

PUBLIC NOTICE WRITTEN CONSULTATION

TO PERSONS INTERESTED AND WISHING TO EXPRESS ON DRAFT BY-LAWS NO 2021-01 CONCERNING ZONING AND NO 2021-02 CONCERNING THE SUBDIVISION FOR THE ADDITION OF THE RESIDENTIAL CLASS OF MULTI-FAMILY HOUSING AND WITHDRAWAL OF THE MINIMUM AREA OF 20,000 SQUARE METERS IN THE REC-5 ZONE.

PUBLIC NOTICE IS GIVEN BY THE UNDERSIGNED:

1. In accordance with articles 124 and following of the *Act respecting land use planning and development*, at a meeting held on January 11th, 2021, the Council adopted the draft by-laws entitled "Draft by-laws, under zoning by-laws and of subdivision, by the owner of lots 4,664,817 and 4,664,818 located at 690-700 Ripple Cove Road".
2. In accordance with the *Land Use Planning and Development Act*, a public consultation on such projects should normally be held. Considering the decree number 177-2020 of March 13th, 2020 which declares a state of health emergency throughout Quebec for a period of 10 days and the following orders which extend the state of health emergency and considering that it is not possible to hold a public consultation that involves a gathering, it will be replaced by a written consultation of fifteen (15) days, announced in advance by a public notice. All as provided for by Ministerial Order number 2020-033 of May 7th, 2020.
3. This draft By-law no 2021-01 concerning an amendment request made under zoning By-law no 2009-04, aims to:
 - Add the three-family and multi-family residential housing classes 4 units to the Rec-5 zone;
 - Add the residential use of multi-family housing, 4 to 20 units in the Rec-5 zone;
 - In note 33, to specify that despite the permitted housing classes (from 3 to 20 housing units), there is no maximum limit of 20 housing units per building for the Rec-5 zone, subject to standards. applicable (minimum vegetation cover, maximum occupancy percentage of the main buildings, maximum number of floors and maximum height of the main building, applicable minimum margins, specific standards related to the overall project, etc.) and the maximum occupancy density at ground level required by subdivision By-law 2009-05.
4. This draft By-law no 2021-02 concerning an amendment request made under subdivision By-law no 2009-05, is intended to:
 - To withdraw the note (3) of article 38 referring to *Table I: Area and minimum dimensions of lots or land served by water and sewer networks* deciding a minimum area of 20,000 m² for the Rec zone -5.
5. The draft By-laws numbers 2021-01 and 2021-02 as well as the consultation document can be viewed on the Municipality's website (menu - permits and administration - public notices 2021). If you are unable to view the document on the website, please contact the General Manager for an arrangement to provide you with a paper copy.
6. These draft regulations contain provisions specific to a by-law likely to be approved by referendum.

Notice is hereby given of the holding of a written consultation of fifteen (15) days which will take place from January 27th, 2021 to February 10th, 2021. For any information concerning this written consultation, please refer to the consultation document expressly drawn up to this effect on the Municipality's website (menu - permits and administration - public notices 2021).

Given at Ayer's Cliff, this January 20th, 2021.

Bastien Lefebvre
General Manager