a tree protection plan that describes the measures that should be implemented to protect the trees during the work, such as physical protection barriers around the roots and crowns, in accordance with BNQ standards.

Tree replacement and planting plan:
- a felled tree replacement plan, with specifications on the newly planted trees, including the type of species, the size (diameter at breast height), and location.
- compliance with the criteria, such as by planting native trees with a large spread and achieving the canopy index of 40% at maturity.

Root management plan:
- a plan detailing specific techniques to protect the root systems during and after the work, including methods such as soil aeration, organic amendment, and post-work watering.
- implementation of buffer zones around the trees with the appropriate distances for various species, based on the size and extent of the root systems.

Compliance report on BNQ standards:
- a report confirming that the grading, trench digging and soil compacting practices comply with BNQ standards as concerns the protection of tree root systems.

Arborist certificate:
- a certificate signed by an arborist or a forest engineer confirming the compliance of the tree protection measures with best practices and standards in force.

OUTDOOR LIGHTING AND PROTECTION OF THE NIGHT SKY

Outdoor lighting plan:
- a detailed lighting plan showing the location of outdoor lighting fixtures, their height, the orientation of the light beams, and lighted zones.
- indication of light fixtures that face downward, are equipped with deflectors, and respect the sky line.

Technical specifications for light fixtures:
- technical sheets for the proposed light fixtures, including their unified glare rating (UGR), their colour temperature (Kelvin), and their dispersion of light properties.
- details on lighting control systems, such as movement detectors and timers.

Light impact study:
- a light impact study assessing the dispersion of light in the public domain, adjacent properties, and the night sky.
- analysis of the potential effects of lighting on nocturnal wildlife and the planned mitigation measures.

Night time visualizations:
- 3D visualizations or simulations showing the effect of outdoor lighting on the site and surrounding areas during the night.
- comparison between different lighting scenarios to demonstrate compliance with the SPAIP criteria.

Certificate of compliance with IDA standards:
- a certificate or a statement of compliance with the directives of the International Dark-Sky Association (IDA) or a similar organization, confirming that the chosen light fixtures comply with night sky protection standards.

Report on the height of light fixtures:
- a report specifying the height of the light fixtures installed and confirming that they do not exceed a certain height in order to limit the spread of the light beyond the immediate zone.

Plan showing the location of vegetation or structures:
- a plan showing where vegetation will be planted or structures (such as walls or pergolas) will be installed in order to keep the light within the specified zones.
- details on the types of vegetation or structures used to block undesirable light.

Lighting reduction plan:
- a plan specifying the measures taken to reduce the use of outdoor lighting to what is strictly necessary, including timers, movement detectors, and light intensity control systems.

Before-after photo montages:
- photo montages comparing the existing lighting to the proposed lighting, highlighting the improvements in reducing light pollution.

Compliance report:
- a report detailing how the project design meets each SPAIP criterion for outdoor lighting.
- technical justifications for the selected light fixtures, their placement, and their management.

SUSTAINABLE PARKING WITH 5 AND MORE SPACES

Parking layout plan:
- a detailed plan showing the location of the parking areas, the materials used (permeable pavers, grassy slabs, etc.), vegetation strips, and stormwater management zones (drainage ditches, infiltration wells, etc.).
- a detailed plan showing the location of the parking areas, the materials used (permeable pavers, grassy slabs, etc.), vegetation strips, and stormwater management zones (drainage ditches, infiltration wells, etc.).

Permeability and stormwater management study:
- a study showing the capacity of the permeable materials to allow stormwater to seep into the ground and reduce runoff.
- hydraulic calculations for stormwater management systems, such as rain gardens, artificial wetlands, and storage tanks.

Landscaping plan:
- a landscaping plan detailing the green spaces, vegetation strips, and planted trees with a large canopy, including the selected plant species (native and drought-resistant).
- details on the planting of one tree for every five parking spaces, as well as the planned spaces for root and leaf growth.

Technical specifications for the materials:
- technical sheets for the permeable materials selected for parking surfaces that demonstrate their infiltration capacity and their sustainability.
- information on the moisture-loving plants used in rain gardens and their role in allowing rainwater to seep into the ground.

Maintenance and management plan:
- a plan detailing the regular maintenance procedures for permeable infrastructures, greened spaces, and their stormwater management systems to ensure their long-term efficiency.
- maintenance schedule and planned inspections to keep the sustainable features of the parking area in working order.

Environmental compliance report:
- a report assessing the positive environmental impact of the sustainable parking project, including the reduction of urban heat islands, the improvement of air quality, and the conservation of water resources.
- technical justifications for the selected designs and materials in terms of environmental sustainability.

Certificate of compliance with standards:
- certificate or certification of compliance with relevant local or international environmental standards (e.g. LEED, stormwater management standards).
- documentation confirming that the stormwater management systems and the materials used meet the regulatory requirements.

Rainwater harvesting and reuse plan:
- a plan detailing the rainwater harvesting systems, their storage capacity, and the planned reuse of the water to irrigate green spaces and clean surfaces.
- calculations on the quantity of water harvested and saved thanks to these systems.

Before-after photo montages:
- photo montages comparing the appearance of the land before and after the implementation of sustainable elements and showing the visual impact of the trees, green spaces, and water management systems.

Division 2.3 : Application process

2.3.1 : Application for a preliminary review

An applicant may apply to the competent authority for a preliminary review to receive an opinion on whether the project is eligible before filing a complete application under section 2.3.2.

The applicant shall provide the following documents:

1. preliminary review application form;

2. certificate of location;

3. documents that provide an overview of the current situation and the planned project, such as plans, volume sketches and photo montages (architectural plans are not required at this stage);

4. justification for the application, including the project's positive contribution to its immediate environment.

5. any additional information that may be required by the competent authority to properly understand the application, where applicable.

The applicant shall pay the costs related to an application for a preliminary review, which are established in the *Permit and Certificate Administrative By-Law*.

If the application for a preliminary review is deemed complete and compliant by the competent authority pursuant to section 2.3.2, the applicant may decide to convert the application for a preliminary review into an official application. This triggers the related procedure for such an application and the application will be submitted to the UPAC so that it may provide its recommendation to the Council, which will decide on the application.

2.3.2 : Complete application

An application for the approval of plans that meets the objectives and criteria of this By-Law shall be considered complete when the assessment fees have been paid and all documents and plans have been submitted to the competent authority.

The competent authority verifies whether the application is complete and if the application complies with the urban planning by-laws in force. At the request of the competent authority, the applicant shall provide all additional information required for the purpose of understanding the application.

In the event that the planned project does not comply with the urban planning by-laws in force, the competent authority shall notify the applicant within 30 days of the submission of the complete application.

In the event that the information, plans and documents provided by the applicant are inaccurate, incorrect or insufficient, the competent authority shall notify the applicant of the suspension of the application verification procedure, which takes place before the application is submitted to the Urban Planning Advisory Committee, so that the applicant can provide accurate, correct and sufficient information, plans and documents for the verification of the application.

2.3.3 : Forwarding the application to the urban planning advisory committee

When the application is complete and the competent authority has confirmed that the application is compliant, said application is submitted to the Urban Planning Advisory Committee for recommendation, within 30 days of the end of the application verification procedure by the competent authority.

2.3.4 : Review of the application by the urban planning advisory committee

Upon receipt of the report from the competent authority, the Committee shall review the plan and report to the Council in the following ninety (90) days.

The Committee may, if it deems it necessary, summon the applicant or any professional who has prepared the plan on behalf of the applicant, at the expense of the applicant, to obtain any clarification or additional information that it deems useful to better understand the application.

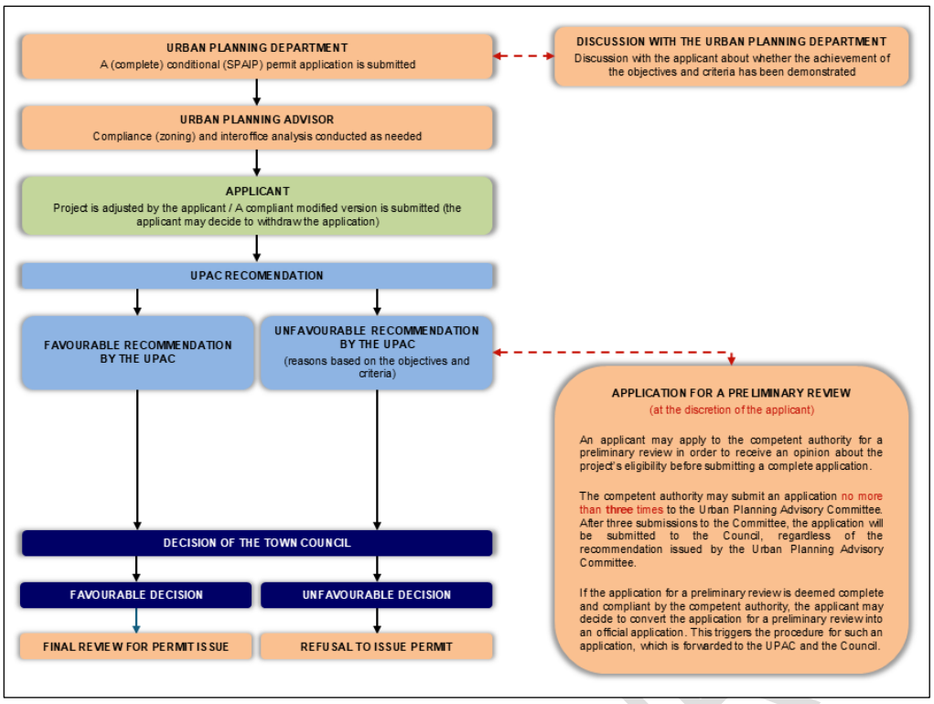
The Urban Planning Advisory Committee issues its recommendation in writing by taking into account the relevant objectives and assessment criteria prescribed in this By-Law and submits said recommendation to the Town Council.

The achievement of the objectives is assessed, though not strictly, on the basis of the assessment criteria listed in this By-Law, when they apply to the operation or activity concerned.

An application may be submitted no more than three times to the Urban Planning Advisory Committee. After three submissions, the application will be presented to the Council, regardless of the recommendation of the Urban Planning Advisory Committee.

2.3.5 : Public consultation meeting

The Town Council may require the project concerned by a Site Planning and Architectural Integration Program to be subjected to a public consultation meeting according to the procedure specified in the *Act respecting Land Use Planning and Development* (R.S.Q., c. A-19.1), which applies while bearing in mind the required adaptations.



SPAIP Application Process

2.3.6 : Approval or rejection of the project by the council

Within seven (7) days of receiving the Committee report, the clerk shall forward it to the Council. The Council shall approve or reject the application at its next sitting. If the Council decides to subject the project to a public consultation meeting, the project shall be postponed to a later sitting.

The Council approves or rejects the application depending on whether or not the application complies with this By-Law. All rejected applications shall be substantiated.

The Council may approve the application on condition that:

1. the applicant bears the cost of the elements of the plan as designated by the Council;

2. the applicant completes the project within a set period of time;

3. the applicant provides financial guarantees for executing the content in the plans, meeting the deadlines and paying for the items whose cost he shall bear.

2.3.7 : Expiry of the resolution approving certificate plans

The permit or certificate may be issued by the competent authority only after a certified copy of the Town Council resolution approving the application has been obtained. The applicant shall file the permit or certificate application within a maximum of 12 months. Upon the expiry of this period, the rights granted by resolution of the Town Council are revoked.

The resolution approving the plans is null and void if the holder of the permit or certificate obtained does not complete the work within the period of time granted by the *Permit and Certificate By-Law*.

The resolution approving plans is null and void if the holder of the permit or certificate obtained does not fulfill the conditions stated in the resolution approving the plans.

The competent authority issues the permit or the certificate in accordance with the provisions of the *By-Law on the Administration of By-Laws and the Issue of Permits and Certificates*, provided the application complies with all of the provisions of the urban planning by-laws in force and provided, where applicable, the conditions stipulated in the resolution approving the application are met.

2.3.8 : Modification of plans and documents

Once approved by the Town Council, the approved plans may not be modified before, during or after the work.

Where an SPAIP has been approved by the Town and the competent authority notes adjustments in relation to the SPAIP:

1. The adjustments are deemed compliant if they are of an equivalent nature with regard to the stipulated objectives and criteria;

2. The adjustments are deemed non-compliant if they have the effect of substantially altering the project with regard to the stipulated objectives and criteria; in such a case, the project shall be the subject of a new application, including the payment of the applicable fees.

2.3.9 : Misrepresentation

Whoever makes a false declaration or submits erroneous documents with respect to one or more of the provisions of this By-Law renders null and void any permit or certificate issued under this By-Law and concerning the application that includes a false declaration.

2.3.10 : Financial guarantee

If the Town Council approves the Site Planning and Architectural Integration Program, the applicant shall, prior to the issuance of the building permit for a new residential construction project, a new commercial or public construction or expansion project, provide the following financial guarantee to ensure completion of the work:

1. **Construction / expansion / renovation:**

   5% of the value of the construction work declared by the applicant for a maximum of $100,000 per lot.

2. **Landscaping and additions:**

   25% of the value of the work declared by the applicant for a maximum of $50,000 for all landscaping or additions on the lot concerned.

3. **Council's discretionary power:**

   The Town Council reserves the right to require an additional or different financial guarantee that it deems appropriate, based on the particularities of the project or potential impacts on the surrounding environment.

   The financial guarantee must be in the form of a bond, a certified cheque or another method approved by the municipality.

2.3.11 : Terms and conditions for reimbursing the financial guarantee

In order to obtain reimbursement of the financial guarantee required by the present by-law, the applicant for a building permit or certificate of authorization must comply with the following requirements:

1. Inspection of sewer and water service connections by the competent authority prior to backfilling the trench;

2. Inspection of completed exterior finishing work;

3. Inspection of completed earthworks.

Should the permit applicant fail to comply with the requirements and conditions of this article, the financial guarantee will be withheld in full until the Town's requirements are fully met within the established timeframe.

The applicant has a maximum of 12 months, from the date of issue of the building permit or certificate of authorization, to comply with the requirements relating to finishing the work on the main building, and a maximum of 18 months, from the same date, to comply with the requirements relating to the landscaping work, in order to obtain reimbursement of the financial guarantee deposited. After these deadlines, the financial guarantee will be retained by the Town and no reimbursement will be made.

CHAPTER 3 : GENERAL OBJECTIVES RELATED TO THE SIGNATURE IDENTITY OF THE TOWN OF BAIE-D'URFÉ

Signature identity

Through its land use and development, Baie-D'Urfé has cultivated a territory with a unique identity, soul and spirit that reflect the history, culture and aspirations of this dynamic community. Baie-d'Urfé's rich history goes back to its foundation in 1686 and is deeply rooted in its agricultural origins and its development as a residential suburb in the 20th century. This past permeates the identity of the Town, where large properties and generous green spaces offer peaceful, green living conditions and are anything but monotonous due to their impressive diversity in architectural styles.

Baie-d'Urfé's soul is that of a close-knit, committed community. Residents participate actively in local life and community activities, creating a strong feeling of belonging and solidarity. Love and respect for nature are at the heart of this soul, because priority is given to conserving green spaces, parks and natural areas. These natural elements blend harmoniously with the urban fabric and strengthen the bond between the community and its environment. Lake Saint-Louis is a major asset for the Town, which adds dimension to its identity and spirit. The unobstructed views of the lake, water sports and activities and walks along the shore offer residents exceptional living conditions, in perfect symbiosis with the surrounding nature.

Baie-d'Urfé's architectural character also contributes to its unique soul. Houses and buildings vary from historical residences to contemporary structures, and each one tells a part of the Town's history.

The spirit of Baie d'Urfé is devoted to quality of life. This spirit is also marked by a commitment to sustainable development and environmental conservation. Development decisions are guided by initiatives that aim to reduce the ecological footprint and promote sustainable practices, reflecting a forward-looking vision of sustainability.

Another key part of its spirit is Baie-D'Urfé's respect for and desire to enhance its architectural heritage. Houses and buildings in the Town reflect its history and unique character, which adds a dimension of continuity and respect for the past, while at the same time meeting contemporary needs. Varied architectural structures, from historical homes to contemporary designs, create a visually stimulating and esthetically pleasing environment.

In summary, Baie d'Urfé strikes a harmonious balance between its historical past and a contemporary vision of sustainability and quality of life. The Town and its committed and environmentally-friendly community offer exceptional living conditions, where history, nature and current practices come together to create a unique and sustainable harmony. Thanks to its architectural diversity and heterogeneous landscape, Baie d'Urfé sets itself apart as a place where every space tells a story, waking the senses and inspiring its inhabitants to appreciate the quality of their daily environment. Lake Saint-Louis, in particular, enhances this experience by making

Baie d'Urfé a town where natural beauty and carefully contemplated development go hand in hand.

To look after this identity and ensure that new building projects, expansion projects and other developments are aligned with the objectives and criteria of the Town, a discretionary by-law respecting Site Planning and Architectural Integration Programs (SPAIP) must be implemented. This by-law will guide future developments in keeping with Baie d'Urfé's distinct identity and the special characteristics of its various sectors, thereby guaranteeing visual continuity and architectural coherence that will contribute to preserving and enriching the Town's unique character, soul and spirit.

History and Heritage

The history of Town of Baie d'Urfé began in 1686, when François Saturnin Lascaris d'Urfé, a French missionary from the Order of the Sulpicians, established a mission in Pointe Caron. A member of an influential family, d'Urfé came for the first time to Canada in 1668 and demanded to return for a difficult and dangerous post, which was in Baie d'Urfé. In 1685, the Island of Montreal was divided into parishes, and d'Urfé was appointed first parish priest of Saint Louis Parish in the Upper Island of Montreal. He established his seat in Baie d'Urfé, then known as Pointe Saint-Louis.

The first land concessions in Baie d'Urfé date back to 1678, and d'Urfé built a church, a parish house and several dwellings there. In 1686, a letter from Governor Denonville mentions the construction of a stone mill and a church in Baie d'Urfé. However, d'Urfé returned to France at the end of the 1680s and occupied various important posts before withdrawing to his family home, where he died in 1701. His legacy is commemorated with a copper plaque gifted by the citizens of Baie d'Urfé and a silver cup with his coat of arms, which is kept in the Notre Dame Church museum in Montreal.

Baie d'Urfé remained in large part unchanged during the next 150 years, until the railroad arrived in 1853, which began to transform the Town into a summer retreat for wealthy Montrealers. In 1911, Baie d'Urfé was officially incorporated as a town. Notable citizens like James Morgan contributed to the development of the Town by donating land for parks and encouraging urban planning. The Town's landscape heritage, marked by parks, shoreline and green spaces, and its architectural heritage, with its historical buildings and luxurious homes along Lake Saint-Louis, show Baie d'Urfé's development but also the preservation of its rich historical heritage. The Town continued to evolve with the installation of modern services and the creation of numerous associations and clubs, but remained strongly connected to its historical and architectural past.

Natural and Landscape Environment

Baie d'Urfé stands out for its exceptional natural environment and its rich and varied landscape heritage. The Town is sprinkled with many green spaces, including parks, gardens and natural areas that create a serene and esthetically pleasing environment. These green spaces play a crucial role in maintaining the quality of life of residents because they provide places for relaxing and recreational spaces where people can come into contact with nature. The presence of numerous natural habitats promotes a rich biodiversity, with a variety of flora and fauna that enhance the living conditions of the community.

The privileged access to Lake Saint-Louis is another distinctive feature of the natural environment of Baie D'Urfé. Residents can take in a panoramic view of the lake, enjoy water sports and other activities on the lake and relax next to the water. The lakeshore is carefully protected to preserve its natural beauty and fragile ecosystems. The proximity to the lake contributes to the Town's unique identity and makes it an attractive place where one can lead a peaceful life close to nature.

Baie d'Urfé has a clear vision that honours its architectural landscape and natural heritage. The Town is committed to protecting its green spaces and ecosystems while incorporating sustainable development practices. Biodiversity conservation is a priority, and efforts are continuously made to raise resident awareness of the importance of preserving the local landscape heritage.

The overall objectives for the entire territory include site grading and the incorporation of harmonious landscaping for new structures, the efficient management of water to prevent flooding and protect water resources, and the protection of trees to maintain vegetation cover. Outdoor lighting is designed to minimize light pollution and preserve the quality of the night sky. Sunlight in public and private spaces is maximized to promote the well-being of the residents and improve energy efficiency. Sustainable parking is encouraged to reduce the ecological footprint, and special attention is given to preserving heritage buildings that showcase the history and evolution of the Town.

This integrated vision of landscape architecture and the preservation of its natural heritage enable Baie d'Urfé to maintain a balance between urban development and protecting the environment. By enhancing its natural assets and committing to sustainable practices, the Town provides high-quality living conditions for its residents, while honouring and enriching its natural and landscape heritage.

Division 3.1 : General provisions

3.1.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the entire territory of the Town of Baie-D'Urfé.

3.1.2 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates*:

1. construction of a new principal building;

2. expansion of an existing principal building;

3. development of a new parking area or alteration of the layout of an existing parking area with 5 or more parking spaces;

4. site development.

3.1.3 : General objectives

The general objectives for the entire territory are the following:

1. **Respect for the natural topography:** Blend buildings and infrastructures harmoniously with the existing topography, by minimizing the changes made to the relief, to preserve the natural integrity of the land and limit earthwork.

2. **Sustainable stormwater management:** Ensure stormwater management on site, encourage water seepage and natural water retention to reduce runoff, while minimizing the burden for adjacent and municipal properties.

3. **Groundwater table protection:** Prevent the contamination and disruption of groundwater tables by avoiding any construction or excavation in these zones.

4. **Preservation of arboreal heritage:** Encourage the conservation of existing trees and the planting of adapted species to maintain and strengthen the vegetation cover, while minimizing the impacts of structures on roots and woodland areas.

5. **Improvement of water quality:** Implement systems for runoff management, such as settling tanks and hydrodynamic separators, in order to reduce pollution and improve the quality of the water discharged into natural or municipal systems.

6. **Greening and reduction of impermeable surfaces:** Promote permeable, green parking areas and landscaping to increase the area of permeable surfaces, reduce heat islands and improve the visual and ecological quality of sites.

7. **Responsible outdoor lighting:** Encourage the installation of light fixtures that do not interfere with the night sky, minimizing light pollution and the impact on wildlife, while meeting safety and functionality requirements.

8. **Promotion of permeable materials:** Promote the use of materials and layouts that encourage the natural seepage of stormwater in parking areas and other impermeable surfaces, in order to support groundwater recharge and reduce runoff.

Division 3.2 : Provisions respecting site grading and site development

OBJECTIVES	ASSESSMENT CRITERIA
1. Planned operations and activities must promote respect for topography of the environment to minimize excavation/fill work. To the extent possible, buildings are sited parallel to the contour lines.	1.1. The siting of buildings and design of related undertakings respect the topography;
	1.2. In the exceptional event that a landsite must be higher than required in relation to a natural habitat, effort is made to create a gentle slope from the top of the transitional space;
	1.3. Where a substantial topographical difference requires the use of low walls to reconcile the difference in level between a landsite and a natural habitat, the use of high-grade decorative rocks or gabions planted with vegetation is encouraged.
2. The planned slope of a bank required for the construction of a building must be close to the natural slope of the landsite, while limiting the required felling of trees to match the level of neighbouring landsites.	2.1. Encourage a bank design whose slope is aligned closely with the natural slope of the land, thereby avoiding drastic landscape changes;
	2.2. Encourage the prior evaluation of natural slopes through detailed topographical surveys to guide the design of the banks;
	2.3. Encourage the conduct of impact studies to ensure that the slope of the banks does not disrupt the level of neighbouring landsites, thereby maintaining a harmonious topography;
	2.4. Encourage the use of precise topographical surveys to determine the natural slope before planning and construction;
3. Land use planning must promote universal accessibility	3.1. The difference in level between the building entrance and the public road is limited;
	3.2. The development of the trails is planned in a safe manner, including providing adequate lighting;
	3.3. The layout of parking spaces is encouraged near access points and mainly for parking spaces reserved for people with reduced mobility.

Division 3.3 : Provisions respecting the groundwater table and water management

OBJECTIVE	ASSESSMENT CRITERIA
1. Limit all construction and excavation under groundwater tables to prevent the contamination and disruption of these water resources and promote the implementation of surface water management systems that prevent the pumping of water into ditches and landsites, thereby reducing the risk of disturbing groundwater tables.	1.1. Promote an integrated planning approach that takes into account the protection of groundwater tables from the very first steps of any project;
	1.2. Limit any construction and excavation in the groundwater table;
	1.3. Avoid pumping water from ditches and landsites to prevent the disruption of groundwater tables.
2. Ensure stormwater management on site to minimize runoff and reduce the load on municipal drainage systems and encourage the use of seepage and retention techniques for stormwater, such as rain gardens, infiltration trenches and green roofs, to increase natural seepage and reduce the peak flow of rainwater.	2.1. Encourage coverage of the total impermeable surface of the landsite with rain gardens;
	2.2. Encourage the use of native plants adapted to varying hydric conditions;
	2.3. Encourage the catchment of the runoff from adjacent impermeable surfaces through infiltration trenches;
	2.4. Encourage the esthetic integration of ponds in the surrounding landscape;
	2.5. Encourage the use of permeable surface of parking surfaces and lanes;
	2.6. Encourage absorbent landscape zones of the total area of the landsite.
3. Promote the preservation of water quality by reducing pollution from runoff with a treatment system, such as settling ponds, artificial wetlands and hydrodynamic separators.	3.1. Encourage the installation of settling ponds to enable the sedimentation of solid particles before water is discharged into natural or artificial drainage systems;
	3.2. Encourage the design of settling ponds that are sized to treat the first 25 mm of precipitation on an event basis, which is considered the runoff with the heaviest load of pollutants;
	3.3. Encourage the installation of hydrodynamic separators to eliminate sediments and other pollutants before runoff reaches municipal drainage systems;
	3.4. Encourage the preparation of a regular maintenance plan for runoff treatment systems, including frequent inspections and cleaning of settling ponds.

OBJECTIVE	ASSESSMENT CRITERIA
4. Encourage practices that increase groundwater recharge, such as slow infiltration drainage systems and permeable areas.	4.1. Promote the installation of slow infiltration drainage systems in new structures and renovation projects to enable gradual seepage of rainwater into the ground;
	4.2. Encourage the design of slow infiltration drainage systems in order to cover at least 30% of the impermeable surfaces on the landsite;
	4.3. Encourage the use permeable materials of parking surfaces and lanes.
	4.4. Encourage the creation of zones where native, drought-resistant plants are planted to increase water seepage and reduce runoff;
	4.5. Encourage the development of vegetation zones accounting of the total area of the landsite;
	4.6. Encourage the implementation of seepage basins to collect and allow rainwater to seep into the ground, thereby reducing runoff and increasing groundwater recharge;
	4.7. Encourage the design of seepage basins capable of managing rainwater from a 10-year rainfall event;
	4.8. Encourage the installation of rainwater harvesting systems so that the rainwater can be used for non-drinking purposes, thereby enabling better management of water resources and an indirect groundwater recharge.

Division 3.4 : Provisions respecting the protection of trees

OBJECTIVES	ASSESSMENT CRITERIA
1. Ensure the preservation and enhancement of arboreal heritage in the landscape design and siting of new principal and accessory structures.	1.1. All buildings, structures, equipment and undertakings are planned in such a way that minimizes tree felling and emphasizes the preservation of quality trees;
	1.2. Tree felling is restricted to spaces intended for building and regular use of access lanes, parking areas, rest and leisure areas, principal building and accessory buildings;
	1.3. The deforestation perimeter at the edge of undertakings is limited solely for the purposes of excavation and construction so as to preserve as many trees as possible;
	1.4. Grading, trench digging and soil compaction in the area of the root system are avoided (BNQ Standards);
	1.5. The preservation, planting or replacement of mature, large trees is given definite priority along the street;
	1.6. The landscaping and planting design preserves the arboreal heritage and blends with the natural elements that reflect the identity of the sector;
	1.7. Encourage the implementation of physical protection measures for tree crowns, such as protection barriers around trees, to prevent damage during work.
2. Increase the vegetation cover and reduce mineral surfaces in view of greening and enhancing the visual quality of the landsite.	2.1. Planting a large quantity and wide range of high-value species of trees with large spreads is strongly encouraged;
	2.2. Encourage the planting of native trees and shrubs in unbuilt areas to increase the vegetation cover;
	2.3. Encourage the planting of native trees that have a large spread and are adapted to the local climate to increase the vegetation cover and improve ecological resilience;
	2.4. Encourage the achievement of the 40% canopy goal at maturity;
	2.5. Encourage the planting of trees in basins in accordance with BNQ standards to allow the root system to fully develop;

OBJECTIVES	ASSESSMENT CRITERIA
	2.6. Promote a trunk diameter of 7 to 10 cm at planting, measured at 1.3 metres above ground level (known as "diameter at breast height" or DBH).
3. Limit grading, trench digging and soil compaction in the area of the root system;	3.1. Encourage the demarcation of and clear signage for root protection zones before the construction work begins;
	3.2. Soil compaction is limited to what is strictly required.
	3.3. Fill and excavation operations are reduced to a minimum in the area of the root system;
	3.4. Encourage the integration of existing trees into the landsite design, by adjusting construction plans to protect the areas where roots are found;
	3.5. Encourage the application of specific root preservation techniques, such as soil aeration and organic amendment, to improve root growth conditions after the work;
	3.6. Encourage the implementation of tree care programs, including watering and fertilization, to support the trees affected by nearby work;
	3.7. Encourage the establishment of buffer zones around trees with appropriate distances for different tree species, based on the size and extent of the room systems.

Division 3.5 : Provisions respecting Outdoor Lighting and the Protection of the Night Sky

OBJECTIVES	ASSESSMENT CRITERIA
1. Reduce light pollution by minimizing outdoor lighting to preserve the nocturnal environment, the starry sky and the natural and architectural identity of Baie-d'Urfé.	1.1. Avoid the installation of luminaires projecting light above the skyline, by orienting lighting downwards to limit light dispersion.
	1.2. Minimize the impact of lighting on the public domain and adjacent properties, by reducing intrusive light and directing it only to necessary areas.
	1.3. Limit the use of luminaires without baffles or shields, to direct light only where it is needed and reduce light pollution.
	1.4. Set outdoor luminaires to a maximum height to limit light propagation beyond the immediate area.
	1.5. Avoid lighting facades, trees and landscaping, except where this contributes significantly to the harmony and aesthetics of the landscape.
	1.6. Avoid high-intensity luminaires, except where necessary for safety or functional reasons.
	1.7. Limit the use of luminaires with color temperatures above 3000 Kelvin, to reduce impacts on nocturnal wildlife and preserve the natural environment.
	1.8. Encourage the installation of luminaires equipped with control systems, such as light detectors.

Division 3.6 : Provisions respecting Sustainable Parking with 5 and More Spaces

OBJECTIVES	ASSESSMENT CRITERIA
1. Encourage the greening and permeability of parking areas in order to reduce their environmental impact.	1.1. Encourage the use of permeable pavers, grassy slabs or other permeable materials for parking surfaces so that rainwater can seep into the ground;
	1.2. Encourage the integration of stormwater management systems, such as draining trenches or infiltration wells, to improve the permeability of the landsite;
	1.3. Encourage the development of vegetation strips between parking rows to reduce mineral surfaces and increase vegetation cover;
	1.4. Encourage the planting of native, drought-resistant vegetation in the green spaces of parking areas to improve biodiversity and reduce irrigation needs;
	1.5. Encourage the planting of trees with a high canopy to provide shade for vehicles, reduce urban heat islands and improve the air quality;
	1.6. Encourage the planting of one tree for every five parking spaces so that there is enough space for roots and leaves to grow;
	1.7. Encourage the creation of rain gardens and artificial wetlands in parking areas to catch and filter rainwater, thereby reducing runoff and water pollution;
	1.8. Encourage the use of moisture-loving plants in rain gardens to maximize the effectiveness of filtration and support local biodiversity;
	1.9. Encourage the installation of rainwater harvesting systems so that the water can be reused to irrigate green spaces and clean parking surfaces;
	1.10. Encourage the integration of stormwater storage reservoirs to maximize reuse and reduce the demand on drinking water resources;
	1.11. Encourage the demarcation of spaces reserved for electric and hybrid vehicles, including the installation of charging stations to encourage the use of low-emission vehicles;

OBJECTIVES	ASSESSMENT CRITERIA
	1.12. Encourage the creation of parking zones for ride sharing and vehicle sharing to promote more sustainable transportation methods;
	1.13. Encourage the implementation of regular maintenance programs for permeable infrastructures and greened spaces to ensure their sustainability and efficiency.

CHAPTER 4 : INDUSTRIAL PARK

The industrial sector of Baie-D'Urfé was developed in the 1960s. The first plant opened its doors there in 1970 and this sector now has nearly 80 businesses.

It is bounded by the Trans-Canada Highway (40) to the north, Highway 20 to the south, Macdonald College campus in Sainte-Anne-de-Bellevue to the west, and the Town of Beaconsfield to the east.

The spirit and soul of Baie d'Urfé's industrial park, which is located along Highway 40 and Highway 20, reflect a distinct identity that combines innovation, sustainability and a commitment to the community. This industrial park embodies a modern vision of land use, development and architecture, because it blends harmoniously with the landscape and meets the economic and environmental needs of the region.

From the moment you enter it, the industrial park impresses you with its layout and connection to the natural environment. Green spaces are very present in the sector and set it apart.

The spirit of the industrial park is marked by a unique quality of working life. Landscaping and green spaces provide employees with places to recharge their batteries and relax. These natural elements, integrated into the industrial park, reflect Baie d'Urfé's commitment to preserving the environment and improving quality of life. The Baie d'Urfé industrial park also embodies the idea of clean industry, promoting responsible manufacturing practices and supporting companies committed to reducing their ecological footprint. Initiatives to limit emissions, optimize resource management and promote sustainable technologies reinforce the image of an industrial sector in harmony with today's environmental challenges.

The identity of the Baie d'Urfé industrial park is also distinctive in its architecture. The buildings, which range in terms of their shapes and functions, create heterogeneous and dynamic urban landscaping. Each structure, whether it is a modern headquarters or a high-tech production facility, contributes to the overall harmony of the park. This architectural diversity is anything but monotonous and enriches the visual landscape, making the industrial park attractive and inspiring.

In summary, the Baie d'Urfé industrial park along Highway 40 has a strong identity and an innovative spirit. It combines modernity and sustainability and creates a collaborative and pleasant environment for businesses and their employees. This industrial park represents a successful merger between economic development, respect for the environment and quality of life, making Baie d'Urfé a contemporary model of land use and development and industrial architecture.

Division 4.1 : Provisions respecting the "Highway 40" and "Highway 20" sectors

4.1.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the Highway 40 and Highway 20 sector, as shown in the SPAIP Sector Plan in Annex 1 of this By-Law

4.1.2 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. cadastral operation;
2. construction of a new principal building;
3. expansion of an existing principal building;
4. renovation involving the alteration of the appearance of a principal facade, lateral or a facade facing Highway 40 and Highway 20;
5. construction of a new accessory building visible from Highway 40 and Highway 20;
6. development of a new parking area or alteration of the layout of an existing parking area;
7. installation, alteration or replacement of a sign;
8. site development.

4.1.3 : General objectives

The general objectives for the sector concerned are the following:

1. preserve the area and typical shape of lots;
2. enhance the commercial and industrial showcase along Highway 40 and Highway 20;
3. develop a quality contemporary architectural and landscaping signature;
4. enhance the distinctive natural landscape in the sector.
5. increase the canopy and green the mineral surfaces.

4.1.4 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
SUBDIVISION	
1. Encourage uniform lots on a block in terms of area, width and depth.	1.1. New lots must have an area, width and depth that is similar to those of adjacent lots on the same block, with a maximum variation of 10%.
	1.2. Any request for a smaller or larger lot size must be justified by existing topographical constraints or natural elements.
	1.3. The lots must have a width-depth ratio that is consistent with existing lots, in order to maintain visual harmony in the neighbourhood.
2. Strive to create homogeneity in terms of lot area on a block where all lots are irregular in shape.	2.1. The area of new lots must come as close as possible to the average area of the existing lots on the block, with a 15% margin of tolerance.
	2.2. Irregularly shaped lots must be subdivided so as to minimize the differences in area between them.
	2.3. Subdivision configurations must optimize land use while promoting cohesion with the arrangement and size of surrounding lots.
3. Prioritize maintaining the typical width, area and shape of landsites in the surrounding environment during a new cadastral operation, while limiting lot assemblies.	3.1. Cadastral operations involving lot subdivision are encouraged rather than lot assembly projects.
	3.2. The cadastral operation is designed so that the natural components of the sector concerned are taken into consideration, such as forest cover, watercourses, wetlands, etc.
	3.3. The cadastral operation is designed so that the dimensions and typical shape of the landsites in the surrounding area are preserved.

OBJECTIVES	ASSESSMENT CRITERIA
4. Ensure a harmonious and functional subdivision of the landsites in the industrial park.	4.1. Parcels must be an appropriate size to allow for the proper siting of buildings, while offering spaces for traffic and green spaces.
SITING	
1. Orient the principal facade of buildings toward Highway 40 to create a quality commercial and industrial showcase.	1.1. The building is designed so that the principal facade is oriented toward Highway 40.
	1.2. The siting of the building parallel to the public right-of-way is encouraged.
2. Site buildings in front of the lot to ensure the creation of a substantial built front along Highway 40 and Highway 20.	2.1. The building is sited near to the boundary of the public right-of-way adjacent to the edge of Highway 40 rather than at the back of the lot.
	2.2. The siting of the building must strive to align with buildings located on both sides.
3. Harmonize the siting and integration of accessory buildings with the principal building.	3.1. Accessory buildings are sited on the landsite in such a way that encourages the highlighting of the principal building.
	3.2. Accessory buildings are sited on the landsite in such a way that reduces their visual impact from the public domain.
4. Guarantee optimum building siting to encourage traffic, industrial efficiency and integrated landscaping.	4.1. Buildings must have setbacks that are adapted to keep traffic areas efficient.
	4.2. Buildings must be sited in such a way that clears space for quality landscape areas around principal structures.

OBJECTIVES	ASSESSMENT CRITERIA
	4.3. Siting must be conceived to promote access to technical infrastructures (e.g. delivery zones, access to waste management systems).
MASSING AND ARCHITECTURE	
1. Build quality buildings that blend with the massing, outline and architecture of existing buildings in the sector.	1.1. The planned building incorporates distinctive massing elements from the existing built environment in the sector.
	1.2. The building has an architectural design that incorporates distinctive features from the existing built environment in the sector.
2. Propose a contemporary, sustainable and environmentally-friendly architectural design.	2.1. The project features a contemporary and modern architectural signature.
	2.2. The project includes sustainable elements and promotes a passive or bioclimatic approach.
	2.3. Ecologically-designed green roofs are encouraged.
	2.4. Mechanical equipment installed on the roof or facades is incorporated into the architectural composition and measures are taken to reduce their visibility.
3. Ensure that the architecture of accessory buildings fits with that of the principal building.	3.1. Accessory buildings are designed to recall the architectural elements of the principal building.
	3.2. Accessory buildings are designed with cladding materials and colors that harmonize with those of the main building.
4. Design high-quality architectural buildings that blend with the entire industrial park.	4.1. Buildings must have setbacks that are adapted to keep traffic areas efficient.
	4.2. Buildings must be sited in such a way that clears spaces for quality landscaped areas around principal structures.
	4.3. Siting must be conceived to promote access to technical infrastructures (e.g. delivery zones, access to waste management systems).
5. Promote sustainable and innovative architecture.	5.1. Buildings must promote a modern and contemporary architectural signature.
	5.2. The architecture should prioritize the integration of sustainable elements, such

OBJECTIVES	ASSESSMENT CRITERIA
	as bioclimatic solutions or green roofs.
	5.3. Visible mechanical equipment must be incorporated into the overall building design by taking measures to minimize their visual impact.
MATERIALS	
1. Encourage the use of high-quality, noble materials that harmonize with the natural character of the surrounding environment.	1.1. Materials and colours are incorporated into and blended with the architecture of the principal building;
	1.2. The use of masonry (stone, bricks, prefabricated panels such as: concrete, enamelled steel, aluminium, curtain wall, etc.) and exterior wood siding is encouraged.
	1.3. Where metal cladding is planned, it is in lesser proportion to masonry and wood cladding and is used mainly for decorative purposes.
	1.4. Include abundant fenestration on facades facing Highway 20 and Highway 40.
	1.5. Prioritize sober, discreet colors for exterior cladding materials, avoiding fluorescent, excessively bright or discordant hues, in order to preserve harmony with the character of the surrounding environment.
2. Encourage the use of high-quality, sustainable materials that reflect the high-end character of the industrial park.	2.1. Buildings are built with superior materials that promote durability and the industrial esthetic.
	2.2. The use of innovative materials, such as glass, metal or ecological composites is encouraged to project a modern image.

OBJECTIVES	ASSESSMENT CRITERIA
	2.3. Accessory buildings are designed with cladding materials and colors that harmonize with those of the main building.
SITE DEVELOPMENT	
1. Promote active transportation in site development planning.	1.1. The site is laid out and planned to include active transportation methods by connecting existing utilitarian paths.
	1.2. Sites for bicycle lockers are planned and highlighted in the site development.
2. Encourage a vegetation composition that is adapted to the landsite conditions and provides diversity that enhances the viability of the buffer zones between the built environment and a natural and/or biodiverse environment.	2.1. A buffer strip is provided between a built environment and a natural or biodiverse environment and includes plants that reflect the identity of the natural landscape of the sector.
3. Mitigate the impact of impermeable surfaces located in the front yard, secondary front yard and rear yard.	3.1. Site development involves greening and substantially increasing the canopy rather than mineral surfaces.
	3.2. There are more permeable surfaces than impermeable surfaces in all yards of the landsite.
4. Encourage distinctive lighting that reflects the identity of the sector.	4.1. Lighting creates a homogenous environment that reflects the identity of the sector.
	4.2. Encourage limiting the light intensity to appropriate levels for safety and functionality requirements, without excess;

OBJECTIVES	ASSESSMENT CRITERIA
5. Improve the quality of the landscape with a site development design that promotes a vegetation composition that is adapted to the conditions of the landsite and provides a diverse range of plants.	5.1. The project includes well laid out green spaces to reduce heat islands and improve the working environment.
	5.2. Green spaces includes ecological management techniques for stormwater (retention ponds, green roofs).
PARKING	
1. Improve the quality of the landscape with a specific landscape treatment for parking areas, loading areas and accessory buildings.	1.1. Loading areas and accessory buildings are camouflaged by plant barriers and specific landscaping.
2. Site and develop parking areas to minimize visual impacts in relation to the public domain and reduce mineral areas.	2.1. Parking spaces are primarily located outside the front or secondary front yard.
	2.2. The number of parking spaces is reduced to a minimum
3. Develop parking areas functionally and esthetically, while minimizing their visual impact.	3.1. Parking areas must be developed with shaded areas, trees and permeable materials.
	3.2. Parking areas must be designed to minimize their visual impact from the street.
	3.3. Parking areas must be effectively connected to principal buildings and incorporated into the landscape.
SIGNS	
1. Promote a distinctive, high-quality sign that reflects the intended use of the sector and the building, while minimizing the impact on the surrounding environment.	1.1. Signs highlight the intended commercial and industrial use of the buildings.
	1.2. The project helps create distinctive and homogenous signs throughout the sector.
	1.3. Signs are designed to minimize the impact on the surrounding environment.
	1.4. Signs that are detached from the principal building must be strategically placed to maintain optimum, unobstructed visibility from streets or thoroughfares.

OBJECTIVES	ASSESSMENT CRITERIA
	1.5. Signs are positioned to maximize the visual impact while respecting public and private spaces.
2. Ensure that signs contribute positively to the overall esthetic of the urban landscape.	2.1. The use of durable and weather-resistant materials is preferred.
	2.2. Prioritize high-quality materials that require little maintenance.
	2.3. Encourage innovative designs that bring added value esthetically.
	2.4. Give preference to channel-type lettering rather than any other sign format;

Division 4.2 : Provisions respecting the "Industrial" sector

4.2.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the industrial sector, as shown in the SPAIP Sector Plan in Annex 1 of this By-Law.

4.2.2 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. cadastral operation;
2. construction of a new principal building;
3. expansion of an existing principal building;
4. renovation involving the alteration of the appearance of a principal or secondary facade;
5. development of a new parking area or alteration of the layout of an existing parking area;
6. site development.
7. installation, alteration or replacement of a sign.

4.2.3 : General objectives

The general objectives for the sector concerned are the following:

1. preserve the area and typical shape of lots;
2. ensure consistent massing and architecture within the industrial sector;
3. encourage bold, high-quality operations, both in terms of the buildings and landscaping;
4. protect the natural landscape while increasing the greening of landsites and buildings;
5. propose resilient, sustainable and low-carbon structures.

4.2.4 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
SUBDIVISION	
1. Encourage uniform lots on a block in terms of area, width and depth.	1.1. New lots must have an area, width and depth that is similar to those of adjacent lots on the same block, with a maximum variation of 10%.
	1.2. Any request for a smaller or larger lot size must be justified by existing topographical constraints or natural elements.
	1.3. Lots must have a width-depth ratio that is consistent with existing lots, in order to maintain visual harmony in the neighbourhood.
2. Strive to create homogeneity in terms of lot area on a block where all lots are irregular in shape.	2.1. The area of new lots must come as close as possible to the average area of the existing lots on the block, with a 15% margin of tolerance.
	2.2. Irregularly shaped lots must be subdivided so as to minimize the differences in area between them.
	2.3. Subdivision configurations must optimize land use while promoting cohesion with the arrangement and size of surrounding lots.
3. Prioritize maintaining the typical width, area and shape of landsites in the surrounding environment during a new cadastral operation, while limiting lot assemblies.	3.1. Cadastral operations involving lot subdivision are encouraged rather than lot assembly projects.
	3.2. The cadastral operation is designed so that the natural components of the sector concerned are taken into consideration, such as forest cover, watercourses, wetlands, etc.
	3.3. The cadastral operation is designed so that the dimensions and typical shape of the landsites in the surrounding area are preserved.
4. Ensure a harmonious and functional subdivision of the landsites in the industrial park.	4.1. Parcels must be an appropriate size to allow for the proper siting of buildings, while providing spaces for traffic and green spaces.
SITING	

OBJECTIVES	ASSESSMENT CRITERIA
1. Site and orient the buildings so that they fit with the alignment of the existing built environment.	1.1. The siting of buildings ensures a linear alignment with buildings located on both sides.
	1.2. Building orientation respects the streetscape and lot shape.
2. Plan building sitings and installations that respect the natural environment (topography, existing trees, etc.).	2.1. Building siting respects the natural topography of the landsite and minimizes fill and excavation operations.
	2.2. The project is designed to minimize the impact of the building's installation on the natural plant environment of the landsite.
3. Guarantee optimum building siting to encourage traffic, industrial efficiency and integrated landscaping.	3.1. Buildings must have setbacks that are adapted to keep traffic areas efficient.
	3.2. Buildings must be positioned to allow sufficient clearance for high-quality landscaped spaces around the main structures.
	3.3. Siting must be conceived to promote access to technical infrastructures (e.g. delivery zones, access to waste management systems).
MASSING AND ARCHITECTURE	
1. Propose buildings that are built according to sustainable development principles and prioritize improving the energy efficiency balance.	1.1. Ecologically-designed green roofs are encouraged.
	1.2. The building design incorporates passive approach or bioclimatic principles.
2. Propose a bold, sustainable and high-quality architectural design that incorporates features that reflect the identity of the surrounding area.	2.1. The planned building incorporates distinctive massing elements from the existing built environment in the sector.
	2.2. The architectural design is contemporary in style and includes distinctive architectural elements from the surrounding area.
	2.3. Mechanical equipment installed on the roof or facades is incorporated into the architectural composition and measures are taken to reduce their visibility.
3. Harmonize principal building expansions to create a high-quality homogenous built environment.	3.1. Exterior cladding materials used in the expansion blend with those of the principal body of the building.

OBJECTIVES	ASSESSMENT CRITERIA
	3.2. The massing and outline of the expansion are a direct homogenous continuity of the principal body of the building.
4. Design high-quality architectural buildings that blend with the entire industrial park.	4.1. Buildings must have setbacks that are adapted to keep traffic areas efficient.
	4.2. Buildings must be sited in such a way that clears space for quality landscaped areas around principal structures.
	4.3. Siting must be conceived to promote access to technical infrastructures (e.g. delivery zones, access to waste management systems).
5. Promote sustainable and innovative architecture.	5.1. Buildings must feature a modern and contemporary architectural signature.
	5.2. The architecture should prioritize the integration of sustainable elements, such as bioclimatic solutions or green roofs.
	5.3. Visible mechanical equipment must be incorporated into the overall building design by taking measures to minimize their visual impact.
MATERIALS	
1. Promote the use of high-value, high-quality materials blend with the natural character of the environment of the surrounding area.	1.1. The use of masonry (stone, bricks, prefabricated panels such as: concrete, enamelled steel, aluminium, curtain wall, etc.) and exterior wood siding is encouraged.
	1.2. Where metal cladding is planned, it is in lesser proportion to masonry and wood cladding and is used mainly for decorative purposes.
2. Promote the use of high-quality, sustainable materials that reflect the high-end	2.1. Buildings must be built with superior materials that promote durability and the industrial esthetic.

OBJECTIVES	ASSESSMENT CRITERIA
character of the industrial park.	2.2. The use of innovative materials, such as glass, metal or ecological composites is encouraged to project a modern image.
	2.3. Accessory buildings are designed with cladding materials and colors that harmonize with those of the main building.
SITE DEVELOPMENT	
1. Promote active transportation in site design planning.	1.1. The site is laid out and planned to include active transportation methods by connecting existing utilitarian paths.
	1.2. Sites for bicycle lockers are planned and highlighted in the site development.
2. Promote a vegetation composition that is adapted to the conditions of the landsite and provides a diverse range of plants that enhances the viability of the buffer zones between the built environment and the natural and/or biodiverse environment.	~~2.1.~~ A buffer strip is provided between a built environment and a natural or biodiverse environment and includes plants that reflect the identity of the natural landscape in the sector.
3. Mitigate the impact of impermeable surfaces located in the front yard, secondary front yard and rear yard.	3.1. Site development involves greening and substantially increasing the canopy rather than mineral surfaces.
	3.2. There are more permeable surfaces than impermeable surfaces in all yards of the landsite.
4. Encourage distinctive lighting that reflects the identity of the sector.	4.1. Lighting creates a homogenous environment that reflects the identity of the sector.

OBJECTIVES	ASSESSMENT CRITERIA
	4.2. Encourage limiting the light intensity to appropriate levels for safety and functionality requirements, without excess;
5. Design harmonious landscaping that contributes to the esthetic and environmental attractiveness of the industrial park.	5.1. The project includes well laid out green spaces to reduce heat islands and improve the working environment.
	5.2. Green spaces incorporate ecological management techniques for stormwater (retention ponds, green roofs).
PARKING	
1. Improve the quality of the landscape with a specific landscaping treatment of parking areas and loading areas.	1.1. Loading areas and accessory buildings are camouflaged by plant barriers and specific landscaping.
2. Site and develop parking areas to minimize visual impacts in relation to the public domain and reduce mineral areas.	2.1. Parking spaces are primarily located outside the front or secondary front yard.
	2.2. The number of parking spaces is reduced to a maximum.
3. Develop parking areas functionally and esthetically, while minimizing their visual impact.	3.1. Parking areas must be developed with shaded areas, trees and permeable materials.
	3.2. Parking areas must be designed to minimize their visual impact from the street.
	3.3. Parking areas must be effectively connected to principal buildings and incorporated into the landscape.
SIGNS	
1. Promote a distinctive, high-quality sign that reflects the intended use of the sector and the building, while minimizing the impact on the surrounding environment.	1.1. Signs highlight the intended commercial and industrial use of the buildings.
	1.2. The project helps create distinctive and homogenous signs throughout the sector.
	1.3. Signs are designed to minimize the impact on the surrounding environment.

OBJECTIVES	ASSESSMENT CRITERIA
	1.4. Signs that are detached from the principal building must be strategically placed to maintain optimum, unobstructed visibility from streets or thoroughfares.
	1.5. Signs are positioned to maximize the visual impact while respecting public and private spaces.
2. Ensure that signs contribute positively to the overall esthetic of the urban landscape.	2.1. The use of durable and weather-resistant materials is preferred.
	2.2. Give preference to high-quality materials that require little maintenance.
	2.3. Encourage innovative designs that contribute added value esthetically.
	2.4. Give preference to channel-type lettering rather than any other sign format;
3. Ensure elegant and esthetically cohesive signage in the industrial park.	3.1. Signs must be discreet and blend harmoniously with the architecture of the buildings.
	3.2. Traffic signs must reflect the high-end and high-quality of the industrial park with materials and a design that are consistent with the built environment.

CHAPTER 5 : COMMERCIAL SECTOR

Division 5.1 : Provisions respecting the "Commercial" sector

5.1.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the commercial sector, as shown in the SPAIP Sector Plan in Annex 1 of this By-Law.

5.1.2 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. construction of a new principal building;
2. expansion of an existing principal building;
3. renovation involving the alteration of the appearance of a principal facade;
4. development of a new parking area or alteration of the layout of an existing parking area;
5. site development;
6. installation, alteration or replacement of a sign.

5.1.3 : General objectives

The general objectives for the sector concerned are the following:

1. ensure consistent operations and activities within the entire commercial zone (harmonized architecture, signage and landscaping);
2. enhance the presence of plants in the sector to reduce the mineral surfaces;
3. encourage construction and renovation practices that are in line with sustainable development principles.
4. facilitate pedestrian, bicycle and public transportation toward and in commercial zones.
5. promote developments that attract consumers and promote a diversified commercial offering.

5.1.4 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
SITING	
1. Propose a siting project that contributes positively to the urban environment, in line with sustainability, safety and user-friendly principles, while blending harmoniously with the existing urban fabric.	1.1. Where a project includes more than one building, the siting of the structure forms a coherent ensemble;
	1.2. The buildings must be sited to maximize the effective use of the landsite, while honouring the prescribed alignments and setbacks.
MASSING AND ARCHITECTURE	
1. Propose a high-quality, homogenous architectural design in harmony with the entire commercial sector.	1.1. The architectural features that reflect the identity of neighbouring buildings in the commercial sector are considered in the architectural design of the building.
	1.2. The architectural design highlights and distinguishes the mainly commercial intended use of the building.
2. Enhance the quality of the buildings with a distinctive treatment of facades fronting on the public domain.	2.1. All building facades visible from the street have a pristine and homogenous architectural treatment.
	2.2. Building facades feature projections, recesses and modular coordinations that reduce the monotony and increase the interesting character of the architectural design.
	2.3. The main entrance of the structure is distinguished by the addition of decorative elements that blend with the architectural style of the building.
MATERIALS	
1. Promote the use of high-value, high-quality materials blend with the commercial character of the environment of the surrounding area.	1.1. The use of masonry (stone, bricks, prefabricated panels such as: concrete, enamelled steel, aluminium, curtain wall, etc.) and exterior wood siding is encouraged.
	1.2. The number of types of exterior cladding materials is limited to create a harmonious and discernible whole.
	1.3. Cladding materials and colours blend with the existing built environment.
SITE DEVELOPMENT	

OBJECTIVES	ASSESSMENT CRITERIA
1. Propose a landscaping design that incorporates large-scale greening and planting.	1.1. The project includes and prioritizes the planting of a large number of trees, shrubs and various other plants.
	1.2. The development design prioritizes permeable surfaces rather than mineral surfaces.
	1.3. The development project proposes several green islands in the parking area in order to reduce heat islands.
	1.4. The development project proposes plant barriers or planted trees along the edge of its property to mitigate the visual impact for the neighbouring residential sector.
	1.5. Mechanical equipment installed on the roof or facades is incorporated into the architectural composition and measures are taken to reduce their visibility.
2. Encourage the installation of outdoor lighting under the skyline.	2.1. Lighting minimizes the impact on the public domain and adjacent properties by directing light under the skyline.
PARKING	
1. Site and develop parking areas to minimize the visual impacts in relation to the public domain.	1.1. Parking areas are sited on the site in such a way that minimizes the visual impact in relation into the public domain.
	1.2. Where parking areas are located along a street, planted trees and shrubs or a plant barrier is included to minimize the visual impact.
2. Reduce the phenomenon of heat islands in parking areas by reducing mineral surfaces and increasing the permeability of the ground.	2.1. The layout of parking areas allows for an increase of canopy, a greater range of plants and the use of permeable surfaces.
	2.2. The presence of green islands is encouraged in parking areas and incorporates landscaping, plants and sidewalks that form a direct link to active transportation methods on site.

OBJECTIVES	ASSESSMENT CRITERIA
3. Propose a development design for the parking area that prioritizes safety and accessibility and reduces the risk of accidents.	3.1. Incorporate pedestrian passages with adequate signage to slow down vehicles.
	3.2. Use markings on the ground and signage to guide drivers and avoid traffic conflicts.
	3.3. Include clearance areas where vehicles can manoeuvre safely.
4. Ensure that the development of commercial terraces contributes to animated urban activity and attractive commercial establishments, while promoting harmonious architecture, user safety and universal accessibility.	4.1. The developed terrace must be incorporated harmoniously into the principal building.
	4.2. The terrace must be preferably located on the ground so that its visibility from neighbouring residential properties is minimized.
	4.3. The terrace must be enhanced by installing boxes with shrubs and flowers, as well as decorative lighting in harmony with the building. The addition of pergolas and decorative low fences is encouraged to clearly demarcate the terrace space.
SIGNS	
1. Incorporate a harmonized sign design throughout the sector that enhances quality and visibility.	1.1. The sign is an integral part of the architectural design of the project and highlights the mainly commercial intended use of the building.
	1.2. The project helps create distinctive and homogenous signs throughout the sector.
	1.3. Signs are designed to minimize the impact on the surrounding environment.
2. Ensure that the proposed sign blends harmoniously with the other elements of the general plan for signs, in line with visual and esthetic guidelines.	2.1. The proposed sign respects a design aligned with the general plan for signs.
	2.2. The materials, colours and design of signs must be in agreement with the architectural style of the surrounding buildings.

OBJECTIVES	ASSESSMENT CRITERIA
	2.3. Give preference to locations on the principal facade, but at a reasonable height to guarantee visibility without disrupting the visual harmony of the neighbourhood.

CHAPTER 6 : MULTI-RESIDENTIAL SECTOR

Division 6.1 : Provisions respecting the "Multi-Residential" sector

6.1.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the multi-residential sector, as shown in the SPAIP Sector Plan in Annex 1 of this By-Law.

6.1.2 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. construction of a new principal building;

2. expansion of an existing principal building;

3. renovation involving the alteration of the appearance of a principal or secondary facade;

4. development of a new parking area or alteration of the layout of an existing parking area;

5. installation, alteration or replacement of a sign;

6. site development.

6.1.3 : General objectives

The general objectives for the sector concerned are the following:

1. ensure a transitional integration of higher-density residential typologies with those that are lower density in the vicinity;

2. define a distinctive, quality architectural treatment in harmony with the built environment of Baie-D'Urfé;

3. insert the new structures and developments on the site so as to preserve mature trees of interest;

4. ensure that site planning and architectural integration projects contribute to improving the quality of life of residents.

5. protect the natural landscape, while increasing the greening of the landsite.

6.1.4 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
SITING	
1. Plan building sitings and heights that respect the existing built environment.	1.1. Buildings sited near to the existing built environment are similar in outline and massing.
	1.2. Bulkier buildings are sited so as to reduce the visual impacts on the surrounding built environment.
2. Align buildings to create a built front that blends harmoniously with the landscape.	2.1. Buildings are sited to ensure a continuous and linear alignment of facades along the thoroughfare.
	2.2. The expansion of a building is planned in such a way that respects the orientation and alignment of the principal body.
3. Site buildings in such a way that respects the natural features of the landsite.	3.1. The project is designed to minimize fill and excavation operations as much as possible.
	3.2. Buildings are sited on the site in such a way that reduces tree felling as much as possible and preserves the natural habitats of interest on the landsite.
	3.3. The project helps conserve the natural topography of the landsite.
MASSING AND ARCHITECTURE	
1. Ensure a massing transition that minimizes the visual and physical impact of higher-density buildings on adjacent properties.	1.1. A gradation of massing and outline is planned when a building is sited in the area surrounding adjacent buildings with smaller outlines.
	1.2. Buildings with a stronger outline include recesses, projections and modular coordinations to mitigate their massing.
	1.3. The height and width of the planned principal building blends with the average height and width of the principal buildings located on neighbouring landsites.

OBJECTIVES	ASSESSMENT CRITERIA
2. Create a quality architectural signature that incorporates elements reflecting the identity of the surrounding built environment.	2.1. The architectural features of neighbouring buildings are considered in the architectural design of the planned building.
	2.2. All building facades visible from the street have a pristine and homogenous architectural treatment.
3. Harmonize principal building expansions to create a high-quality coherent built environment.	3.1. Exterior cladding materials used in the expansion blend with those of the principal body of the building.
	3.2. The massing and outline of the expansion are a direct and cohesive continuity of the principal body of the building.
MATERIALS	
1. The use of high-value, high-quality materials that blend with the natural character of the environment in the surrounding area are promoted.	1.1. The use of quality, durable cladding materials is recommended (masonry, architectural panel, glass, wood, etc.)
	1.2. The number of types of exterior cladding materials is limited to create a harmonious and discernible whole.
	1.3. Exterior siding materials and roofing are chosen in sober hues.
SITE DEVELOPMENT	
1. Preserve mature trees and natural elements that reflect the identity of the landsite.	1.1. Tree felling is kept to a minimum and mature trees present on the site are preserved and included in the overall design of the project.
	1.2. The landscaping design incorporates and protects the natural elements that reflect the identity of the landsite and the sector.
	1.3. The deforestation perimeter at the edge of undertakings is limited solely for the purposes of excavation and construction so as to preserve as many trees as possible;

OBJECTIVES	ASSESSMENT CRITERIA
2. Propose a landscaping design that highlights the built environment and prioritizes planting in the front yard.	2.1. The project includes and prioritizes the planting of trees, shrubs and other plants in the front and secondary front yard.
	2.2. The landscaping design highlights the architectural elements that reflect the identity of the built environment.
3. The lighting creates a homogenous environment with a strong sense of identity.	3.1. Lighting creates a homogenous environment that reflects the identity of the sector.
	3.2. Promote the installation of luminaires that are consistent in terms of design, height and color temperature, and that blend in with the architectural and landscape identity of the area, while minimizing light dispersion and impacts on the public domain and adjacent properties.
PARKING	
1. Site and develop parking areas to minimize visual impacts on the public domain.	1.1. The siting of parking areas in a rear yard or side yard not adjacent to a street is encouraged.
	1.2. Parking areas are laid out so that they reduce the visual impacts on the public domain.
	1.3. The use of plant barriers is encouraged to hide parking areas located near to the public domain.
2. Promote the greening and permeability of parking areas.	2.1. The layout of parking areas includes more canopy, a greater range of plants and the use of permeable surfaces.
SIGNS	
1. Incorporate a harmonized sign design throughout the sector that enhances quality and visibility.	1.1. The sign forms an integral part of the architectural design of the project.
	1.2. The materials, colours and design of signs must be in agreement with the architectural style of the surrounding buildings.
	1.3. Limit the size of the signs to avoid any visual domination or esthetic nuisance.

OBJECTIVES	ASSESSMENT CRITERIA
	1.4. The sign is designed to minimize the impact on the surrounding environment.
	1.5. Give preference to locations on the principal facade, but at a reasonable height to guarantee visibility without disturbing the visual harmony of the neighbourhood.

CHAPTER 7 : RESIDENTIAL SECTOR

Baie-d'Urfé's architectural character also contributes to its unique soul. Homes and buildings range from historic residences to contemporary constructions, each telling a part of the town's history while adding a touch of modernity. This architectural diversity avoids monotony and creates a heterogeneous urban landscape, where every street corner reveals a new perspective and a new story. Old stone houses stand side by side with contemporary dwellings, forming a harmonious blend that reflects the city's evolution while respecting its heritage.

To maintain the quality of residential life, Baie-D'Urfé is implementing several measures. The Site Planning and Architectural Integration Program (SPAIP) is essential to preserve the town's residential character, low density and natural environment. It is a tool that helps citizens and the city to ensure that each project integrates harmoniously with the existing environment, while minimizing negative impacts on the nighttime environment. Particular attention is paid to the management of outdoor lighting, favoring thoughtful and measured solutions to protect the starry sky and preserve the tranquility of neighborhoods. New buildings should give priority to low-intensity, warm-tinted, ground-oriented luminaires, while avoiding decorative or intrusive lighting of facades and landscaping.

At the same time, private property maintenance is encouraged to maintain the aesthetics of the neighborhoods, while incorporating environmentally friendly practices, including thoughtful management of outdoor lighting. The city supports homeowners' initiatives to restore and improve their homes and adopt practices that respect Baie-D'Urfé's natural nocturnal character. This approach ensures that neighborhoods remain attractive, well-maintained, and aligned with the goals of preserving visual identity and residential tranquility.

In terms of residential character, Baie-D'Urfé is distinguished by its quiet neighborhoods. The town is made up mostly of single-family homes on large lots, ensuring low density and a peaceful environment. Vast green spaces and the proximity of Lake Saint-Louis add to the quality of life, offering residents an exceptional natural setting. Particular attention is paid to the architecture of the homes, often respecting the region's traditional and historic style while integrating distinctive, signature projects that add a touch of originality. Careful management of exterior lighting also contributes to preserving this balance between tradition, modernity and the natural environment, while respecting the visual and ecological integrity of the site. This attention to architectural aesthetics, lighting and harmony with the natural environment reinforces Baie-D'Urfé's residential identity, making the town a place prized for its beauty and tranquility.

Division 7.1 : Provisions respecting the "Residential" sector

7.1.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the residential sector, as shown in the SPAIP Sector Plan in Annex 1 of this By-Law.

7.1.2 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. cadastral operation;
2. construction of a new principal building;
3. expansion of an existing principal building;
4. renovation involving the alteration of the appearance of a principal or secondary facade;
5. construction of a detached garage;
6. site development.

7.1.3 : General objectives

The general objectives for the sector concerned are the following:

1. preserve the area and typical shape of lots;
2. protect landscape assets, especially in the tree alignments of the front yard;
3. preserve structure alignments, in terms of both landscaping and structures;
4. propose quality operations and activities in terms of both architecture and landscaping;
5. ensure harmony with the built environment, in terms of both massing and architecture;
6. increase the greening of landsites and the permeability of the ground.

7.1.4 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
SUBDIVISION	
1. Preserve the width, area and typical shape of landsites in the surrounding area during a new cadastral operation.	1.1. Cadastral operations aimed at lot assembly are avoided.
	1.2. The lots created during a cadastral operation preserve the dimensions and typical shape of adjacent lots.
	1.3. The proposed cadastral project takes into account the properties that form the block in terms its area, width and depth.
2. Encourage uniform lots on a block in terms of area, width and depth.	2.1. New lots must have an area, width and depth that is similar to those of adjacent lots on the same block, with a maximum variation of 10%.
	2.2. Any request for a smaller or larger lot size must be justified by existing topographical constraints or natural elements.
	2.3. The lots must meet a width-depth ratio that is consistent with existing lots, in order to maintain visual harmony in the neighbourhood.
3. Strive to create homogeneity in terms of lot area on a block where all lots are irregular in shape.	3.1. The area of new lots must come as close as possible to the average area of the existing lots on the block, with a 15% margin of tolerance.
	3.2. Irregularly shaped lots must be subdivided so as to minimize the differences in area between them.
	3.3. Subdivision configurations must optimize land use while promoting cohesion with the arrangement and size of surrounding lots.
SITING	
1. Site and orient buildings so that they fit with the alignment of the existing built environment.	1.1. The building is sited to ensure a continuous and linear alignment of facades along the thoroughfare.
	1.2. The expansion of a building is planned in such a way that respects the orientation and alignment of the principal body.
2. Site buildings in way that preserves the natural habitat	2.1. The project is designed to minimize fill and excavation operations as much as possible.

OBJECTIVES	ASSESSMENT CRITERIA
and respects the natural flow of rainwater.	2.2. Buildings are sited on the site in such a way that reduces tree felling as much as possible and preserves the natural habitats of interest on the landsite.
	2.3. The project helps conserve the natural topography of the landsite.
	2.4. The configuration and massing seek to optimize natural sunlighting without compromising the privacy and sunlighting of neighbouring properties.
3. Encourage sitings where the front yard has very dense vegetation and, where possible, noble species of high-value, large-sized trees.	3.1. The siting plans must include large front yards based on neighbouring properties that enable the planting of large-sized trees (trunk diameter greater than 10 cm) per segment of 10 linear metres of facade, with preference given to local and high-value species.
4. Encourage sitings that highlight green spaces on the facade and the natural level of landsites while minimizing the impacts on neighbouring properties.	4.1. The sitings must respect the visible lines and privacy of neighbouring properties, with landscaping and sufficient setback distances to mitigate the visual impact of new structures.
5. Encourage sitings that are lightly aligned yet still adapted to the architectural design and their environment.	5.1. Sitings must be generally aligned with the other buildings on the street, with a tolerance of 2 to 3 metres to enable adjustments based on the architectural design.
	5.2. Siting variations must be justified by specific architectural or landscaping elements, such as a projection of the facade to create a marked entrance or recessed terrace.
	5.3. Buildings must be oriented to maximize sunlighting for the main rooms, while creating harmonious transitions between the surrounding built environment and landscape.
	5.4. The front and side yards must be developed to promote the continuity of green spaces and visual cohesion with neighbouring properties, while respecting the architectural identity of the project.

OBJECTIVES	ASSESSMENT CRITERIA
6. Encourage a siting that maximizes the energy efficiency of buildings.	6.1. Buildings must be sited by taking into consideration the principles of bioclimatic architecture, with an orientation that encourages passive solar collection (principal facades facing south).
	6.2. The distances between buildings must allow proper access to natural light and avoid excessive shadows cast on the facades of neighbours.
	6.3. Sitings must include systems that naturally manage wind, such as hedges or windbreaks, in order to improve the thermal comfort around buildings.
7. Preserve the residential tranquillity and privacy of properties.	7.1. Buildings must be sited by taking into consideration the distance from neighbouring properties to preserve the privacy of residents, without affecting the views and lighting of existing houses.
	7.2. The layout should promote landscaping features (fences, hedges, trees) to create buffer zones that preserve neighbors' tranquility and privacy.
MASSING AND ARCHITECTURE	
1. Encourage structures with a quality design that has a consistent, specific volume and proportions.	1.1. Buildings must have harmonious volumes, with a clear hierarchy of massing, and avoid disproportionate or imbalanced volumes in relation to the surrounding environment.
	1.2. The proportions of architectural elements (windows, doors, roofing) must be consistent with the building size and respect the character of the neighbourhood.
	1.3. Transitions between different volumes must be deftly handled through the use of recesses, projections, or multiple roofs, to create a visually balanced whole.
	1.4. The materials used must be durable in quality, and the architectural details (eaves, mouldings, etc.) must be incorporated in such a way that strengthens the visual coherence of the building.

OBJECTIVES	ASSESSMENT CRITERIA
2. Ensure that the proposed architecture blends well with its environment, while affirming its own identity, style and design, avoiding homogeneity but remaining fully integrated into its environment.	2.1. New buildings must draw inspiration from the characteristic features of local architecture (roof shape, facade alignment, palette of colours) but may allow for a contemporary interpretation.
	2.2. Buildings must be integrated into their environment in consideration of the surrounding outlines, particularly in terms of their height, siting and setback from the street.
	2.3. Architectural diversity is encouraged, provided that each project is cohesive with adjacent buildings, on the basis of unifying elements such as materials and guidelines.
3. Promote a contemporary, sustainable and distinctive architectural language.	3.1. Architectural details may reflect current trends but also be timeless and avoid short-lived trends that may not age well.
	3.2. Buildings must have a distinctive architectural design that is not excessively extravagant, enables harmonious integration and creates its own identity.
4. Maintain visual continuity while enabling architectural innovation.	4.1. Innovation in designs is encouraged, provided that the new structures respect the scales, proportions and dominant materials in the neighbourhood.
	4.2. Innovative architectural shapes must be proportionate and properly articulated, so that they do not greatly disrupt the existing built environment.
	4.3. Buildings must contribute to the identity of the neighbourhood by incorporating design elements that interact with neighbouring structures while offering a contemporary vision.
5. Aim for architectural cohesion between new structures and existing buildings to preserve the visual identity of residential neighbourhoods.	5.1. The architectural design of the building is sophisticated, innovative and incorporates distinctive elements from the surrounding area.
	5.2. The chosen architectural style offers variations in volumes and/or major recesses to prevent the construction of uniform structures.

OBJECTIVES	ASSESSMENT CRITERIA
	5.3. The roofing volume is in balance with the total building volume.
	5.4. The building is designed so that it does not create a massing or crushing effect on adjacent properties, in consideration of the relative height and spacing between neighbouring buildings.
	5.5. The proportions and shapes between the first and second floor are carefully balanced.
	5.6. The use of ornamentation highlights structural building components, such as canopies, lintels, arches, copings and banners.
	5.7. The arrangement and treatment of openings (location, dimensions, types, models, ornamentation, etc.) harmonize with the architectural style of a building.
6. Preserve the main massing and architectural characteristics that reflect the identity of the surrounding environment.	6.1. The architectural features of neighbouring buildings are considered in the architectural design of the planned building.
	6.2. The exterior materials selected for the facade (number quality, colour, etc.) improve the quality of the existing building while blending cohesively with its environment.
	6.3. The foundation walls are not very visible. Where they exceed the ground level, they are hidden by cladding.
7. Harmonize changes in volume and expansions of a principal building based on the architectural features of the building.	7.1. Expansions must not distort the architectural composition or compromise its quality, in terms of shape, materials, layout or colours.
	7.2. Building expansions in the rear yard are encouraged.
	7.3. The incorporation of an attached garage is encouraged on side or rear facades. The principal building must remain predominant in relation to the garage facade.

OBJECTIVES	ASSESSMENT CRITERIA
	7.4. The project proposes a change in volume and discontinued wall alignment in the expanded part in order to ensure effective integration.
MATERIALS	
1. Promote the use of high-value, high-quality materials that blend with the surrounding area.	1.1. The use of quality, durable cladding materials is encouraged (masonry, architectural panel, glass, wood, etc.).
	1.2. The number of types of exterior cladding materials is limited to create a harmonious whole.
	1.3. Exterior siding materials and roofing are chosen in sober hues. Primary and bright colours may be used to a limited extent to highlight certain contrasts or accentuate architectural elements.
	1.4. The expansion incorporates materials, colours and architectural components (roofs, eaves, openings, galleries, balconies, ornaments) that complete the proposed architecture.
2. Ensure the cohesiveness of materials in expansions and renovations.	2.1. In the case of an expansion or renovation, cladding materials must be chosen that blend harmoniously with existing materials and maintain an esthetic continuity between old and new.
	2.2. Expansions must incorporate materials that complete and enhance the original architectural elements (eaves, windows, doors) while reflecting the distinctive features of the neighbourhood.
3. Limit the range of materials used to preserve architectural unity.	3.1. The number of types of exterior cladding materials must be limited to two or three per project to avoid a visual overload and ensure unity in the design.
	3.2. Roofing materials must be chosen that blend with the facades and meet the local quality and esthetic guidelines.
SITE DEVELOPMENT	
1. Ensure the preservation and enhancement of arboreal heritage in the landscaping design.	1.1. The preservation, planting, or replacement of mature trees with large spreads is strongly prioritized along the street and special attention is given to local species adapted to the climate.

OBJECTIVES	ASSESSMENT CRITERIA
	1.2. For properties adjacent to Morgan Street, planted trees must respect the alignment and visual continuity of existing mature trees and maintain the integrity of the arboreal identity of the sector.
	1.3. The alignment of the structure with neighbouring buildings can be adjusted to prioritize the conservation of trees, with a building siting that encourages the preservation of the existing arboreal heritage.
	1.4. The development and planting design must not only preserve, but also enhance the arboreal heritage, by blending with the natural elements that reflect the identity of the sector, especially by incorporating native species.
	1.5. Mechanical equipment installed on the roof or facades is incorporated into the architectural composition and measures are taken to reduce its visibility.
2. Encourage the planting of trees with large spreads that enhance the urban landscape and strengthen the landscape identity of the neighbourhood.	2.1. Projects must involve planting high-value, robust species, such as oaks, maples or lindens, to guarantee the sustainability and longevity of the green spaces.
	2.2. The location of the trees must be strategically considered in order to maximize shading and reduce urban heat islands, by taking solar orientations and residents' green space needs into consideration.
	2.3. Trees with large spreads must be placed in locations that highlight the beauty of the neighbourhood, such as along major avenues and points of visual convergence, while keeping road visibility and safety in mind.
3. Increase the vegetation cover and reduce mineral surfaces in view of greening and enhancing the visual quality of the landsite.	3.1. Planting a large number of different types of trees, shrubs, plant compositions and borders is strongly encouraged to create an environment that is rich in biodiversity and pleasing to the eye.
	3.2. Permeable surfaces, such as pavers or gravel, are preferred for garage access, limiting impermeable surfaces to the zones required for vehicles and pedestrians, in order to promote the natural seepage of water.

OBJECTIVES	ASSESSMENT CRITERIA
	3.3. Projects must aim to reduce mineral surfaces as much as possible, by incorporating rain gardens or greened retention zones that manage rainwater in an ecological manner.
4. Ensure that related undertakings respect the topography and natural flow of rainwater.	4.1. The layout of related undertakings, such as lanes, alleys, terraces or auxiliary structures, must respect and blend with the natural topography of the landsite, by minimizing the changes made to the existing relief.
	4.2. The natural flow of rainwater must not be disrupted by developments, with a design that aims to maintain or improve natural water management, especially through the use of ecological drainage systems.
	4.3. Proposed retaining walls or low walls must be made with natural materials, such as wood or stone, and be designed to blend with the architecture of the principal building and landscape environment, while minimizing their visual impact.
5. Avoid grading, trench digging and soil compaction in the area of the root system.	5.1. Fill and excavation operations in the area of tree root systems must be rigorously reduced to a minimum to avoid any damage to roots and preserve the health of existing trees.
	5.2. Soil compaction must be limited to what is strictly required for the structure, with specific measures to protect the root systems of trees, such as temporary protection zones or construction techniques that do not involve excavation, according to BNQ standards.
	5.3. Projects must include measures for regenerating compacted soil, such as mechanical aeration or the addition of organic matter, in order to restore the health and porosity of soil after work.
6. Promote outdoor lighting that preserves the nocturnal environment, reduces light pollution and blends harmoniously with the natural and architectural character of Baie-d'Urfé.	6.1. Avoid lighting intensities that exceed strict safety and functional requirements, to prevent unnecessary illumination of buildings, landscaping and trees.
	6.2. Avoid upward-facing luminaires or luminaires without baffles, to reduce light emission beyond the area to be illuminated.
	6.3. Avoid lighting building facades, trees or landscaping.

OBJECTIVES	ASSESSMENT CRITERIA
	6.4. Avoid the use of high-intensity luminaires, except when strictly necessary to ensure safety or essential functions.
	6.5. Avoid the installation of lights with a color temperature greater than 3000 Kelvin, in order to limit the impact on nocturnal wildlife and preserve the starry sky.
	6.6. Avoid luminaires that project light directly towards the sky, whether they are installed on the ground, on a façade or on any other structure.
	6.7. Avoid lighting solutions that do not integrate harmoniously with the overall design, by limiting intrusive light with physical barriers or vegetation.
	6.8. Avoid lighting on floors above the second floor of buildings, except where this meets specific needs related to safety or access. Lighting should be limited to functional areas on the first floor, and directed so as to minimize light emissions visible from a distance.
	6.9. Avoid the installation of luminaires that produce visible direct light, favoring indirect lighting solutions where the light source is concealed or oriented in such a way as to limit the direct visibility of light. Functional, discreet lighting is preferred, helping to reduce visual nuisance and harmonize with the landscape.

CHAPTER 8 : LAKESHORE SECTOR

The soul and spirit of Lakeshore in Baie d'Urfé are revealed through a harmonious symbiosis of nature, history and community. Along the shores of majestic Lac Saint-Louis, Lakeshore offers a unique sensory experience where the tranquility of the waters mingles with the fresh air, bringing incomparable serenity to its residents. Panoramic views of the lake captivate the eye and invite contemplation, while direct access reinforces this intimate connection with nature.

The many parks and green spaces that line Lakeshore are havens of peace where the community comes together. Landmarks such as the Fritz Farm Community Centre, with its lush gardens, become havens of relaxation and conviviality, where residents can take full advantage of the natural beauty that surrounds them. Lakeshore's identity is also rooted in Baie d'Urfé's rich history. The historic buildings and elegant homes that line the road bear witness to a prestigious past and a carefully preserved heritage.

However, the preservation of this exceptional environment also depends on the careful management of outdoor lighting. The Lakeshore area, with its breathtaking views over Lac Saint-Louis and its vast natural spaces, is particularly sensitive to light pollution. Minimizing intrusive lighting helps protect the landscape harmony and preserve the unique experience of starry skies visible from the shore. Particular attention is paid to the integration of discreet, downward-facing luminaires, limiting light dispersion and respecting the natural and heritage character of the area.

This deep connection with the past only enriches the soul of Lakeshore, which exudes both tradition and contemporary charm. The spirit of Lakeshore is one of tranquility and well-being. Here, the pace of life is deliberately slower, allowing everyone to enjoy the tranquility of the environment. Night-time strolls along the shore, in a setting where lighting is controlled and respectful of local flora and fauna, reinforce this unique connection with nature. Bike rides and moments of contemplation become daily rituals, reinforcing a sense of inner peace.

Harmony with the environment is at the heart of the Lakeshore spirit. The preservation of natural spaces and breathtaking views of the lake reflect a deep appreciation for the beauty of the living environment. The integration of measured lighting solutions contributes to this balance, avoiding intrusive lights that could disrupt the tranquility and nocturnal beauty of the area. The community's efforts to maintain this balance demonstrate a strong commitment to sustainability and respect for nature.

Community vitality is another essential facet of Lakeshore. Local events and social activities create a spirit of conviviality and sharing, forging strong bonds between residents. Lakeshore's architecture skilfully highlights the historic residences, while ensuring that exterior lighting respects the architectural harmony and unique night-time environment of the area.

In short, Lakeshore Road in Baie d'Urfé embodies a soul deeply connected to nature, history and community. By adopting thoughtful, measured management of outdoor lighting, Lakeshore preserves its distinctive identity and offers its residents an exceptional living environment, marked by the beauty of the night landscape. Its spirit is marked by tranquility, quality of life, environmental harmony and vibrant community vitality. It's a place where past and present meet in harmony, offering its residents an exceptional living environment imbued with beauty, serenity and sharing.

Division 8.1 : Provisions respecting the "Lakeshore" sector

8.1.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the Lakeshore sector, as shown in the SPAIP Sector Plan in Annex 1 of this By-Law.

8.1.2 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. cadastral operation;
2. construction of a new principal building;
3. expansion of an existing principal building;
4. renovation involving the alteration of the appearance of a principal or secondary facade;
5. construction of a detached garage;
6. site development.

8.1.3 : General objectives

The general objectives for the sector concerned are the following:

1. propose very high-quality architecture adapted to its surrounding area;
2. encourage the presence of abundant vegetation that highlights the buildings and natural landscape;
3. protect landscape assets, especially mature, large trees;
4. keep lots with similar dimensions and shapes to those of neighbouring landsites for landsites south of Lakeshore Road.

8.1.4 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
SUBDIVISION	
1. Preserve the width, area and typical shape of landsites in the surrounding area during a new cadastral operation for lots located on Lakeshore Road.	1.1. Cadastral operations aimed at lot assembly are avoided.
	1.2. Lots created during a cadastral operation preserve the dimensions and typical shape of adjacent lots.
2. Ensure that the irregular shape of lots blends with the urban fabric in accordance with the esthetic guidelines of the neighbourhood.	2.1. Lots are designed to preserve the privacy of residents, particularly those located near to the lake, while giving due consideration to the arrangement of buildings and outdoor spaces.
3. Strive to ensure homogeneity in terms of lot area, when all lots are irregular in shape.	3.1. The area of new lots must come as close as possible to the average area of the existing lots on the block, with a 15% margin of tolerance.
	3.2. Irregularly shaped lots must be subdivided so as to minimize the differences in area between them.
	3.3. Subdivision configurations must optimize land use while encouraging cohesion with the arrangement and size of surrounding lots.
SITING	
1. Site buildings so that tree felling is minimal and natural habitats on the site are conserved.	1.1. The building is sited on the site so that the fewest number of large mature trees are felled.
	1.2. The preservation of natural elements on the landsite is prioritized when choosing the building's siting.
2. Site buildings so that they blend harmoniously with the shape of the lots and the natural environment and respect the natural flow of rainwater.	2.1. The siting and orientation of the building are designed to highlight the shape of the lot.
	2.2. The building is sited to allow a linear alignment with adjacent buildings.
	2.3. The project is designed to minimize fill and excavation operations as much as possible.
	2.4. Buildings are sited on the site in such a way that reduces tree felling as much as possible and preserves the natural habitats of interest on the landsite.
	2.5. The project helps conserve the natural topography of the landsite.

OBJECTIVES	ASSESSMENT CRITERIA
	2.6. The configuration and massing seek to optimize natural sunlighting without compromising the privacy and sunlighting of neighbouring properties.
3. Ensure that the building design enhances the esthetic of the landsite fronting on Lake Saint-Louis.	3.1. The building must be designed to preserve and highlight the views from the lake and maximize openings toward the landscape.
4. Preserve and enhance vista clearings with sightlines toward the lake while respecting the right of private property owners to develop and site buildings on their landsite.	4.1. Buildings must incorporate architectural elements, such as gently sloping roofs or fragmented volumes, which reduce the visual impact and promote the preservation of views of the lake from adjacent properties and public spaces.
MASSING AND ARCHITECTURE	
1. Encourage structures with a quality design that has a consistent, specific volume and proportions.	1.1. Buildings must have harmonious volumes, with a clear hierarchy of massing, avoiding disproportionate or imbalanced volumes in relation to the surrounding context.
	1.2. The proportions of architectural elements (windows, doors, roofing) must be consistent with the building size and respect the character of the neighbourhood.
	1.3. Transitions between different volumes must be deftly handled through the use of recesses, projections, or multiple roofs, to create a visually balanced whole.
	1.4. The materials used must be durable in quality, and the architectural details (eaves, mouldings, etc.) must be incorporated in such a way that strengthens the visual coherence of the building.
2. Ensure that the proposed architecture blends well with its environment, while affirming its own identity, style and design, avoiding homogeneity but remaining fully integrated into its environment.	2.1. New buildings must draw inspiration from the characteristic features of local architectural (roof shape, facade alignment, palette of colours) and allow for a contemporary interpretation.
	2.2. Buildings must be integrated into their environment in consideration of the surrounding outlines, particularly in terms of their height, siting and setback from the street.

OBJECTIVES	ASSESSMENT CRITERIA
	2.3. Architectural diversity is encouraged, provided that each project is cohesive with adjacent buildings, on the basis of unifying elements such as materials and guidelines.
3. Promote a contemporary, sustainable and distinctive architectural language.	3.1. The architectural details must reflect current trends, but be timeless and avoid short-lived trends that may not age well.
	3.2. Buildings must have a distinctive architectural design that is not excessively extravagant, enables harmonious integration and creates its own identity.
4. Maintain visual continuity while enabling architectural innovation.	4.1. An innovative design is encouraged, provided the new structures respect the scales, proportions and dominant materials in the neighbourhood.
	4.2. Innovative architectural shapes must be proportionate and properly articulated, so that they do not greatly disrupt the existing built environment.
	4.3. Buildings must contribute to the identity of the neighbourhood by incorporating design elements that interact with the neighbouring structures and offer a contemporary vision.
5. Harmonize the massing and architecture of buildings with the spirit of tranquillity, elegance and connection to nature that characterizes Lakeshore, by incorporating modern elements that honour the historical and natural environment of the lake.	5.1. Buildings must blend harmoniously with their environment and have human-scale massing adapted to the surrounding nature. Elevated or massive structures must be avoided to preserve the peacefulness and openness of lake views.
	5.2. Facades oriented toward the lake must be designed to maximize the openings, using large windows or bay windows
	5.3. Architectural projects must give preference to natural and sustainable materials, such as wood, stone and ecological materials, in order to reflect the harmony with the natural environment of the lake and ensure longevity in line with the environmental sustainable principles of the Lakeshore community.

OBJECTIVES	ASSESSMENT CRITERIA
	5.4. The massing of buildings must include gentle transitions between different volumes, by avoiding overly angular or massive shapes. The use of sloped roofs, recesses, and varying levels is encouraged to reduce the visual impact and adapt to the soft lines of the landscape.
	5.5. Buildings adjacent to historical properties must draw inspiration from the heritage architecture in terms of their proportions, materials and details, while providing a contemporary interpretation that interacts with the past without entering into conflict with the existing built environment.
	5.6. Terraces and balconies must be designed to extend the experience of connecting with the lake, while being discreet and well blended with building massing. Their orientation must allow for an unobstructed view and maintain privacy between the properties.
	5.7. Building siting and massing must minimize the visual impact on the natural landscape. Structures must be sufficiently set back to avoid obstructing vista clearances offering sightlines from public spaces and preserve unobstructed views of the lake.
	5.8. Projects must give preference to volumes and shapes that respect the peacefulness and serenity of Lakeshore. Soft architectural lines, natural colours, and textures that melt into the landscape of the lake are encouraged.
6. Propose innovative, very high-quality architecture.	6.1. The architectural design for the building has very high-quality, high-value and innovative features.
	6.2. All building facades visible from the street have a neat, interesting architectural treatment.
	6.3. The arrangement and treatment of openings (location, dimensions, types, models, ornamentation, etc.) harmonize with the architectural style of a building.
7. Ensure architectural cohesion between new structures and existing buildings to preserve the visual identity of residential	7.1. The chosen architectural style offers variations in volumes and/or major recesses to prevent the construction of uniform structures.

OBJECTIVES	ASSESSMENT CRITERIA
neighbourhoods.	7.2. The building is designed so that it does not create a massing or crushing effect on adjacent properties, in consideration of the relative height and spacing between the neighbouring buildings.
	7.3. The proportions and shapes between the first and second floor are carefully balanced.
	7.4. The architectural features of neighbouring buildings are considered in the architectural design of the planned building.
8. Propose an overall architectural design that preserves the main building massing and architectural principles that reflect the identity of the surrounding area.	8.1. The siting project (location and massing) contributes as much as possible to highlighting and improving Lakeshore Road (original route) through quality buildings, structures and site developments.
9. Harmonize the expansions of a principal building based on the architectural features of the building.	9.1. Building expansions in the rear yard are encouraged.
	9.2. The exterior cladding materials, openings and outline of the expansions blend with the main body of the building.
	9.3. Expansions must not distort the architectural composition or compromise its quality, in terms of shape, materials, layout or colours.
	9.4. The incorporation of an attached garage is encouraged on side or rear facades. The principal building must remain predominant in relation to the garage facade.
	9.5. The project proposes a change in volume and discontinued wall alignment in the expanded part in order to ensure effective integration.

OBJECTIVES	ASSESSMENT CRITERIA
MATERIALS	
1. Use high-value, high-quality materials blend with the surrounding environment.	1.1. The use of quality, durable cladding materials is encouraged (masonry, architectural panel, glass, wood, etc.).
	1.2. The number of types of exterior cladding materials is limited to create a harmonious and discernible whole.
	1.3. Exterior siding materials and roofing are chosen in sober and discreet hues. Primary and bright colours may be used to a limited extent to highlight certain contrasts or accentuate architectural elements.
	1.4. The expansion incorporates materials, colours and architectural components (roofs, eaves, openings, galleries, balconies, ornaments) that complete the proposed architecture.
2. Limit the range of materials used to preserve architectural unity.	2.1. The number of types of exterior cladding materials must be limited to two or three per project to avoid a visual overload and ensure unity in the design.
	2.2. Roofing materials must be chosen that blend with the facades and meet the local quality and esthetic guidelines.
SITE DEVELOPMENT	
1. Ensure the preservation and enhancement of arboreal heritage in the landscaping design.	1.1. The preservation, planting, or replacement of mature trees with large spreads is strongly encouraged along the street and lake, with special attention given to local species adapted to the climate.
	1.2. The alignment of the structure with neighbouring buildings can be adjusted to prioritize the conservation of trees, with a building siting that promotes the preservation of the existing arboreal heritage.
	1.3. The development and planting design must not only preserve, but also enhance the arboreal heritage by blending with the natural elements that reflect the identity of the sector, and especially by incorporating native species.

OBJECTIVES	ASSESSMENT CRITERIA
	1.4. Mechanical equipment installed on the roof or facades is incorporated into the architectural composition and measures are taken to reduce its visibility.
2. Encourage the planting of trees with large spreads that enhance the urban landscape and strengthen the landscape identity of the neighbourhood.	2.1. Projects must involve planting high-value, robust species, such as oaks, maples or lindens, to guarantee the sustainability and longevity of the green spaces.
	2.2. The location of the trees must be strategically considered in order to maximize shading and reduce urban heat islands, by taking solar orientations and residents' green space needs into consideration.
	2.3. Trees with large spreads must be placed in locations that highlight the beauty of the neighbourhood, such as along major avenues and points of visual convergence, while keeping road visibility and safety in mind.
3. Increase the vegetation cover and reduce mineral surfaces in view of greening and enhancing the visual quality of the landsite.	3.1. Planting a large number of different types of trees, shrubs, plant compositions and borders is strongly encouraged to create an environment that is rich in biodiversity and pleasing to the eye.
	3.2. Permeable surfaces, such as pavers or gravel, must be used for garage access, limiting impermeable surfaces to the zones required for vehicles and pedestrians, in order to promote the natural seepage of water.
	3.3. Projects must aim to reduce mineral surfaces as much as possible, by incorporating rain gardens or greened retention zones that manage rainwater in an ecological manner.
4. Ensure that related undertakings respect the topography and natural flow of rainwater.	4.1. The natural flow of rainwater must not be disrupted by developments, so that the design aims to maintain or improve natural water management, especially through the use of ecological drainage systems.

OBJECTIVES	ASSESSMENT CRITERIA
	4.2. Proposed retaining walls or low walls must be made with natural materials, such as wood or stone, and designed to blend with the architecture of the principal building and landscape environment, while minimizing their visual impact.
5. Avoid grading, trench digging and soil compaction in the area of the root system.	5.1. Fill and excavation operations in the area of tree root systems must be rigorously reduced to a minimum to avoid any damage to roots and preserve the health of existing trees.
	5.2. Soil compaction must be limited to what is strictly required for the structure, with specific measures to protect the root systems of trees, such as temporary protection zones or construction techniques that do not involve excavation, according to BNQ standards.
	5.3. Projects must include measures for regenerating compacted soil, such as mechanical aeration or the addition of organic matter, in order to restore the health and porosity of soil after work.
6. Ensure that trees and other plants are planted on a scale that highlights the specific features of the building but also enhances the esthetics of the sector.	6.1. Planting a large quantity and wide range of trees, shrubs, plant compositions and borders is strongly encouraged;
	6.2. The landscaping design highlights the architectural features of the building.
	6.3. The landscaping design enhances the esthetics of the sector and blends with the developments of neighbouring landsites.
	6.4. The planting of large-canopy trees is encouraged along the public road for properties north of the Lakeshore sector.
	6.5. The use of permeable surfaces for accessing the garage is limited strictly to what is required for vehicles and pedestrians.
7. Encourage developments that match the specific features of the building, site and surrounding area.	7.1. Where the project proposes installing a low wall or retaining walls, they must be designed with natural materials, such as wood or stone, and their architectural features are in harmony with those of the principal building and the surrounding landscaping.

OBJECTIVES	ASSESSMENT CRITERIA
	7.2. Undertakings and stabilization or mechanical work are performed based on the technique that is most likely to facilitate the eventual establishment of natural vegetation, when the slope, the nature of the soil and the conditions of a landsite make it impossible to restore the vegetation cover and the natural character of the shore;
8. Preserve and enhance the vista clearances with sightlines toward the lake, while respecting the right of private property owners to develop their landsite.	8.1. Landscaping elements, such as hedges or trees, must be designed to preserve partial or framed views of the lake, and not create visual barriers that fully block these views.
	8.2. The placement and height of fences, walls, low walls, and hedges must consider visual openings toward the waterfront from the public road and highlight exceptional views of significant landscape features such as an island, a mountain, or a steeple. Additionally, they must take into account existing and planned vegetation and terrain levels.
	8.3. Fences, low walls and other types of barriers must be semi-transparent (such as screening hedges or fences with openings) when they are located in areas with views of the lake, in order to maintain visual continuity.
9. Promote outdoor lighting that preserves the nocturnal environment, reduces light pollution and blends harmoniously with the natural and architectural character of Baie-D'Urfé	9.1. Avoid lighting intensities that exceed strict safety and functional requirements, to prevent unnecessary illumination of buildings, landscaping and trees.
	9.2. Avoid the installation of luminaires that face upwards or have no deflectors, in order to reduce light emission beyond the area to be lit.
	9.3. Avoid lighting building facades, trees or landscaping.
	9.4. Avoid the use of high-intensity luminaires, except when strictly necessary to ensure safety or essential functions.
	9.5. Avoid the installation of lights with a color temperature greater than 3000 Kelvin, in order to limit the impact on nocturnal wildlife and preserve the starry sky.
	9.6. Avoid luminaires that project light directly towards the sky, whether they are installed on the ground, on a façade or on any other structure.

OBJECTIVES	ASSESSMENT CRITERIA
	9.7. Avoid lighting solutions that do not integrate harmoniously with the overall design, by limiting intrusive light with physical barriers or vegetation.
	9.8. Avoid lighting on floors above the second floor of buildings, except where this meets specific needs related to safety or access. Lighting should be limited to functional areas on the first floor and directed so as to minimize light emissions visible from a distance.
	9.9. Avoid the installation of luminaires that produce visible direct light, favoring indirect lighting solutions where the light source is concealed or oriented in such a way as to limit the direct visibility of light. Functional, discreet lighting is preferred, helping to reduce visual nuisance and harmonize with the landscape.
10. Encourage signage that harmonizes with the building and its surrounding environment.	10.1. The choice of color takes into account the characteristics of the building and neighboring buildings.
	10.2. The materials used harmonize with the building and its surrounding environment.
	10.3. The placement and positioning of the sign are planned to minimize the obstruction of the building's architectural features.
	10.4. The placement and positioning of the sign take into account the surrounding environment, including the unique characteristics of the natural landscape and visual openings.

CHAPTER 9 : SECTOR OF ARCHEOLOGICAL INTEREST

Division 9.1 : Provisions respecting the sector of "Archeological Interest"

9.1.1 : Operations and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. cadastral operation intended to create a new public right-of-way.

9.1.2 : General objectives

The general objectives for the sector concerned are the following:

1. protect and highlight the archeological heritage of Baie-D'Urfé, which is a history of successive occupations of the territory, from indigenous occupation up to the urbanization and industrialization phases and represents a community asset.

9.1.3 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
PUBLIC RIGHT-OF-WAY	
1. Protect and highlight the archeological heritage when creating a new public right-of-way.	1.1. The work related to the new public right-of-way is assessed for its archeological potential by an archeologist.
	1.2. The assessment performed by an archeologist effectively summarizes the historical and archeological data about the site and includes information that characterizes its archeological potential using a plan.
	1.3. The measures proposed for the activity or operation strategy ensure archeological monitoring during the work, documentation about the site, protection and enhancement of vestiges, where applicable.

CHAPTER 10 : HERITAGE IMMOVABLES

The history of Town of Baie d'Urfé began in 1686, when François Saturnin Lascaris d'Urfé, a French missionary from the Order of the Sulpicians, established a mission in Pointe Caron. A member of an influential family, d'Urfé came for the first time to Canada in 1668 and demanded to return for a difficult and dangerous post, which was in Baie d'Urfé. In 1685, the Island of Montreal was divided into parishes, and d'Urfé was appointed first parish priest of Saint Louis Parish in the Upper Island of Montreal. He established his seat in Baie d'Urfé, which was known as Pointe Saint-Louis at the time.

The first land concessions in Baie d'Urfé date back to 1678, and d'Urfé built a church, a parish house and several dwellings there. In 1686, a letter from Governor Denonville mentions the construction of a stone mill and a church in Baie d'Urfé. However, d'Urfé returned to France at the end of the 1680s and occupied various important posts before withdrawing to his family home, where he died in 1701. His legacy is commemorated with a copper plaque gifted by the citizens of Baie d'Urfé and a silver cup with his coat of arms, which is kept in the Notre Dame Church museum in Montreal.

Baie d'Urfé remained in large part unchanged during the next 150 years, until the railroad arrived in 1853, which began to transform the Town into a summer retreat for wealthy Montrealers. In 1911, Baie d'Urfé was officially incorporated as a town. Notable citizens like James Morgan contributed to the development of the Town by donating land for parks and encouraging urban planning. The Town's landscape heritage, marked by parks, shores and green spaces, and its architectural heritage, with its historical buildings and luxurious homes along Lake Saint-Louis, show Baie d'Urfé's development but also the preservation of its rich historical heritage. The Town continued to evolve with the installation of modern services and the creation of numerous associations and clubs, but remained strongly connected to its historical and architectural past.

Division 10.1 : Provisions respecting heritage immovables

10.1.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to heritage immovables, as shown in the SPAIP Sector Plan in Annex 3 of this By-Law.

10.1.2 : Territory subject to this sub-division

The provisions of this Sub-Division apply to the sector of archeological interest, as shown in the SPAIP Sector Plan in Annex 2 of this By-Law.

10.1.3 : Operation and activities subject to this sub-division

The approval of a Site Planning and Architectural Integration Program is required for one or more of the following operations and activities when applying for a building permit or a certificate of authorization required by the *By-Law on the Administration of Urban Planning By-Laws and the Issue of Permits and Certificates* in force:

1. cadastral operation;
2. expansion of an existing principal or accessory building;
3. renovation involving the alteration of the exterior appearance of the existing principal or accessory building;
4. change in colour of a principal building;
5. construction of an accessory building;
6. site development.

10.1.4 : General objectives

The general objectives for the heritage immovables concerned are the following:

1. preserve the integrity of immovables from a heritage perspective
2. ensure that operations and activities are harmoniously incorporated
3. encourage the reversibility of the work
4. use materials and techniques that honour the heritage
5. protect the original architectural components and ornaments
6. highlight the link between heritage immovables and their environment.

10.1.5 : Specific objectives and criteria

OBJECTIVES	ASSESSMENT CRITERIA
SUBDIVISION	
1. Preserve heritage features when lots are divided up.	1.1. The division of new lots must respect the historical dimensions, shapes and proportions of the surrounding parcels, in consideration of the siting of the heritage buildings on the site.
	1.2. New subdivisions must blend harmoniously with the existing built environment by respecting the rhythms and alignments of historical facades.
2. Protect the integrity of unoccupied areas and heritage servitudes.	2.1. Green spaces and buffer zones surrounding heritage buildings must be preserved during any new subdivision of lots.
	2.2. Servitudes for historical passages, such as roads or lanes connected to heritage properties, must be maintained or rehabilitated in harmony with the history of the premises.
	2.3. New subdivisions layouts must encourage the continuity of unoccupied areas in order to respect the visual and environmental qualities of the landsite.
3. Respect the siting of buildings on new lots.	3.1. Newly created lots must have sufficient distances between structures to preserve the ventilation and lighting of heritage immovables.
MASSING AND ARCHITECTURE	
1. Preserve the integrity of heritage immovables from an architectural point of view.	1.1. Maintain or restore the distinctive architectural elements of the heritage immovable, such as the facade, original materials (brick, stone, wood), and ornamentations.
	1.2. Prohibit any significant alteration of the proportions, openings (windows, doors), and original volumes.
	1.3. New operations and activities must be reversible to enable the restoration of original elements, where applicable.
2. Encourage the reversibility of operations and activities.	2.1. Include operations and activities that may be undone without damaging the original structure of the building.
	2.2. Expansions or alterations must be designed to minimize the impact on the original structures, by ensuring visual and structural compatibility with former elements.

OBJECTIVES	ASSESSMENT CRITERIA
	2.3. The contemporary materials used must be chosen because they can be blended harmoniously with the original building, while making it easy to potentially reverse the operations or activities in the future.
3. Encourage the renewed use of the building's original components.	3.1. Restoration projects must prioritize the reincorporation of original architectural components (windows, doors, roofing) based on the plans, previous photographs or historical studies to guarantee accuracy.
	3.2. The materials and techniques used for repairs must match those that were used when the building was originally built.
	3.3. If original elements have been lost, damaged or replaced, it is recommended that identical components be recreated.
4. Protect artisanal elements and ornamental details.	4.1. Ornamental elements such as mouldings, eaves, friezes, sculptures or other decorative details must be preserved or restored with authentic materials and techniques.
	4.2. In the event that artisanal elements have deteriorated, faithful reproductions must be completed using traditional artisanal methods.
	4.3. Any addition or modification of the design must highlight these ornamental details.
5. Maintain the integrity of the original volumes and proportions.	5.1. The alterations made to heritage buildings must not modify the overall proportions, scale or original volumes.
	5.2. Additions must be designed as secondary volumes that are subordinate to the principal architecture.
	5.3. Operations or activities that permanently alter the original massing of the building must be restricted or banned.
MATERIALS	
1. Conserve and restore the original components of the building.	1.1. Original components that are a testament to the history of the building and its architecture must be conserved.

OBJECTIVES	ASSESSMENT CRITERIA
	1.2. The original elements or materials must be used during restorations in order to preserve historical integrity.
2. Addition to be conserved or removed	2.1. Existing additions or alterations that contribute to the current architectural value and understanding of the historical evolution of the immovable must be conserved.
	2.2. Elements that cause the physical degradation of the building and alter its esthetic aspect, its harmony and its immediate environment can be removed or replaced.
3. Preserve the visual character of the exterior walls and materials.	3.1. Maintaining the original types of material is encouraged.
	3.2. Materials that are used to replace elements must be of the same type as the original materials.
	3.3. However, new cladding materials are acceptable provided they blend with the general appearance of the building's architecture.
4. Respect the proportions of openings, doors and windows.	4.1. 12.1 Priority must be given to conserving the same proportions, dimensions, methods and principles for openings as those used for the original doors and windows.
5. Preserve the integrity of the roofing and framework.	5.1. Priority must be given to conserving the general volumes, the composition of shapes, and the framework and decorative elements.
	5.2. For the roofing, preference must be given to a type of material and an installation method that match the architectural character of the building.
6. Harmonize the choice of colours.	6.1. The maintenance of original tones is a guideline that must be prioritized.
	6.2. Clashing or garish colours that do not blend with the traditional range cannot be accepted.
	6.3. In a homogenous architectural ensemble, the colours must be similar or strive to be in harmony with neighbouring units.
7. Preserve and enhance unoccupied areas and the components of the landscape that are part of its heritage.	7.1. Existing heritage and landscape components must be conserved and maintained.
	7.2. Priority must be given to unblocking views of and highlighting vestiges of heritage.

OBJECTIVES	ASSESSMENT CRITERIA
8. Ensure sustainability and environmentally-friendly management of heritage.	8.1. Encourage the use of energy-efficient renovation technologies that do not alter the visual or structural aspects of heritage buildings.
	8.2. Stormwater, insulation or renewable energy management systems must be discreetly incorporated.
	8.3. For restoration materials, preference must be given to sustainable options that reflect the historical features.
SITE DEVELOPMENT	
1. Preserve and highlight the historical features of the landscape on the landsite.	1.1. The original elements of the landscape, such as mature trees, historical gardens, stone walls and old lanes, must be conserved and protected against unnecessary alterations.
	1.2. All operations and activities on green spaces must respect the historical landscape structure of the landsite, while maintaining the original outlines of paths, yards and gardens.
	1.3. Newly planted plants and landscaping must be consistent with the period when the heritage immovable was built and the architectural style of the building, while giving preference to local species or species that were historically present.
2. Harmoniously blend new structures or infrastructures on the site.	2.1. New structures (garages, shelters, annexes) must be sited discreetly, preferably behind the principal building, in order to preserve the perspective and views of the principal building from the public thoroughfare.
	2.2. The materials, shapes and colours of new structures must be based on the heritage building, without imitating it, and be in harmony with the esthetic of the landsite.
	2.3. Modern infrastructures (lighting, urban furnishings, etc.) must be subtly and discreetly incorporated and not disturb the historical appearance of the landsite and immovable.
3. Encourage sustainable and ecological management of the heritage landsite.	3.1. Stormwater management systems, such as retention ponds, must be designed to minimize their visual impact and blend with the natural or historical landscape of the landsite.
	3.2. Permeable, ecological materials must be prioritized for lanes, parking areas and other hard surfaces, in order to reduce the impermeability of the ground while respecting the historical character of the premises.

OBJECTIVES	ASSESSMENT CRITERIA
	3.3. Outdoor lighting systems must be discreet and light fixtures that respect the historical style and save energy must be used to reduce the environmental and visual impact.
4. Ensure visual and historical continuity between the building and its immediate environment.	4.1. Fences, gates and other elements that mark the boundary of the landsite must be compatible with the style of the heritage building, while prioritizing traditional materials such as wood, wrought iron or stone.
	4.2. Contemporary developments (terraces, patios) must be incorporated discreetly, in line with the proportions and location of historically unoccupied areas.

Division 10.2 : Provisions respecting the construction of a detached garage

10.2.1 : Territory subject to this sub-division

The provisions of this Sub-Division apply to heritage immovables, as shown in the SPAIP Sector Plan in Annex 3 of this By-Law.

10.2.2 : Objective

Any construction of a new detached garage must blend with the principal heritage building and respect the architectural features, the materials and the historical background of the landsite, in order to minimize the visual impact and preserve the integrity of the premises from a heritage point of view.

10.2.3 : Specific criteria

OBJECTIVES AND ASSESSMENT CRITERIA
SITING AND MASSING
1. Detached garages must be sited at an appropriate distance from the principal building so as not to alter the perceived massing of the heritage immovable. The distance between the garage and the building must comply with the historical setbacks and proportions of the landsite.
2. The massing of the garage must be secondary to that of the heritage building, with a height and dimensions that do not dominate the principal structure.
3. Siting must prioritize a discreet position on the landsite, behind or on the sides, so as not to disrupt the perspectives of the heritage building from the street or public spaces.
MATERIALS AND MASSING
1. The materials used to build the garage must be compatible with those of the heritage building (wood, stone, and brick) by giving preference to traditional or visually compatible materials.
2. The architectural design of the garage must reflect stylistic elements of the heritage building, such as the shape of the roof, the proportions of the openings, or the ornamental details, but without being an exact copy of them, and take inspiration from the historical features.
ROOFING AND OPENINGS
1. The shape and slope of the garage roof must blend with those of the heritage building, by avoiding contemporary or overly dissident shapes that contrast with the historical background.

OBJECTIVES AND ASSESSMENT CRITERIA
2. The openings (doors and windows) of the garage must have the proportions and the same style as the openings of the heritage building, in terms of both dimensions and woodwork.
ACCESS SITING AND PARKING AREAS
1. Garage access (lane, driveway) must be designed to minimize its impact on the historical landscape by using discrete materials and avoiding invasive layouts.
2. Parking areas must be located behind or on the sides of the garage in order to preserve the visibility and visual quality of the heritage immovable from the street.
BLENDING WITH THE LANDSCAPE
1. Detached garages must blend with the existing landscaping by preserving trees, hedges or other natural elements that contribute to the historical ambiance of the landsite.
2. Any landscaping operation or activity around the garage must be in keeping with the character of the landsite and help the new structure fit visually into its heritage environment.

CHAPTER 11 : FINAL PROVISIONS

11.1.1 : Effective date

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

Heidi Ektvedt, Mayor

Marie-Hélène Brunet, Town Clerk

LÉGENDE/ LEGEND

Limite municipale	Town limit
Limite de zone	Zone limit
Limite cadastrale	Lot limit
Voirie	Road
Cours d'eau	Watercourse
Lac Saint-Louis	Saint-Louis Lake
A40 et A20	A40 and A20
Commercial	Commercial
Industriel	Industrial
Lakeshore	Lakeshore
Multirésidentiel	Multi-residential
Secteur résidentiel	Residential sector
Parc et espace vert	Park and green space

LAC SAINT-LOUIS
SAINT-LOUIS LAKE

Baie-D'Urfé

Annexe 1 - Règlement sur les plans d'implantation et d'intégration architecturale numéro 1113

Appendix 1 - Site planning and architectural integration by-law number 1113

Plan des secteurs PIIA
SPAIP sectors plan

Modification au plan des secteurs PIIA
SPAIP sectors plan updates

No règlement/ By-law no.	Entrée en vigueur/ Adoption

Références cartographiques / cartography sources :

Ville de Baie d'Urfé / Town of Baie d'Urfé

0 250 500 m

1:5 000

N

LÉGENDE/ LEGEND

Limite municipale	Town limit
Limite de zone	Zone limit
Limite cadastrale	Lot limit
Voirie	Road
Cours d'eau	Watercourse
Lac Saint-Louis	Saint-Louis Lake
Secteurs d'interêt Archeologique	Sector of archaeological interest

LAC SAINT-LOUIS
SAINT-LOUIS LAKE

Baie-D'Urfé

Annexe 2 - Règlement sur les plans d'implantation et d'intégration architecturale numéro 1113

Appendix 2 - Site planning and architectural integration by-law number 1113

Plan des secteurs d'intérêt archéologique
Plan of the archaeological areas of interest

Modification au plan des secteurs d'intérêt archéologique Archaeological areas of interest plan updates	
No règlement/ By-law no.	Entrée en vigueur/ Adoption

Références cartographiques / cartography sources :
Ville de Baie d'Urfé / Town of Baie d'Urfé

0 250 500 m

1:5 000

N

LÉGENDE/ LEGEND

Limite municipale	Town limit
Limite cadastrale	Lot limit
Voirie	Road
Cours d'eau	Watercourse
Lac Saint-Louis	Saint-Louis Lake
Immeuble d'intérêt patrimonial	Building of heritage interest

LAC SAINT-LOUIS
SAINT-LOUIS LAKE

Modification au plan des immeubles d'intérêt patrimoniaux Heritage buildings plan updates	
No règlement/ By-law no.	Entrée en vigueur/ Adoption
Références cartographiques / cartography sources : Ville de Baie d'Urfé / Town of Baie d'Urfé	

0 250 500 m
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Baie-D'Urfé

Annexe 3 - Règlement sur les plans d'implantation et d'intégration architectural numéro 1113

Appendix 3 - Site planning and architectural integration by-law number 1113

Plan des immeubles d'intérêt patrimoniaux
Plan of heritage buildings

LÉGENDE/ LEGEND

Limite municipale	Town limit
Limite de zone	Zone limit
Limite cadastrale	Lot limit
Voirie	Road
Cours d'eau	Watercourse
Lac Saint-Louis	Saint-Louis Lake
Secteurs d'interêt Archeologique	Sector of archaeological interest

I-1 I-2 I-3 I-4 I-5 I-6 I-7 I-8 I-9 I-10 I-11 I-12 I-13 I-14

P-1 P-2 P-3 P-4 P-5 P-6 P-7 P-8

R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23

H-1 H-2 H-3 H-4 H-5 H-6 H-7 H-8 H-10 H-11 H-12 H-13 H-14 H-15 H-16 H-17 H-18 H-19 H-20 H-21 H-22 H-23

C-1

LAC SAINT-LOUIS
SAINT-LOUIS LAKE

Baie-D'Urfé

Annexe 4 - Règlement de zonage numéro 1110

Appendix 4 - Zoning By-law number 1110

Plan des secteurs d'intérêt archéologique
Plan of the archaeological areas of interest

Modification au plan des secteurs d'intérêt archéologique
Archaeological areas of interest plan updates

No règlement/ By-law no.	Entrée en vigueur/ Adoption

Références cartographiques / cartography sources :
Ville de Baie d'Urfé / Town of Baie d'Urfé

0 250 500 m

1:5 000

LÉGENDE/ LEGEND

Limite municipale	Town limit
Limite de zone	Zone limit
Limite cadastrale	Lot limit
Voirie	Road
Cours d'eau	Watercourse
Lac Saint-Louis	Saint-Louis Lake
Zone inondable	Flood zone
Milieu humide	wetland
Bois	Forest
Friche naturelle	wasteland
Rivière	River
Mosaique de milieu naturel	Natural environment mosaic
Écoterritoire	Ecoterritory

I-1 I-2 I-3 I-4 I-5 I-6 I-7 I-8 I-9 I-10 I-11 I-12 I-13 I-14

P-1 P-2 P-3 P-4 P-5 P-6 P-7 P-8

R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23

H-1 H-2 H-3 H-4 H-5 H-6 H-7 H-8 H-10 H-11 H-12 H-13 H-14 H-15 H-16 H-17 H-18 H-19 H-20 H-21 H-22 H-23

C-1

LAC SAINT-LOUIS
SAINT-LOUIS LAKE

Modification au plan des contraintes naturelles et anthropiques
Natural and anthropogenic constraints plan updates

No règlement/ By-law no.	Entrée en vigueur/ Adoption

Références cartographiques / cartography sources :
Ville de Baie d'Urfé / Town of Baie d'Urfé

0 250 500 m
1:5 000

N

Baie-D'Urfé

Annexe 5 - Règlement de zonage numéro 1110
Appendix 5 - Zoning By-law number 1110

Plan des contraintes naturelles et anthropiques
Natural and anthropogenic constraints plan