



**MUNICIPALITY OF THE TOWNSHIP OF
WENTWORTH**

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

The English version is a translation and has no legal value as the French version always takes precedence.

September 4, 2018

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CHAPTER 1 GENERAL PROVISIONS

SECTION 1.1 –LEGAL PROVISIONS

1. By-Law Title and Number

The title of the present By-Law is the Site Layout and Architectural Integration Programs By-Law whose number is 2018-013.

2. Superseded By-Laws

The present By-Law supersedes and repeals, for all legal purposes, Site Layout and Architectural Integration Programs By-Law Number 94 of the Municipality of the Township of Wentworth and its amendments.

Such replacements and repeals do not modify the penal procedures instituted under the authority of the superseded or repealed By-Laws, which will continue under the authority of said superseded or repealed By-Laws until final judgement and execution.

3. Territory Covered

The present By-Law governs the entire territory under the jurisdiction of the Municipality of the Township of Wentworth.

4. Persons Concerned

The present By-Law concerns all physical and corporate persons.

5. Partial Nullity of the By-Law

In the event that one section, clause or provision would be declared null and void by a recognized tribunal, the validity of all other parts, clauses or provisions would not be questioned.

The Council has adopted this By-Law, article by article, and would have decreed the remainder of the By-Law, even if one section or all of one or numerous articles were null and void.

6. The By-Law and Laws

No article of this By-Law can exclude a person from the application of a Canada or Quebec Law.

7. Precedence

When a provision of this By-Law is inconsistent with any other municipal By-Law, the most restrictive or prohibitive provision must apply. When provisions of this By-Law are incompatible, the specific provision applies in relation to the general provision.

SECTION 1.2 – ADMINISTRATIVE PROVISIONS

8. Administration and Application of the By-Law

The administration and application of this By-Law shall be entrusted, by resolution of the Municipal Council, to any person hereinafter referred to as a "designated officer".

9. Duties of the Designated Officer

The duties of the designated officer are set out in the Planning Administration By-Law.

SECTION 1.3 – INTERPRETIVE PROVISIONS

10. General Rule

The general rules of interpretation of the By-Law are:

- 1) the present tense of a verb includes the future tense;
- 2) the singular includes the plural and vice-versa unless the meaning clearly shows that it is not logical;
- 3) with the use of the word "must", the obligation is absolute; the word "can" has an elective meaning;
- 4) the word "whoever" includes any natural person or corporate person;
- 5) the masculine gender includes the two (2) sexes unless the context shows otherwise.

11. Specific Rule in the event of Contradiction

Unless otherwise indicated, the following specific rules apply in the event of contradiction:

- 1) between two standards or provisions within this By-Law or a Planning By-Law, the most specific or restrictive provision applies;
- 2) between the text and a title, the text has precedence;
- 3) between the text and any other form of expression, the text has precedence;
- 4) between a chart and a graph or sketch, the chart has precedence;
- 5) between the text and a specification grid, the grid has precedence;

6) between the specification grid and the Zoning Plan, the grid has precedence.

12. Unit of Measure

All dimensions given in this By-Law are indicated in metric measure.

13. Terminology

For the purposes of comprehension of all the terms used, reference must be made to the rules of interpretation described in the Zoning By-Law.

CHAPTER 2 TERMS AND PROCEDURES

SECTION 2.1 – APPLICATION PROCEDURE

14. Governed Application

For each zone or category of construction, lots or works covered by this By-Law, permit or certificate applications governed by the approval of a Site Layout and Architectural Integration Plan are identified.

15. Necessity for a Site Layout and Architectural Integration Plan

Any person wishing to obtain any subdivision or building permit and any authorization certificate for any class of construction, lot or works, governed in the zone covered by this By-Law, must first obtain a resolution of Council approving the Site Layout and Architectural Integration Plan.

16. Deposit and Content of the Application

The applicant for an approval must submit his application in writing to the designated officer in triplicate.

The application must include the following information and documents:

- 1) the surname, given name and address of the owner or his authorized representative;
- 2) the surname name, given name and address of the professional(s) who worked on the preparation of the plans and documents;
- 3) cadastral identification of existing lot(s), dimensions and area;

- 4) date, title, true North and scale of the plans;
- 5) the natural characteristics of the land (watercourse, wetland, surface rock, wooded area, flood zones, etc.), if any;
- 6) any other document required by this By-Law;
- 7) any other information deemed necessary for the evaluation of the application.
- 8) The application may also include a statement of the reasons why the applicant considers that the application meets the applicable objectives and evaluation criteria.

The plans and documents required by this section are in addition to those required by the Site Layout and Architectural Integration Plan By-Law.

17. Power of Attorney

If the applicant for the authorization request is not the owner of the building, construction or lot to which the application relates, he must, at the time of application deposit, submit a power of attorney, signed by the owner, authorizing him to make the application.

18. Study Fees

The fees applicable to the study and processing of an application are as follows:

- 1) Subdivision permit - major project or real estate development project: \$ 50 per lot (minimum of \$ 500)
- 2) Subdivision Permit - Integrated Project: \$ 150
- 3) Subdivision Permit - Other: \$ 50 per lot (minimum \$ 150)
- 4) Building permit: \$ 100

In all cases, these fees are non-refundable.

These fees do not cover the charges for issuing a permit or certificate.

19. Completed Application

The application for approval is considered complete when the study fees have been paid and all required documents and plans have been deposited with the designated officer.

20. Verification of the Application

The designated officer shall verify the conformity of the application with this By-Law. At the request of the designated officer, the applicant must provide any additional information for a clear understanding of the application.

21. Application Transmission to the Planning Advisory Committee

When the application is complete, and the designated officer has verified the conformity of the application, the request for approval is forwarded to the Planning Advisory Committee for evaluation within 60 days.

22. Study and Recommendation of the Planning Advisory Committee

The Planning Advisory Committee shall, in writing, formulate its opinion in the form of a recommendation, taking into account the provisions of this by-law, and send the notice to the Municipal Council.

At the Planning Advisory Committee meeting, members may hear interested persons if they ask the designated officer in advance.

23. Municipal Council Decision

The Municipal Council renders its decision after receiving the Planning Advisory Committee's recommendation and after having listened to any interested person who wishes to be heard in connection with this request.

The resolution by which Municipal Council renders its decision may require, as a condition of approval of the plan, that the owner:

- 1) bear the cost of certain elements of the plan, particularly the infrastructure or equipment;
- 2) carry out his project within a fixed time;
- 3) provide financial guarantees equivalent to 2% of the cost of the project for a commercial project and 1% for a residential project.

These financial guarantees are applicable to projects over \$50,000 and the amount deposited must never be less than \$1,000.

If the Council denies the application filed, the resolution indicates the grounds for refusal.

A copy of the resolution by which the Municipal Council renders its decision shall be forwarded to the applicant for approval.

24. Permit or Certificate Issue

The permit or certificate may be issued by the designated officer upon receipt of a certified copy of the resolution in which the Municipal Council authorizes the conditional use.

The designated officer shall issue the permit or certificate if the application complies with the planning By-Laws in force, except those that were the subject of the resolution, and if, as the case may be, the conditions prescribed in the resolution for approval of the application are fulfilled.

25. Modification to the Site Layout and Architectural Integration Plan

Any modification to a Site Layout and Architectural Integration Plan, approved by a resolution of Council, requires the submission of a new Site Layout and Architectural Integration Plan that is subject to the provisions of this By-Law.

26. Approval Lapse

Approval by resolution lapses within 12 months of the Municipal Council's decision if a permit or certificate for the approved intervention has not been filed within that time.

27. Approval Registry

The approval of the plans and the resolution of the Council are entered in the register established for this purpose.

CHAPTER 3 SUBJECTED ZONES AND INTERVENTIONS

SECTION 3.1 – SLAIP-01: PROJECT OF A MAJOR SUBDIVISION AND A ROAD

28. Context

This section aims to assess the quality of integration to the area of a major subdivision project, a new road or lane or their extension. It also aims to convey to the applicant a sequence of project implementation that corresponds to sound management of the expansion of the municipal road network in a sustainable development perspective.

29. Governed Application

Subject to the approval of a Site Planning and Architectural Integration Program by the Council, every application for the issue of a subdivision permit for:

- 1) a subdivision project for the creation of 5 lots or more;
- 2) a subdivision project to create a new road, including the extension or loopback of a road;
- 3) a subdivision project for integrated project including a traffic lane or not (new or an extension).

30. Documents Required to Study an Application

Any application for approval must be submitted in triplicate to the designated officer and must include, in addition to the plans and documents required in Chapter 2, the following plans and documents:

- 1) photographs showing elements of the surrounding natural environment;
- 2) a location plan executed on a scale of at least 1: 10,000, showing the surrounding area and how the proposed development is integrated (land allocations, road network, nearby municipal limits, etc.);
- 3) a plan of the subdivision project with the dimensions and area of the proposed property, the projected use per lot, the layout, allowances and slopes of the roads, the public or private character of the roads, the area and the location of preserved natural areas, access to lakes and trail networks, if any, the different phases of the project;
- 4) an overhead plan of the entire property concerned, executed on a scale of at least 1: 2,500 and giving the following information:
 - a) the relief of the land expressed by contour lines whose intervals are two (2) meters and sufficient for a clear understanding of the topography of the site and mainly distinguishing:
 - very steep embankments: slope of 25% or more on average;
 - zone of steep embankments: slope between 15% and 25% on average;
 - medium embankment: slope between 5% and 15% on average.

b) the natural features of the land (watercourses, wetlands, surface rock, wooded area, any surface water drainage basin, etc.) and the modifications proposed therein;

c) existing public services, if any;

d) the location of existing buildings, if applicable;

e) the layout and allowances of the proposed roads, existing or already-accepted roads with proposed road intersections;

f) all characteristics of the proposed roads to assess their conformity with the Subdivision By-Law, including radii, natural and projected slopes, intersection angles, characteristics of existing road intersections;

g) the hierarchy of the existing and projected road network;

h) existing and proposed servitudes and rights-of-way;

i) the property limits and their approximate dimensions and area;

j) the nature of any intended use;

k) the different phases of development, if any;

l) a chart showing

- the total area of the property;
- the area of land allocated for each use and their relationship to the total area of the property;
- the number of units by type of use;
- a detailed calendar, detailing the development phases, with the start of each construction phase, within the limits of the applicant's properties;

m) the result of the soil tests, for each proposed lot, as well as written confirmation by a professional, that the land is suitable to build a septic system.

5) a written report indicating the applicant's planned investment for each stage of project implementation and any other useful information regarding the realization of the project, its economic impact on the Municipality and the approximate costs that the Municipality must consider in connection with the implementation of the proposed project;

6) a phased completion schedule for the project;

7) a proposed agreement with the Municipality to monitor the execution of the work to ensure compliance with the proposed plan.

31. Objectives

The objectives are the following:

1) maintain the rural and country-style character of the territory of the Municipality;

2) protect heritage buildings and rural landscapes;

3) maintain trail networks;

4) manage development in phases to ensure a certain tax return and to guarantee a service level of infrastructure for each property, built or to be built;

5) ensure the environmental impact capacity.

32. Evaluation Criteria for Roads

The evaluation criteria for roads are as follows:

1) the road layout is consistent with the projected road network in the Planning Program By-Law;

2) the road network is hierarchical between collector and local roads, if the size of the project or the complexity of the proposed network justifies it;

3) the road layouts avoid peat bogs, wetlands, unstable land and any terrain unsuitable for drainage or exposed to floods, landslides and cliffs;

4) the allowance of the proposed road includes the width necessary to ensure the resumption of vegetation on the slopes created on either side of the roadway, shoulders and drainage ditches;

5) intersections are located and configured to maximize road safety considering existing road features and natural constraints;

6) drainage servitudes are provided where necessary and measures are taken to avoid the transport of sediment to natural lakes and watercourses;

7) where applicable, a barrier is strategically located and does not pose a safety problem during the day or at night. Measures are taken to ensure access to public services at all times.

33. Evaluation Criteria for New Lots

The evaluation criteria for new lots are the following:

- 1) Each lot is accessible from the road and buildable within its limits, although entrances can be pooled;
- 2) The subdivision project is designed to respect of the natural topography. It limits excavation and backfill operations for the layout of buildings and septic installations.
- 3) The electrical grid is planned in conjunction with Hydro-Québec to limit negative environmental and visual impacts.

34. Evaluation Criteria for Project Planification

The evaluation criteria for project planification are as follows:

- 1) existing trails are maintained, or connections are preserved;
- 2) the subdivision project takes into account the results of the ecological characterization, when required;
- 3) Within reserve development areas, the project prevues maintaining a minimum area of 20% of the planned area to be dedicated to the development of the natural environment, as indicated in the ecological characterization.

35. Evaluation Criteria for Phasing and Other Aspects

The evaluation criteria for the phasing of the project and other aspects are as follows:

- 1) the development project is undertaken in consecutive phases, clearly identified on the plan including time-frames;
- 2) a development phase is initiated only when the previous phase is sufficiently advanced. The degree of advancement required is predetermined.
- 3) the developer underwrites the costs of road and power infrastructures;
- 4) The developer can provide the financial guarantees required by the Municipality.

SECTION 3.2 - SLAIP-02: LANDSCAPES OF INTEREST

36. Context

This object of this section is to assess the integration quality of a project located in an area of landscapes of interest, as show in Annex A which forms an integral part of this By-Law.

37. Governed Application

Any request for a subdivision permit to build a road to service a minimum of 5 lots, or a request for a construction permit for a new use for a dwelling that is part of a residential development with a minimum of 5 lots, is subject to the approval of a Site Layout and Architectural Integration Plan, by the Council.

In the case of the agricultural landscape on Glen Road (100 meters on either side of Glen Road), any request for a construction permit for a main building or the enlargement of an existing building is subject to Council approval of a Site Layout and Architectural Integration Plan.

38. Documents Required to Study an Application

Any application for approval must be submitted in triplicate to the designated officer and must include, in addition to the plans and documents required in Chapter 2, the following plans and documents:

- 1) a location plan executed on a scale of at least 1: 10,000, showing the surrounding territory and the manner in which the proposed development is to be integrated (land uses, road network, nearby municipal limits, etc.);
- 2) a plan of the subdivision project with the dimensions and area of the proposed lots, the projected land use, the layout, allowances and the slope of the roads, public or private roads, the area and the location of protected natural habitats, access to lake and trail networks and, if applicable, the various phases of the project;
- 3) an overhead plan in triplicate of the entire property concerned, executed on a scale of at least 1: 2,500 and giving the following information:
 - a) the land profile, indicated by contour lines at intervals of 2 meters, sufficient for a clear understanding of the topography of the site and specifically featuring:
 - very steep embankment zones: slope of 25% or more on average;
 - steep embankment zones: slope between 15% and 25% on average;
 - medium embankment zones: slope between 5% and 15% on average.
 - b) the natural characteristics of the property (watercourses, wetlands, surface rock, wooded area, any surface water drainage basin, etc.) and proposed modifications;
 - c) existing public services, if any;
 - d) the location of existing buildings, if applicable;
 - e) the layout and road allowance of the proposed roads and already accepted roads, to which the proposed streets will connect;
 - f) all characteristics of proposed roads to assess their conformity with the Subdivision By-Law, including radii, natural and projected slopes, intersection angles, characteristics of existing roads at intersections;
 - g) the hierarchy of the existing and projected road network;
 - h) existing and proposed servitudes and rights-of-way;
 - i) lot limits and their approximate dimensions and area;

- j) types of proposed uses;
- 4) building plans, in triplicate, of the buildings included in the project, including cross-sections, elevations, profiles (of all storeys and facades), at a scale of 1: 50, showing, among other things, the building heights, the type of exterior cladding for walls and roof, etc.;
- 5) a sample of the colors selected for the exterior cladding (walls and roof);
- 6) a section or visual simulation showing the integration of the building with the natural surroundings (e.g. the building in relation to the treetops);
- 7) any other information deemed necessary for the evaluation of the application.

39. Objectives

The objectives are the following:

- 1) ensure the integration of residential projects with the surrounding environment;
- 2) maintain the landscape quality of sensitive areas;
- 3) adapt the building volume measurements and the building architecture to the landscape and natural components of the site;
- 4) preserve agricultural remnants and heritage buildings;
- 5) plan a road network that integrates with the natural environment.

40. Evaluation Criteria for Lake and Forestry Landscapes

The evaluation criteria for lake and forestry landscapes are the following:

- 1) Subdivision
 - a) to adapt the shape of the lots to the topography to ensure a sufficient buildable surface and to benefit from sunlight and interesting visual perspectives;
 - b) limit the creation of rectangular grid road networks.
- 2) Road network and aerial Infrastructure
 - a) adapt the road network to the natural topography of the terrain, to follow the longitudinal direction of the slopes;
 - (b) limit road alignment perpendicular to the slope;
 - c) give preference to roads at the bottom of slopes
- 3) Development
 - a) Favour the conservation or planting of trees and shrubs along the shoreline, in the front or back yard and on the sides of the lot;

- (b) restrict deforestation and removal of shrubs on ridge lines and around lakes;
- (c) restrict the construction of streets, roads, or main buildings on ridge lines and around lakes;
- d) restrict the use of opaque fences (plastic, PVC or chain-link), high retaining walls, artificial embankments, high hedges, symmetrical plantations and large grass areas;
- e) limit parking spaces and reduce mineralized surfaces;
- f) favour the location of buildings and accessory buildings in the back yard;
- g) limit the establishment of aerial services (electricity distribution lines, etc.), telecommunication towers and wind turbines for private or public service, on ridge lines around lakes.

4) Layout

- a) adapt the constructions to the topography by building terraces, as defined by the direction of the slope, to limit the modifications to the natural topography and backfill, excavation and retaining works.

5) Architectural Integration: Architectural Style, Building Outline, Colours and Materials

- (a) promote buildings with peak roofs;
- b) limit building heights in relation to the average height of trees, typical of the Argenteuil forest;
- (c) promote the use of conservative colours and materials harmonized to the local natural environment for the roofs and exterior building cladding;
- d) promote the use of traditional materials for roofing and wall cladding (e.g. brick, stone and wood). For the roof, a metal cladding (corrugated iron) can be accepted if it fits well with the construction;
- e) limit the visibility of foundations to one-third of the vertical plan of the construction, downhill from a slope.

41. Evaluation Criteria for Agricultural and Agro-Forestry Landscapes

The evaluation criteria for agricultural and agro-forestry landscapes are the following:

1) Layout

- a) promote the creation of groups of units when new residences or buildings are added around existing buildings;
- b) on Glen Road, the layout of the constructions does not impact the countryside landscape.

2) Landscaping

- a) limit the use of opaque fences (plastic, PVC or chain-link), high retaining walls, artificial embankments, high hedges, symmetrical plantations and large grass areas;

b) promote the use of non-opaque fences, when they are required;

c) limit artificial landscaping in front of properties;

d) Favour the location of buildings and accessory buildings in the backyard.

3) Architectural Integration: Architectural Style, Building Outline, Colours and Materials

a) promote harmonization between new buildings and old buildings;

b) maintain one type of architectural style for buildings on the same property, and where appropriate, respect the characteristics of the existing buildings;

c) respect heights, building outlines and typical volume measurements;

d) respect the general shape of roofs, orientation and roof pitch;

e) respect the composition and treatment of openings (doors and windows);

f) promote the use of traditional materials for roofing and wall cladding (e.g. brick, stone and wood). For the roof, a metal cladding (corrugated iron) can be accepted if it fits well with the construction;

g) limit the use of vinyl siding, plastic, aluminum, concrete or calcite bricks;

h) harmonize colours with those typical of traditional buildings for roofs and exterior wall cladding;

i) respect the characteristics of old buildings during expansion and renovation work;

j) respect the character and the typical layout of the accessory buildings (barn, garage, shed, wood shed);

k) install accessory buildings away from the main building.

42. Evaluation Criteria for the Wentworth Hamlet

The evaluation criteria for the Wentworth Hamlet are the following::

1) Road Network and Infrastructure

a) maintain the main road dimensions by limiting future widening and emphasize pedestrian walkways.

2) Layout

a) respect the main orientation of the buildings (alignment, setbacks, lateral margins).

3) Development

a) keep existing trees, as much as possible;

b) limit backfilling, creating artificial embankments and retaining walls;

- c) favour the choice of sugar maple as the typical tree of Argenteuil;
- d) give preference to low wood fences or low broadleaf tree hedges facing the road to maintain an open and convivial appearance in the hamlet, limit the closure of properties facing the road by the use of tall hedges, cedar hedges or opaque fences, as well as the use of synthetic materials (PVC), chain link: if required, locate them in the backyard of the property;
- e) limit rock gardens and artificial landscaping on the property frontage;
- f) prefer the location of pools and patios in the backyard;
- g) keep garbage containers unobtrusive, relative to the street.

4) Architectural Integration: Architectural Style, Building Outlines, Colours and Materials

- a) respect the heights, building outlines, and typical volume measurements;
- b) encourage harmonized architecture in the Anglo-Saxon style of traditional residential buildings;
- c) respect the general shape of the roofs, the orientation and pitch of roofs;
- d) respect the composition and treatment of openings (doors and windows);
- e) promote the use of traditional materials for roofing and wall cladding (e.g. brick, stone and wood). For the roof, a metal cladding (corrugated iron) can be accepted if it fits well with the construction
- f) harmonize colours with typical hamlet colours for roofs and exterior wall cladding;
- g) respect the typical characteristics and layout of accessory buildings (garage, shed, hangar, wood shed);
- h) install accessory buildings away from the main building. Maintain one type of architectural style for buildings on the same property;
- i) harmonize the height and volume of buildings in the same sector or project.

SECTION 3.3 – SLAIP-03: MOUNTAINOUS SECTORS

43. Context

This section aims to assess the integration quality of a project located in mountainous areas (elevation of 370 meters or more), as shown in this By-Law in Annex B which is an integral part of this By-Law.

44. Governed Application

Any application for the issue of a subdivision permit to build a new road (including the extension of an existing road) or a request for the issue of a subdivision or construction permit for a main

building, shall be subject to the Council's approval of a Site Layout and Architectural Integration Plan.

45. Documents Required to Study an Application

Any application for approval must be submitted in triplicate to the designated officer and must include, in addition to the plans and documents required in Chapter 2, the following plans and documents:

1) an aerial perspective plan of the whole property concerned, executed on a scale of at least 1: 2,500 and providing the following information:

a) land profile indicated by contour lines at intervals of 2 meters, and sufficient for a clear understanding of the topography of the site and specifically featuring:

- very steep embankment zones: slope of 25% or more on average;
- steep embankment zones: slope between 15% and 25% on average;
- medium embankment zones: slope between 5% and 15% on average.

b) the natural characteristics of the property (watercourses, wetlands, surface rock, wooded area, any surface water drainage basin, etc.) and proposed modifications;

c) existing public services, if any;

d) the location of existing buildings, if applicable;

e) the layout and allowances for proposed roads and existing or already accepted roads, with which the proposed streets connect;

f) all characteristics of the proposed roads to assess their conformity with the Subdivision By-Law, including radii, natural and projected slopes, intersection angles, characteristics of existing roads at intersections;

g) the hierarchy of the existing and projected road network;

h) existing and proposed servitudes and rights-of-way;

i) property limits and their approximate dimensions and area;

j) the nature of any intended use;

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

3) a sample of the colours selected for the exterior cladding (walls and roof);

4) a section drawing or visual simulation showing the integration of the building with natural components (e.g. the building in relation to the treetops);

5) any other information deemed necessary for the evaluation of the application.

46. Objectives

The objectives are the following:

- 1) road network plan that integrates with mountainous areas;
- 2) mitigate the visual impact of the main buildings located in the mountainous area;
- 3) mitigate erosion and soil stabilization problems;
- 4) adapt the building volume measurements and the architecture to the landscape and natural components of the site.

47. Evaluation Criteria for New Roads

Evaluation criteria for new roads, are the following:

- 1) road layout avoids steep embankments;
- 2) road layout minimizes excavation and backfill by laying out the roads parallel or diagonal to contour lines;
- 3) the road layout avoids peat bogs, wetlands, unstable land and any terrain unsuitable for drainage or exposed to flooding, landslides and collapse;
- 4) the embankments necessary for the road construction are matched to the natural slope of the land;
- (5) the proposed road allowance is wide enough to ensure vegetation regrowth on the slopes created on both sides of the roadway, shoulders and ditch;
- 6) intersections are located and designed to optimize road safety based on existing road characteristics and natural constraints;
- 7) drainage servitudes are planned where necessary and measures are taken to avoid sediment transport into natural lakes and watercourses (erosion control);
- 8) Where applicable, a barrier is strategically located and does not pose a safety issue during the day or at night. Measures are taken to ensure access for public services at all times.

48. Evaluation Criteria for Site Layout and Development

Evaluation criteria for site layout and development are the following:

- 1) avoid layouts on mountain peaks. Where appropriate, additional measures are prevued to minimize the visual impact of buildings and erosion problems;
- 2) limit tree felling to areas intended for construction and landscaping. Ideally, buildings and developments are concentrated on the property to reduce tree felling;
- 3) adapt constructions to the topography by building terraces, as defined by the slope, to limit modifications of the natural topography and the work of backfill, excavation and retaining walls;
- 4) In the case of modification of the natural topography by backfilling and excavation work, mitigation measures are proposed to ensure the stability of the soil and limit erosion on the site.

49. Evaluation Criteria for Architecture

The evaluation criteria for architecture (architectural style, building outlines, colours and materials) are as follows:

- 1) promote buildings with peaked roofs or roofs that harmonize with the immediate environment in order to limit their visual impact;
- 2) the height limit of a construction relative to the average tree height typical of the Argenteuil forest;
- 3) promote the use of conservative colors and materials harmonizing with the local natural environment for the roofs and exterior cladding of buildings;
- 4) promote the use of traditional materials for roofing and wall cladding (e.g. brick, stone and wood). For the roof, a metal cladding (corrugated iron) can be accepted if it fits well with the construction;
- 5) limit the appearance of foundations to one third of the vertical plan of the construction downhill from a slope.

SECTION 3.4 – SLAIP-04: ECOLOGICAL NETWORK

50. Context

This section aims to assess the integration quality of the ecological network as illustrated in Annex C which is an integral part of this By-Law.

51. Governed Application

The application for the issue of a Subdivision Permit to create a building lot, and a construction permit for a new main building, is subject to the approval of a Site Layout and Architectural Integration Plan by the Council.

52. Required Documents to Study an Application

Any application for approval must be submitted in triplicate to the designated officer and must include, in addition to the plans and documents required in Chapter 2, the following plans and documents:

- 1) the results of the ecological characterization study.

53. Objectives

The general objectives for an intervention within the ecological network are:

- 1) preserve and enhance Argenteuil's biodiversity;
- 2) adapt to climate change;
- 3) recognize landscapes as an essential component to the dynamism of the territory;
- 4) integrate aspects of sustainable development;
- 5) reconcile the preservation of the social and ecological interests of the territory with inevitable residential development (Arendt, 1999).

The specific objectives for an intervention within the ecological network are:

- 1) preserve habitats of interest for flora and wildlife;
- 2) protect the quality of water in lakes, watercourses and watersheds;
- 3) preserve "hotspots" "nerve centres" for biodiversity;

- 4) to preserve the natural landscapes of interest of the sector;
- 5) maintain the connectivity of natural habitats;
- 6) maintain the ecological services identified by the ecological characterization;
- 7) oversee the extension and construction of new roads within conservation cores and corridors.

54. Criteria for Project Organization

The following criteria apply to the project organization, depending on the context of intervention:

- 1) the development concept plan must inspire the concept of conservation subdivision while respecting, where applicable, the Planning Program By-Law for the opening of new roads in the municipality;
- 2) the projected roads must respect the topographical characteristics, the natural constraints and avoid the fragmentation of the natural environments of ecological interest, resulting from the ecological characterization. The development concept plan respects the capacity maximum of the number of lots by avoiding the fragmentation of natural areas;
- 3) The organization of the lots conserves half the zone to enhance the natural environment. This area must exclude all subdivisions for construction or subdivision purposes and should preferably be protected;
- 4) Surface water management must be taken into account in the design of the project and promote developments aimed at the retention and infiltration of water on site (within the limits of the project).

55. Criteria for the Protection and Enhancement of the Natural Environment and High Ecological Value

The following criteria apply to the protection and enhancement of the natural environment and the high ecological value, depending on the context of intervention:

- 1) fragile or high ecological value elements are integrated inside zones to enhance the natural environment, without being exclusive: the habitats of endangered species, the water environments, the wetlands of interest selected in ecological characterization and waterfront strips, exceptional forest ecosystems, interior forests, mature and rare forests, nesting sites, wintering grounds, natural corridors, etc.;
- 2) Natural development areas are planned and developed to promote interconnection within the site as well as between different conservation cores and non-motorized travel areas outside the site. This planning must also encourage the development of activities for the enhancement of elements of interest in the natural environment;
- 3) Natural enhancement areas are ideally located in the back lot to maximize accessibility.

4) The natural environment enhancement zone integrates the establishment of a loop-shaped recreational network on a regional scale, highlighting the points of interest (wetlands, mature forest, watercourses, deer yards, areas of biodiversity concentration, etc.) to be conserved;

5) the fragmentation of mature forests is minimized.

56. Criteria for Property Development

The following criteria apply to property development, depending on the context of the intervention:

1) the location of the main buildings is close to the road or traffic lane to minimize the length of the driveways and maximize the spaces to be conserved;

2) topography of the land must be taken into account to minimize backfilling and excavation work;

3) the project ensures conservation of mature trees and trees of interest;

4) all revegetation is carried out only with indigenous species of the area;

5) When the information is known, deforestation in aquifer recharge areas is minimized.

SECTION 3.5 - SLAIP-05: REAL ESTATE DEVELOPMENT PROJECT

57. Context

This section aims to assess the quality of integration of major real estate development projects.

58. Governed Application

The application for the issue of a Subdivision Permit to create a building lot and a Construction Permit for a new main building, is subject to Council's approval of a Site Layout and Architectural Integration Plan.

59. Documents Required to Study an Application

Any application for approval must be submitted in triplicate to the designated officer and must include, in addition to the plans and documents required in Chapter 2, the following plans and documents:

1) the documents required for a Major Subdivision Project;

2) a traffic circulation analysis and adapted public transit service must be provided by the applicant, complementary to the permit request. This analysis focuses on the following items:

a) the impacts of the project on current traffic and safety;

b) specify impacts at the access and road corridor levels;

c) anticipated safety and functionality problems, particularly at morning and evening peak hours, the most plausible circuits and their impacts on the road network;

d) the adjustments and corrective measures that will be necessary on municipal and superior road networks (MTQ) to ensure and maintain the functionality and safety of the road;

e) if required, details of the agreements between the promoter and the municipalities at the level of the public transport service;

f) anthropic constraints (e.g. noise) generated by the project.

60. Objectives

The objectives are the following:

- 1) to improve the performance of wastewater treatment systems and particularly the retention of nutrients (phosphorus, nitrogen, etc.);
- 2) conserve the water and manage the site to reduce the flow rate and promote infiltration, within the site;
- 3) design the drainage of the site in harmony with that of neighboring properties;
- 4) reduce sediment loads and contaminants of snow deposit sites;
- 5) avoid the transport of contaminants to bodies of water;
- 6) reduce the ecological footprint by promoting the integrated design of buildings (sustainable buildings).

The objectives and criteria in this section are in addition to the objectives and criteria for a Major Subdivision Project.

61. Criteria for the Performance of Wastewater Treatment Systems

The following criteria apply to the performance of wastewater treatment systems:

- 1) joint management of wastewater is favored when projects have a density greater than 2.5 dwellings/hectare;
- 2) emphasize tertiary treatment in watersheds of sensitive lakes.

62. Criteria for Project Organization

The following criteria apply to project organization:

- 1) the development concept incorporates a stormwater management plan that takes into account: the principles of segregation of clean water from treated water, the retention, treatment and infiltration of stormwater, the planning of watersheds; retention and filter berms, the installation of rock tiers when laying ditches, etc.;
- 2) surface water management must be taken into account in the project design and promote development aimed at the retention and infiltration of water (within the project boundaries);
- 3) When the project is likely to have an impact on the drainage of neighboring properties, this impact must be corrected by various appropriate retention mechanisms such as the creation of rainwater retention basins.

63. Criteria for the Construction of New Roads and Traffic Lanes

The following criteria apply to the construction of new roads and traffic lanes:

- 1) culvert outlets are stabilized as a function of the flow (high or low);

- 2) the width of the paved surfaces of local roads is reduced in certain environmentally sensitive areas;
- 3) sedimentation ponds, berms, rock fill, etc. are installed when required;
- 4) erosion control plan is submitted for all works that require soil manipulation of an area of more than 100 m²;
- 5) servitudes for the natural flow of water are provided;
- 6) the direct discharge of runoff from road ditches into watercourses is limited;
- 7) standards for culvert stabilization, etc., for watercourse crossings are provided.

64. Criteria for the Construction of New Traffic Lanes

The following criteria apply to the construction of new traffic lanes:

- 1) the waterproofing of traffic lanes is limited;
- 2) culvert outlets are stabilized as a function of flow (high or low);
- 3) the width of paved surfaces is reduced in certain environmentally sensitive areas;
- 4) favoured at the driveway entry, the creation of a reverse slope at its junction with the road, in order to create a depression at the height of the ditches, to promote the flow of water towards them.

65. Criteria for the Construction of New Main Buildings (Regarding Water Management and Erosion)

The following criteria apply to the construction of new main buildings (regarding water management and erosion):

- 1) every owner or occupant of a building must take the necessary measures to prevent the transport of sediment (or soil particles) outside their property, by runoff water;
- 2) a description of the methods used for erosion control is required to obtain any permit that requires manipulation, leveling or digging, including any excavation and backfill, landscaping and major repair of a forest road, a road, a traffic lane or a parking area;

In waterfront areas:

- a) the vegetation in place is preserved, or means of revegetation are completed;
- b) denuding of ground surfaces is limited;
- c) sediment barriers are installed when work is carried out on the shoreline.

66. Criteria for the Snow Management

The following criteria apply to snow management:

- 1) the location and development of depots and retention basins are planned and developed;

2) these repositories and retention ponds shall respect a distance of least 30 meters from lakes and permanent watercourses.

67. Criteria for the Realization of Sustainable Buildings

The following criteria apply to realize sustainable buildings:

- 1) buildings are located optimally on the site;
- 2) the project prevues the use of renewable energy sources and aims for the improvement of energy efficiency;
- 3) the project prevues a reduction of water consumption and water recuperation.

CHAPTER 4 FINAL PROVISIONS

SECTION 4.1 – SANCTIONS AND PENALTIES

68. Sanctions

Anyone who contravenes the provisions of this By-Law commits an offense.

An offense under this By-Law renders the offender liable to the following fines (in all cases, the court costs of the lawsuit are extra):

	Physical Person		Corporate Person	
	Minimum	Maximum	Minimum	Maximum
First Fine:	\$300	\$1,000	\$600	\$2,000
Repeat Fine:	\$600	\$2,000	\$1,200	\$4,000

The deadlines for the payment of fines and fees imposed under this By-Law and the consequences of failure to pay such fines and fees within the prescribed time, are established in accordance with the *Code de Procédure pénale du Québec* (RSQ, c. 25.1).

If an offense lasts longer than one day, the offense committed on each day constitutes a separate offense and the penalties imposed for each offense may be imposed for each day that the offense continues, in accordance with this article.

69. Civil Law Recourse

Notwithstanding recourse through penal actions, the Municipality may exercise, before tribunals of jurisdiction, all civil recourse necessary to have the provisions of this By-Law respected, when the Council deems it necessary, or it may exercise all appeals cumulatively.

70. Penal Actions

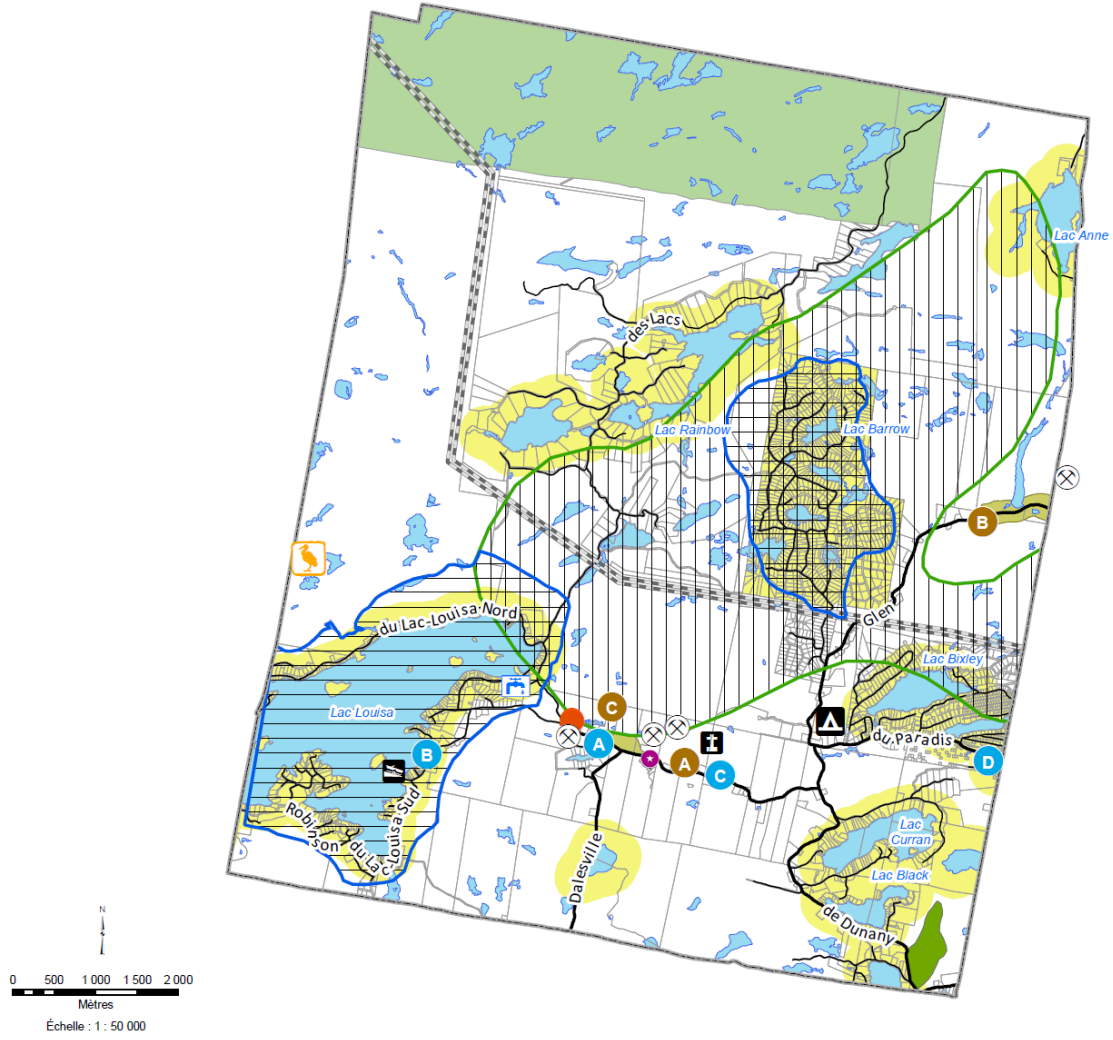
Penal sanctions are instituted, for and on behalf of the Municipality, by the person designated for that purpose by a resolution of the Council.

SECTION 12.2 – EFFECTIVE DATE

71. Effective Date

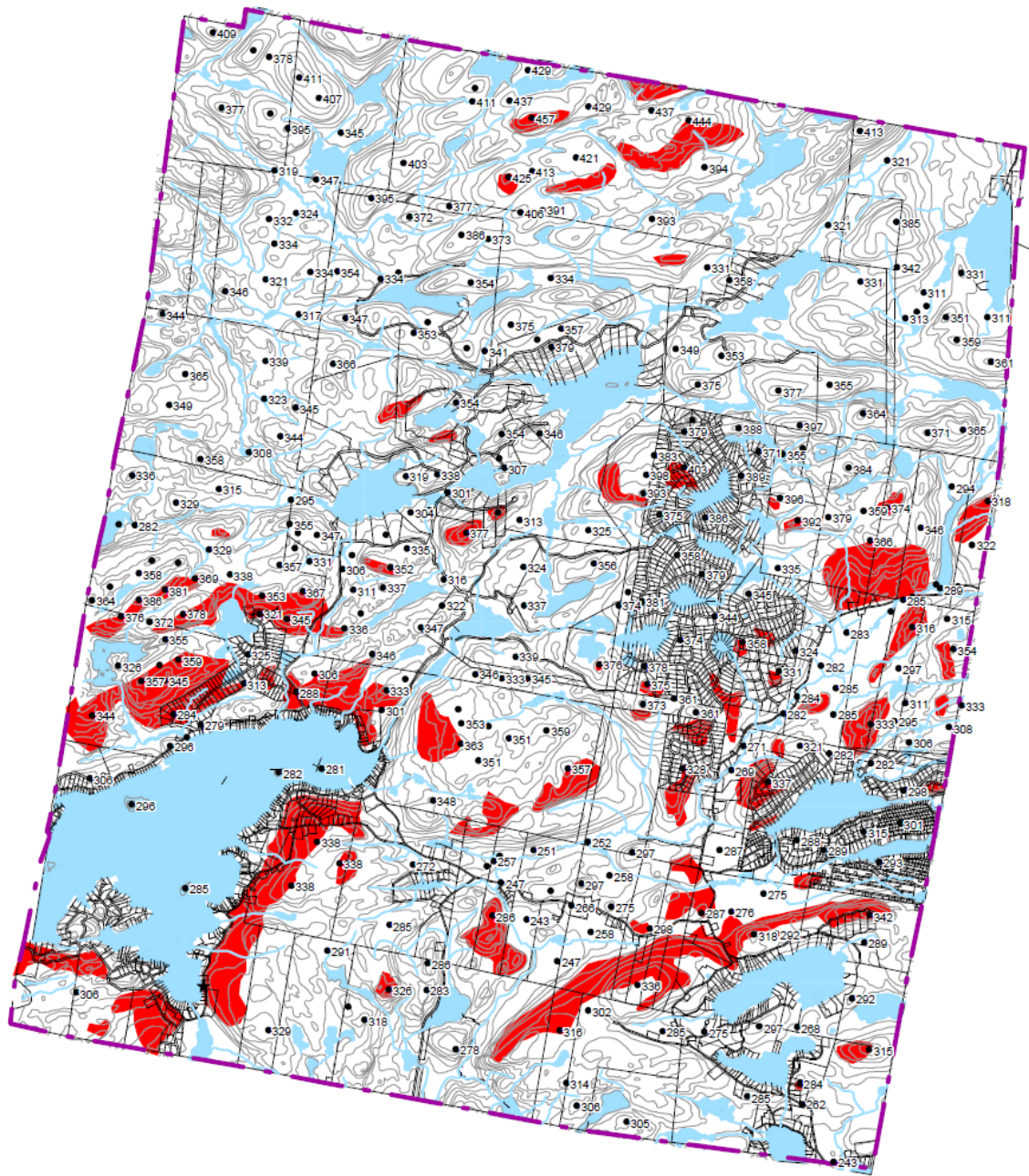
The present By-Law comes into force in accordance with the law.

Annex A: Landscapes of Interest



WOULD NOT COPY BOTTOM OF ANNEX A

Annex B: Mountainous Sectors



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Annex C: Ecological Network

