

BY-LAW NO. 1047 |

Site Planning Architectural and Integration Program By-law no. 1047 replacing Site Planning and Architectural Integration Program By-law no. 940

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Chapter 1

GENERAL PROVISIONS

1.1 TITLE

This by-law may be referred to as the Site Planning and Architectural Integration Program By-law.

1.2 REPEAL

This by-law repeals Site Planning and Architectural Integration Program By-law no. 940.

1.3 APPLICABLE TERRITORY

This by-law applies to all properties included in any of the sectors defined as being subject to the by-law, as illustrated on the map attached hereto as Appendix 1 to form an integral part hereof, or as otherwise described herein.

1.4 OPERATIONS AFFECTED, OBJECTIVES AND CRITERIA

For each sector subject to this by-law, the operations for which the issuing of a permit or a certificate of authorization is subject to the prior approval by Council of a site planning and architectural integration program (SPAIP), as well as the objectives and criteria by which such applications must be studied, are set out in different chapters of this by-law.

1.5 OTHER LAWS, REGULATIONS OR SERVITUDES

- a) Compliance with this by-law does not take away from the obligation to comply with any other applicable laws or regulations, including the Quebec Civil Code and the zoning by-law and other urban planning regulations for the territory of Baie-D'Urfé.
- b) This by-law cannot be used to directly limit the possibilities provided by other urban planning by-laws, including those on uses and density. However, application of this by-law's criteria may result in the applicant not being able to use the maximum standards permitted in other by-laws, especially with regard to land coverage, floor area ratio, setbacks, height or materials.
- c) An obligation to comply with the objectives or criteria of this by-law cannot be raised as grounds for allowing a deviation from the other urban planning regulations, other than by amendment

1.6 APPLICATION PROCEDURES FOR SITE PLANNING AND ARCHITECTURAL INTEGRATION APPROVAL

a) Submitting an application

All applications and supporting documents for approval of site planning and architectural integration programs are to be submitted to the building inspector.

All applications and supporting documents for approval of site planning and architectural integration programs must be sufficiently clear that the proposed program can be fully understood by the inspector, the Planning Advisory Committee (Committee) and Council.

b) Required documents and fees

The documents required for submission of a SPAIP are listed in the different chapters of this by-law. All supporting documents submitted form part of the program and once the program has been approved by Council it will be binding as if part of this by-law.

The fees for studying the application are set out in By-law no. 878 on permits and certificates.

c) Study of the application by the building inspector

Once the inspector has received all the documents required under the previous paragraph, he must study the application and report to the Planning Advisory Committee no later than the first meeting held following a period of thirty (30) days from the date the application was completed.

The role of the inspector includes, among other things, ensuring that all the formalities stipulated in this by-law have been complied with, that all required documents have been provided, and that the proposed program complies with the Planning Program and all applicable by-laws.

The inspector may make any observation he deems fit to the Committee or to Council.

d) Study of the application by Planning Advisory Committee

Upon receipt of the inspector's report, the Committee shall proceed to carry out a study on the program and report to Council within ninety (90) days.

The committee may, if it wishes, call in the applicant or any professional who prepared the program on behalf of the applicant, at the applicant's cost, for any clarification or additional information it may deem useful for a better understanding of the application.

The role of the committee is to decide whether the program meets the objectives of this by-law after studying it in the light of the applicable criteria set out in the different chapters of this by-law.

e) Approval or rejection of the program by Council

Within seven (7) days of receiving the Committee's report the Secretary-Treasurer must forward it to Council. Council must either approve or reject the program at its first regular meeting (second if Council decides to hold public consultations) following a period of thirty (30) days from the date Council receives the Committee's report. Council may also rule on the program at a special meeting called specifically for this matter, within the same time frame. Reasons must be provided for any rejection.

Council may make its approval conditional on:

- i) the applicant bearing the cost of program elements so designated by Council;
- ii) the applicant completing the project within a set time limit; and
- iii) the applicant providing financial guarantees.

f) Obligatory nature of Site Planning and Architectural Integration Programs

All Site Planning and Architectural Integration Programs approved by Council under the provisions of this by-law bind the applicant in the same way as building permits, subdivision permits and certificates of authorization, which means that all work must comply strictly with the Site Planning and Architectural Integration Program as approved.

After the Site Planning and Architectural Integration Program has been approved by Council, any amendment to any part of the program that is subject to this by-law must be submitted for approval and follow the procedure outlined in this section.

Once Council has approved a Site Planning and Architectural Integration Program, the applicant must submit an application for a permit or certificate of authorization in compliance with the requirements of the by-law on permits and certificates.

Should a permit or certificate of authorization required for implementing a Site Planning and Architectural Integration Program become null and void under the provisions of the by-law on permits and certificates, the Site Planning and Architectural Integration Program itself will also become null and void.

Chapter 2

SPECIAL PROVISIONS FOR SECTOR A

2.1 APPLICATION

The provisions of this chapter apply to all properties located in Sector A as outlined on the map attached to the by-law as Appendix 1 to form an integral part thereof.

2.2 SCOPE OF THE BY-LAW

No subdivision permit, building permit for a new building or an enlargement of more than 25% of the land coverage area of an existing building, or demolition permit may be issued for any undertaking in sector A unless:

- i) a Site Planning and Architectural Integration Program has been prepared for all properties owned by the applicant in the zone pursuant to this by-law
- ii) the said Program has been approved by a resolution of Council and
- iii) both the proposed undertaking and the application for a permit or certificate for said undertaking have been found by Council to comply with the said program and with this by-law

2.3 DOCUMENTS REQUIRED

Using text, maps and plans (in five copies), and any other formats deemed appropriate by the applicant such as models, perspective drawings and audio-visuals (in one or more copies), the application must enable the people examining it to understand and assess:

- i) the architecture of each structure, at least through preliminary plans and elevations showing:
 - the appearance and dimensions of each structure of all properties belonging to the applicant in the zone and each of the principal elements of each structure, at least for the front facade and one of the sides;
 - for each structure, materials (texture and colour) visible from the outside including all cladding, structural elements visible from the outside, frames around openings and the colour of the glass;
- ii) the location of each structure in the entire area covered by the Program;
- iii) the complete outline of the automobile circulation network and the location of each off-street parking space required under the zoning by-law;
- iv) the complete outline of the pedestrian circulation network, location and layout of parks, green spaces and rest areas, and the proposed location of public transit stops;
- v) measures specifically intended to provide a high-quality visual and noise environment for users of the zone;
- vi) measures specifically designed for preservation, improvement or re-establishment of the zone's wooded character;
- vii) the time line for implementing each of the components of the Program referred to in paragraphs i) to vi);
- viii) the type of ownership and management of public or community facilities or sites, including streets, parking areas, pedestrian pathways and parks, green spaces and rest areas;
- ix) impacts on vehicular traffic by employees, customers, messengers and other visitors to the zone, and impacts on transport activities;
- x) the estimated quantity of effluents that would empty into the municipal sanitary sewer and storm drainage networks;
- xi) the rules that the applicant intends to abide by or impose upon tenants or condominium owners with respect to the posting of signs;
- xii) the relationship between the tax valuation of the proposed structures and development and the estimated cost of municipal infrastructure such as streets, water supply, sewers, drainage, lighting and, where applicable, other networks or systems.

2.4 OBJECTIVES

All Site Planning and Architectural Integration Programs must guarantee that:

- i) all structures built or to be built within the area covered by the Program will appear as a single integrated whole;
- ii) the development will be harmonious and will not compromise the existing character of Baie-D'Urfé;
- iii) users of the area covered by the Program will be able to enjoy a well-planned environment in which priority is given to conservation and improvement of the natural surroundings.

2.5 CRITERIA

Any Program deemed by council to meet all of the following criteria will be considered to comply with the objectives set out in Section 2.4 unless there is obvious abuse on the part of the applicant:

- i) Use of a recognized architectural strategy such as use of the same materials and shapes and similar volumes, so that all buildings form part of a whole;
- ii) Buildings sited in an organized manner with an obvious geometrical pattern, whether symmetrical or not;
- iii) Parking areas laid out so that none is closer than 10.0 metres from any building (except when used for loading or unloading or as an entrance to an underground garage) and so that they are screened by buildings or green spaces from the Trans-Canada Highway and any traffic lanes within the zone;
- iv) A pedestrian pathway network laid out so that people can walk from every building to every other building and from each building to public transit stops in such a way that no streets need to be crossed;
- v) A prior analysis of natural characteristics and a proposed implementation strategy that demonstrate the promoter's intent to preserve and enhance the best wooded areas and to retain at least 10% of the existing trees that are larger than 25 cm (10") in diameter measured at 1m from ground level;
- vi) Distribution of buildings on the land emphasizing the fact that certain buildings (hotels or mixed-use buildings) are intended for the use of the public and are separate from office buildings.

Chapter 3

ECO FOREST CORRIDOR

3.1 APPLICATION

The provisions of this chapter apply to the part of the Eco forest corridor of the Orme River that is located in Baie-D'Urfé, as shown in Appendix 1 of this by-law.

3.2 SCOPE OF THE BY-LAW

In the part of the Eco forest corridor of the Orme River that is located in Baie-D'Urfé, the following are subject to prior approval by Council of a Site Planning and Architectural Integration Program:

- cadastral operations
- building construction or expansion
- landfill or excavations

3.3 DOCUMENTS REQUIRED

All applications and supporting documents for Site Planning and Architectural Integration Programs for any of the projects listed in Section 3.2 must include the following documents:

- a) A report by a qualified biologist showing, as applicable:
 - the high water mark of all interior watercourses
 - the areas and outlines of all wetlands
 - the outlines of all wooded areas of significant environmental value with a text explaining and supporting the assessment criteria used
- b) For subdivision permits, the documents required by the Permits and Certificates By-law for subdivision permits.
- c) For building permits for new buildings or expansion of existing buildings, the documents required by the Permits and Certificates By-law for building permits.
- d) For landfill or excavation operations, a site plan drawn up by an acknowledged professional showing:
 - which parts of the land will be left in their natural state and which will be altered, either by complete or partial cutting down of the forest canopy or by a landfill or excavation operation; in the latter case there has to be an estimate of the amount of earth that will be moved,
 - the strategy for draining or possibly retaining the surface water,
 - planned landscaping.

3.4 OBJECTIVES

The provisions of this chapter are intended to:

- create a viable environmental corridor featuring great biodiversity around the Rivière à l'Orme
- create a recreational corridor linking the stations of the "Train de l'Ouest" to the Cap-Saint-Jacques nature park and the Bois-de-la-Roche agricultural park
- maintain the hydric system and improve the quality of water of the Rivière à l'Orme
- consolidate the boundaries of the l'Anse-à-l'Orme nature park and the Bois-de-la-Roche agriculture park by conserving natural habitats of environmental interest

3.5 CRITERIA

- a) All cadastral operations must
 - i) include plans for subdividing the land that affect the entire property
 - ii) maximize the conservation of woods, wetlands and interior watercourses, taking their environmental value into account
 - iii) encourage the development of environmental and recreational corridors so that riverbanks, woods, wetlands and interior watercourses can be linked together
 - iv) encourage the development of sufficiently deep riverside protection strips alongside interior watercourses, riverbanks and wetlands, to be maintained in their natural state
- b) All building construction or enlargement projects and all landfill or excavation operations must be done in such a way as to:
 - i) maximize the conservation of woods, wetlands and interior watercourses, taking their environmental value into account;
 - ii) integrate the use of land or construction with riverbanks, woods, wetlands and interior watercourses, showcasing their features;
 - iii) conserve the natural topography of the sites by limiting landfill or excavation work;
 - iv) encourage the development of environmental and recreational corridors so that riverbanks, woods, wetlands and interior watercourses can be linked together;
 - v) encourage the development of sufficiently deep riverside protection strips alongside interior watercourses, riverbanks and wetlands, to be maintained in their natural state;
 - vi) encourage maintenance or improvement of the hydric system of watercourses.

Chapter 4

MOSAIC OF NATURAL ENVIRONMENTS

4.1 APPLICATION

The provisions of this chapter apply to lots situated inside the mosaics of natural environments as outlined on the map in Appendix 1 of this by-law, and to lots adjacent to any such environments.

4.2 OPERATIONS AFFECTED

In the mosaics of natural environments, the following are subject to prior approval by Council of a Site Planning and Architectural Integration Program:

- all building construction or enlargement projects
- all land development projects, whether or not they will entail landfill or excavation.

4.3 DOCUMENTS REQUIRED

The provisions of subparagraphs b), c) and d) of Section 3.3 apply mutatis mutandis to mosaics of natural environments.

4.4 OBJECTIVES

The provisions of this chapter are intended to conserve and showcase the woods and wetlands in mosaics of natural environments and boost their biodiversity.

4.5 CRITERIA

- a) In a mosaic of natural environments, any building construction or enlargement projects or land development projects must be designed and carried out in such a way as to maximize the conservation, enhancement and integration of woods and wetlands that are part of the natural environment and boost their biodiversity, taking their environmental value into account.
- b) In a mosaic of natural environments or on a lot that is adjacent to one, any building construction or enlargement projects or land development projects must be designed and carried out in such a way as not to compromise water flow in the natural environment.

Chapter 5

HERITAGE

5.1 APPLICATION

The provisions of this chapter apply

- to the sectors of exceptional heritage value
- to the sectors of interesting heritage value
- to interesting urban groupings
- to notable places of worship

as shown on the map in Appendix 1 of this by-law.

5.2 OBJECTIVES

The provisions of this chapter are intended to:

- protect and showcase the architectural characteristics of interest that are visible from public roads in the heritage value sectors;
- encourage the architectural design quality of new buildings and enlargements or alterations to existing buildings;
- make sure new constructions and alterations to existing buildings integrate well into the built environment of the neighbourhood;
- preserve the architectural and landscape features of notable places of worship.

5.3 OPERATIONS SUBJECT TO PRIOR APPROVAL OF A SITE PLANNING AND ARCHITECTURAL INTERGRATION PROGRAM

In the sectors or locations described in Section 5.1, the issuance of a permit or certificate of authorization for:

- cadastral operations for creating a new lot on which a new building could be built
- cadastral operations for a cadastral regroupment
- construction of a new principal building
- construction of a new accessory building if it will be visible from a public road next to the property
- a building addition if it will be visible from a public road next to the land, including the addition of a garage or attached carport
- an alteration that will be visible from a road next to the property and substantially affects the appearance or style of a building because it entails, e.g. the creating or blocking of doors or windows, the replacement of the main cladding material by some other material, the demolition of an original portion that defines the style of the building or an alteration to the shape of the roof
- demolition or relocation of a principal building

requires prior Council approval of a Site Planning and Architectural Integration Program following the procedure set out in Chapter 1 of this by-law.

5.4 DOCUMENTS REQUIRED

Apart from the documents required by the by-law on permits and certificates to obtain a permit or certificate for a given operation, the documents that the applicant must submit in support of a request for approval of a Site Planning and Architectural Integration Program and that will, when approved, constitute the Site Planning and Architectural Integration Program are:

- a) For cadastral operations for creating a new lot on which a new building could be constructed
 - i) a map showing the exact position and description of all mature trees and identifying those that will have to be cut down
 - ii) a preliminary site plan showing any building on the land, its position and approximate dimensions (width, depth), and the position and approximate dimensions of access to the road, alleyways and parking spaces required
- b) For a cadastral operation for a regroupment, preliminary sketches of any proposed enlargements or alterations to existing buildings.
- c) For building permits for a new principal building, a new accessory building if it will be visible from a public road next to the property or an addition to a main or accessory building if such addition will be visible from a public road next to the property:
 - i) scale plans of the project's land use and architectural elevations, showing clearly and in sufficient detail where constructions will be located, their dimensions (width, depth and height), the shape of the roof, the materials and

- colours to be used and, if applicable, the position and dimensions of access to the street, alleyways and parking spaces
 - ii) a map showing the exact position and description of all mature trees and identifying those that will have to be cut down
 - iii) swatches showing the exact colour and texture of the cladding materials that will be used on the building
 - iv) in the case of an addition to a building identified as a notable place of worship, an assessment of its heritage value by an architect who specializes in heritage buildings.
- d) In the case of an alteration that will be visible from a public road next to the property and that will substantially affect the exterior appearance of a main or accessory building
- i) photos of the building before the alteration
 - ii) a scale elevation showing what the building's façade will look like after the work
 - iii) in the case of a building identified as a notable place of worship, an assessment of its heritage value by an architect who specializes in heritage buildings.
- e) In the case of a permit or certificate of authorization for demolition or relocation of a principal building:
- i) properly documented proof that the building needs to be demolished or relocated, showing - in the case of demolition - that the structure has deteriorated to the point where it can no longer be renovated and that the building does not contribute anything to the sector's particular character
 - ii) a photo of all structure façades that need to be demolished or relocated
 - iii) a program of reutilization of the vacated land including the information required in subparagraph c) above for new buildings and a time line for the work related to the reutilization of the vacated land
 - iv) in the case of a building identified as a notable place of worship, an assessment of its heritage value by an architect who specializes in heritage buildings.

5.5 CRITERIA APPLICABLE TO SECTORS OF EXCEPTIONAL HERITAGE VALUE

- 5.5.1 Except for municipal purposes, land located in a sector of exceptional heritage value cannot be subdivided.
- 5.5.2 Buildings located in sectors of exceptional heritage value must be considered as essential to the preservation of Baie-D'Urfé's character; they should be preserved as complete wholes and - to the extent possible - rebuilt with concern for the authenticity of their shapes, materials, openings and decorative elements; demolition should only be contemplated after a study of the documents submitted in support of the application for a demolition permit or certificate shows beyond doubt that the building is in an advanced state of deterioration.
- 5.5.3 No alteration or addition to any building should result in reducing its heritage value. Alteration or enlargement of such buildings should only be authorized if the proposed siting, shape, volume and architectural treatment and land development are in harmony

with the buildings themselves, the neighbouring buildings and the character of the sector.

- 5.5.4 Alterations or additions to all major elements that characterize the structure, such as the general shape of the building or its roof shape or the facing materials, should be avoided.
- 5.5.5 The siting of a building must be considered to be part of its integrity; such buildings should not be relocated or upgraded except in exceptional circumstances, and only in order to preserve them.
- 5.5.6 Architectural elements that are representative of the original style should be preserved; when necessary, they should be rebuilt. Projects to reverse non-compliant alterations and restore buildings closer to their original forms should be encouraged.
- 5.5.7 No renovation should result in removing the elements that contribute to a building's heritage value, such as galleries, skylights and decorative features; elements that contribute to a building's heritage value but are deteriorated should be replaced by elements that are similar in terms of materials, shapes, colours, textures and details; it is acceptable to remove elements that are not original in order to correct non-compliant alterations.

5.6 CRITERIA APPLICABLE TO SECTORS OF INTERESTING HERITAGE VALUE

- 5.6.1 Cadastral operations for creating new lots by subdivision or cadastral regroupment in order to construct a new building or enlarge an existing one should only be authorized if the new lot would be in line with the cadastral grid of the street and the sector and if the new building resulting from construction or enlargement properly fits into the surrounding built landscape.
- 5.6.2 It should not be necessary to substantially alter the natural topography of a lot, unless the lot is lower than the street and the neighbouring lots, in which case it can be raised to the level of the neighbouring properties but no higher.
- 5.6.3 The footprints and car and pedestrian access of all new buildings or new enlargements should be designed and implemented in such a way as to save the maximum number of mature trees; if that cannot be done, such trees should be replaced by similar trees on other parts of the lot wherever possible.
- 5.6.4 The highest standards should be applied to the maintenance and restoration of buildings that contribute to Baie d'Urfé's particular character, particularly the buildings of heritage interest shown on the Planning Program.
- 5.6.5 No alteration or addition to a building that contributes to Baie d'Urfé's particular character should have the effect of reducing its heritage value; additions to such buildings of interest should only be authorized if they do not completely crush the dimensions or the architectural style of the original buildings.
- 5.6.6 No renovation should have the effect of removing the elements that cause a building to contribute to Baie d'Urfé's particular character such as galleries, skylights or decorative elements; when such elements are deteriorated they should be replaced by elements

that are similar in terms of materials, shapes, colours, textures and details; it is acceptable to remove elements that are not original in order to correct non-compliant alterations.

- 5.6.7 All new buildings should fit in to their surroundings harmoniously; they should be of similar height, scale and volume to the other buildings in the sector.
- 5.6.8 All the façades of a given building should be cohesive and uniform; the same cladding material or combination of materials should be used on all the façades.
- 5.6.9 All openings, doors and windows as well as decorative elements (galleries and ledges) should have the same proportions as those of the neighbouring buildings and be treated in a similar way.
- 5.6.10 Any enlargement or alteration of an existing building should respect its original character and fit in with its architecture and style, unless such enlargement or alteration is intended to make it more compliant with its surroundings.

5.7 CRITERIA APPLICABLE TO INTERESTING URBAN GROUPINGS

- 5.7.1 All new buildings should fit in to their surroundings harmoniously; they should be of similar height, scale and volume to the other buildings in the sector.
- 5.7.2 All the façades of a given building should be cohesive and uniform; the same cladding material or combination of materials should be used on all the façades.
- 5.7.3 Any enlargement or alteration of an existing building should respect its original character and fit in with its architecture and style, unless such enlargement or alteration is intended to make it more compliant with its surroundings.
- 5.7.4 No operation that is likely to affect the particular characteristics of the layout and development of the right-of-way of Sunny Acres Road may be authorized.

5.8 CRITERIA APPLICABLE TO NOTABLE PLACES OF WORSHIP

- 5.8.1 In addition to the documents and information required under section 5.4, all applications for approval of a Site Planning and Architectural Integration Program for a new occupation entailing the alteration or demolition of an architectural or plant feature must demonstrate that such operations will be restricted to the parts of the building having the least value and are intended to upgrade the notable place of worship and its location.
- 5.8.2 All applications for a Site Planning and Architectural Integration Program to change the use of, enlarge, subdivide or alter an architectural or plant feature of a notable place of worship must be analyzed using the following criteria:
 - i) the preservation, enhancement and restoration of architectural and landscape elements of interest
 - ii) the protection of views and visual openings on the notable place of worship
 - iii) the protection and enhancement of exterior spaces to be preserved
 - iv) the integration, affirmation and reversibility of modern operations

Chapter 6

ARCHAEOLOGICAL HERITAGE

6.1 APPLICATION

The provisions of this chapter apply to the sector of archaeological interest, which is the whole of the Baie-D'Urfé territory between Lakeshore Road and Lake Saint-Louis.

6.2 OPERATIONS AFFECTED

Any subdivision project that is intended to create a new public right of way in a part of the sector of archaeological described in section 6.1 where archaeological potential has been acknowledged in the study required under subparagraph e) of section 6.2 of By-law no. 878 on permits and certificates requires prior Council approval of a Site Planning and Architectural Integration Program following the procedure set out in Chapter 1 of this by-law.

6.3 OBJECTIVE

The provisions of this chapter are intended to protect and showcase Baie-D'Urfé's archaeological heritage, a collective treasure which has been witness to successive occupations of the land since the Amerindian presence and through its urbanization and industrialization phases.

6.4 CRITERIA

The compliance of any Site Planning and Architectural Integration Program with the objective set out in section 6.3 will be judged based on the following criteria:

- a) The territory that will become a public right of way after the proposed cadastral operation has been assessed by an archaeologist for its archaeological potential
- b) The said assessment contains the following information:
 - i) a summary of existing historical and archaeological information
 - ii) a description and characterization of the archaeological potential, using a map
- c) When the archaeological potential is considered high enough after such assessment, measures must be set out in a well drafted operation strategy to provide archaeological surveillance while the work is being done, to documentation the site and to protect and showcase any remains.

Chapter 7

WATERFRONT ROADS AND VIEWS ON LAKE SAINT-LOUIS

7.1 APPLICATION

The provisions of this chapter apply to the lots that border Lakeshore Road and the lots that border Lake Saint-Louis.

7.2 OBJECTIVES

The provisions of this chapter are intended to:

- showcase the unique character of the waterfront road and the scenic route along Lakeshore Road
- maintain or create visual openings onto Lake Saint-Louis while maintaining the character of the flora on the lands and banks

7.3 OPERATIONS AFFECTED

The following are subject to prior approval by Council of a Site Planning and Architectural Integration Program:

- i) any project to subdivide a lot bordering Lakeshore Road
- ii) any alteration, enlargement or construction of buildings on a lot that borders Lakeshore Road
- iii) any project to enlarge or construct a building, wall, hedge or fence on a lot that borders Lake Saint-Louis

7.4 CRITERIA

7.4.1 Lot that borders Lakeshore Road

- i) Any project located along Lakeshore Road must contribute to the enhancement of the character of Lakeshore Road by the quality of the buildings, landscaping and signs.
- ii) In the case of subdivision projects, the overall width of the lots on the stretch of Lakeshore Road that the project will be part of must be respected.
- iii) Any project to alter, enlarge or construct a building on a lot that borders Lakeshore Road must:
 - fit in with the surroundings by matching the height, location, width, number and level of storeys of the neighbouring buildings
 - be inspired by the surroundings in its architectural expression, without imitating them completely

Buildings and lands that are bad fits or not representative of the dominant character of the stretch of Lakeshore Road that the project will be part of must not be used as models.

7.4.2 Lot bordering Lake Saint-Louis

Any project to enlarge or construct a building, wall, hedge or fence on a lot that borders Lake Saint-Louis must be designed, while maintaining the character of the flora of the land and the banks of the lake

- i) in such a way as to allow for views of the lake between the buildings or above such walls, hedges or fences
- ii) in such a way as to showcase exceptional views onto significant landscape features - such as an island or a mountain - but taking into account the existing and proposed vegetation and land levels

Chapter 8

UNIVERSAL ACCESSIBILITY

All proposed construction of buildings for commercial, institutional or public use for which the issuing of a building permit is conditional on Council first approving a Site Planning and Architectural Integration Program, must demonstrate that every effort has been made to:

- minimize the height difference between the public road and the building's ground floor or, if that cannot be done, build in the devices or equipment required to access the building in a wheelchair
- encourage the installation of safe and well-lit pathways between the building's entrance and the public road

Chapter 9

FINAL PROVISIONS

9.1 INFRACTIONS, PENALTIES AND OTHER RECOURSES

- a) Without prejudice to other recourses available to the Town any owner, tenant or occupant who contravenes any of the provisions contained in this by-law commits an offence and will be liable for a fine with or without costs, and in default of immediate payment of said fine or said fine and costs as the case may be (unless a delay is granted by the Court), will be liable for imprisonment to be set by the Court having jurisdiction at its discretion; however, the said fine may not be less than one hundred dollars (\$100) for a first violation, three hundred dollars (\$300) for a second violation and six hundred dollars (\$600) for any subsequent violation, nor may it exceed two thousand dollars (\$2,000) in any case, and the length of imprisonment may not exceed two (2) months in any case, with such imprisonment to cease before the expiry of the term set by the said Court on payment of the said fine or the said fine and costs as the case may be; every day that the violation continues will be considered a separate violation, and the penalty levied for such violation may be applied for each day that the violation continues.

- b) In addition to pursuing criminal proceedings, the Town may exercise any legal recourse against any owner, tenant or occupant before a court having jurisdiction to enforce compliance with the provisions of this by-law, including recourses for preventing or suspending the use of land or buildings or the construction of structures that do not comply with the provisions of this by-law or, if necessary, seeking the demolition of any structure built in violation of this by-law.

Mayor

Town Clerk

Notice of motion:	April 12, 2016
Adoption of the draft by-law:	April 12, 2016
Public consultation meeting:	May 18, 2016
Adoption of the by-law:	June 14, 2016
Coming into effect:	August 17, 2016

Appendix 1

Map of the sectors to which Site Planning and Architectural Integration Programs apply

