



# **Presentation of projet**

**Draft by-laws, under the  
Zoning and Subdivision by-laws  
by the owner  
of lots 4,664,817 and 4,664,818  
located at 700 Ripple Cove Road**

**Consultation document**

**January 2021**

# Steps taken for the study of this project :

Study of the projects carried out by the members of the Planning Advisory Committee (CCU) on November 23rd, 2020, concerning requests for amendments to the Zoning by-law and the Subdivision by-law. The requests were as follows :

- Addition of multi-residential use to the Rec-5 zone;
- Building of 3 floors maximum;
- 50 % minimum vegetation cover;
- No new dock(s);
- Maximum implantation of 40 % on the ground;
- Have no restriction on the minimum area of 20,000 m<sup>2</sup> for the hotel complex.

At the meeting of January 11th, 2021, Council adopted the draft Zoning by-laws no 2021-01 and subdivision 2021-02.

Therefore, in order to initiate the process of adopting draft By-laws no 2021-01, concerning zoning, and no 2021-02, concerning subdivision, for the addition of the residential class of multi-family dwellings and the removal of the minimum area of 20,000 square meters in the Rec-5 zone.

## **The purpose of draft By-law no 2021-01 concerning an amendment request made under Zoning By-law 2009-04 is intended to :**

- **Add the three-family and multi-family residential housing classes 4 housing units to zone Rec-5;**
- **Add multi-family residential housing classes of 4 to 20 housing units to Zone Rec-5;**
- **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 applicable standards, (minimum plant cover, maximum percentage of occupancy 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 density of occupation on the ground required by Subdivision By-law 2009-05.**

# Table of uses and implementation standards by zone in force in Zoning By-law 2009-04 :

| Grille des usages et normes d'implantation par zone |   |                 | Région          |   |   |   |        |                 |                 |        |    |    |    |
|---|---|-----------------|-----------------|---|---|---|--------|-----------------|-----------------|--------|----|----|----|
| Groupes   | Classes   | Abbr.           | Région          |   |   |   | Région | Région          | Supprimé        | Région |    |    |    |
|   |   |                 | 1               | 2 | 3 | 4 |        |                 |                 | 2      | 3  | 4  |    |
| Résidentiel<br>"R"                                  | Habitation unifamiliale isolée                      | R1              |                 |   |   |   | X      |                 |                 |        | X  | X  | X  |
|   | Habitation unifamiliale jumelée                     | R111            |                 |   |   |   | X      |                 |                 |        |    |    |    |
|   | Habitation bifamiliale isolée                       | R2              |                 |   |   |   | X      |                 |                 |        |    |    |    |
|   | Habitation trifamiliale et multifamiliale 4 log.    | R3-4            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Habitation multifamiliale 4 à 20 log.               | R4-20           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Maison mobile                                       | Rmm             |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Maison de chambre et pensions                       | Rmcp            |                 |   |   |   |        |                 |                 |        |    |    |    |
| Résidences privées d'hébergement                    | Rppl  |                 |                 |   |   |   |        |                 |                 |        |    |    |    |
| Commercial<br>"C"                                   | Vente au détail, biens de consommation              | C1.1            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Vente au détail, équipements                        | C1.2            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Produits combustibles, équipements de ferme         | C1.3            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Vente de gaz, exceptés                              | C2.1            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Vente de gaz, droits extérieurs                     | C2.2            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services professionnels                             | C3.1a           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services personnels                                 | C3.1b           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services artisanaux                                 | C3.1c           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services financiers                                 | C3.2            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services commerciaux et industriels                 | C3.3            |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services véhicules vente - entretien de base        | C3.4a           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services entretien, reconditionnement               | C3.4b           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services réparables immob.                          | C3.5a           | X <sup>10</sup> |   |   |   |        |                 | X <sup>10</sup> |        |    |    |    |
|   | Services réparables extérieurs                      | C3.5b           |                 |   |   | X |        |                 |                 |        |    |    |    |
|   | Services hôteliers élimés                           | C3.6a           | X <sup>10</sup> |   |   |   |        | X <sup>10</sup> |                 |        |    |    |    |
|   | Services hôteliers limités                          | C3.6b           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Bars, discothèque, salle de danse et réception      | C3.7a           | X <sup>10</sup> |   |   |   |        |                 |                 |        |    |    |    |
| Services de bars érotiques                          | C3.7  |                 |                 |   |   |   |        |                 |                 |        |    |    |    |
| Restauration  | C4  | X <sup>10</sup> |                 |   |   |   |        |                 |                 |        |    |    |    |
| Vente, négociation à même la ressource              | C5  |                 |                 |   |   |   |        |                 |                 |        |    |    |    |
| Tout autre commerce                                 | C6  |                 |                 |   |   |   |        |                 |                 |        |    |    |    |
| Industriel<br>"I"                                   | Industrie produits matières premières               | I1              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Produits agricoles, forestiers liés à la ressource  | I2              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Industrie produits d'extraction                     | I3              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Tout autre industrie                                | I4              |                 |   |   |   |        |                 |                 |        |    |    |    |
| Public<br>"P"                                       | Public, enseignement, culture, services municipaux  | P1              |                 |   |   |   |        | X <sup>10</sup> |                 |        |    |    |    |
|   | Parc, terrain de jeux, espace vert, plan d'eau      | P2              | X               | X | X | X | X      | X               |                 | X      | X  | X  |    |
|   | Traitement de l'eau et déchets                      | P3              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Autres services publics                             | P4              |                 |   |   |   |        | X <sup>10</sup> |                 |        |    |    |    |
| Agricole<br>"A"                                     | Culture du sol                                      | A1              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Services commerciales                               | A2              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Élevage aux classes A4 et A5                        | A3              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Porcins, poulailler (150 têtes), animaux à fourrure | A4              |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Cheval  | A5              |                 |   |   |   |        |                 |                 |        |    |    |    |
| Usages<br>Secondaires                               | Artisanat   | S1              |                 |   |   |   |        |                 |                 |        | X  | X  |    |
|   | Professionnel et personnel                          | S2              |                 |   |   |   |        | X               |                 |        | X  | X  |    |
|   | Logement résidentiel                                | S3              |                 |   |   |   |        | X               |                 |        | X  | X  |    |
| Maison mobile pour fin agricole                     | S4  |                 |                 |   |   |   |        |                 |                 |        |    |    |    |
| Implantation<br>"I"                                 | Marge avant minimale (m)                            | AV-min          | 100             |   |   |   |        | 8               |                 |        | 3  | 3  | 3  |
|   | Marge avant maximale (m)                            | AV-max          |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Marge latérale minimale (m)                         | LA-min          | 10              |   |   |   |        | 5               |                 |        | 3  | 3  | 3  |
|   | Total marge latérale minimale (m)                   | TLA-min         |                 |   |   |   |        |                 |                 |        | 7  | 7  | 7  |
|   | Marge arrière minimale (m)                          | AA-min          | 12              |   |   |   |        | 12              |                 |        | 12 | 9  | 12 |
|   | % maximal d'occupation bâtiment principal           | %-max-P         | 4               |   |   |   |        | 60              |                 |        | 60 | 60 | 60 |
|   | Nombre d'étages maximal                             | NB-ét-max       | 1               |   |   |   |        | 2               |                 |        | 2  | 2  | 2  |
|   | Hauteur minimale bâtiment principal (m)             | H-min           |                 |   |   |   |        |                 |                 |        |    |    |    |
|   | Hauteur maximale bâtiment principal (m)             | H-max           | 8               |   |   |   |        | 12              |                 |        | 10 | 10 | 10 |
|   | Autres normes                                       |                 |                 |   |   |   |        |                 |                 |        |    |    |    |

Hotel complex that can include complementary uses such as spa-health, body care, sports and recreation center at the rate of a single hotel complex for the whole area.

# Table of uses and implementation standards by zone of Zoning By-law 2009-04 with the requested additions :

| Grille des usages et normes d'implantation par zone |   |                 | Région          |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|---|---|-----------------|-----------------|---|---|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----|---|--|
| Groupes   | Classes   | Abbr.           | Région          |   |   |   | Région          |                 |                 |                 | Supprimé        | Région          |    |   |  |
|   |   |                 | 1               | 2 | 3 | 4 | 5               | 6               | 2               | 3               |                 | 4               |    |   |  |
| Résidentiel<br>"R"                                  | Habitation unifamiliale isolée  | R1              |                 |   |   |   | X               |                 |                 |                 |                 |                 |    |   |  |
|   | Habitation unifamiliale jumelée   | R11             |                 |   |   |   | X               |                 |                 |                 |                 |                 |    |   |  |
|   | Habitation bifamiliale isolée   | R2              |                 |   |   |   | X               |                 |                 |                 |                 |                 |    |   |  |
|   | Habitation trifamiliale et multifamiliale 4 log.                                      | R3-4            |                 |   |   |   | X <sup>33</sup> |                 |                 |                 |                 |                 |    |   |  |
|   | Habitation multifamiliale 4 à 20 log.   | R4-20           |                 |   |   |   | X <sup>33</sup> |                 |                 |                 |                 |                 |    |   |  |
|   | Maison mobile   | Rmm             |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Maison de vacances et pensions  | Rmvp            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Résidences privées d'hébergement                    | Rppl  |                 |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Commercial<br>"C"                                   | Vente au détail, biens de consommation  | C1.1            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Vente au détail, équipements  | C1.2            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Produits combustibles, équipements de ferme   | C1.3            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Vente de gros, exception  | C2.1            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Vente de gros, droits extérieurs  | C2.2            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services professionnels   | C3.1a           |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services personnels   | C3.1b           |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services artisanaux   | C3.1c           |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services financiers   | C3.2            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services commerciaux et industriels   | C3.3            |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services véhicules vente - entretien de base  | C3.4a           |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services entretien, réaménagement   | C3.4b           |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services réparables inférieurs  | C3.5a           | X <sup>10</sup> |   |   |   |                 |                 | X <sup>10</sup> |                 |                 |                 |    |   |  |
|   | Services réparables supérieurs  | C3.5b           |                 |   |   | X |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services hôteliers limités  | C3.6a           | X <sup>10</sup> |   |   |   |                 | X <sup>10</sup> |                 | X <sup>10</sup> | X <sup>10</sup> | X <sup>10</sup> |    |   |  |
|   | Services hôteliers limités  | C3.6b           |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Bars, discothèques, salle de danse et réception                                       | C3.6c           | X <sup>10</sup> |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Services de bars érotiques                          | C3.7  |                 |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Restauration  | C4  | X <sup>10</sup> |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Vente, distribution à même la ressource             | C5  |                 |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Tout autre commerce                                 | C6  |                 |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Industriel<br>"I"                                   | Industrie produits matières premières   | I1              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Produits agricoles, forestiers liés à la ressource                                    | I2              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Industrie produits d'extraction   | I3              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Tout autre industrie  | I4              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Public<br>"P"                                       | Public, enseignement, culture, services municipaux                                    | P1              |                 |   |   |   |                 |                 | X <sup>10</sup> |                 |                 |                 |    |   |  |
|   | Parc, terrain de jeux, espace vert, plan d'eau  | P2              | X               | X | X | X | X               | X               | X               |                 | X               | X               | X  |   |  |
|   | Traitement de l'eau et déchets  | P3              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Autres services publics   | P4              |                 |   |   |   |                 |                 | X <sup>10</sup> |                 |                 |                 |    |   |  |
| Agriculture<br>"A"                                  | Culture du sol  | A1              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Services commerciaux  | A2              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Élevage sauf les classes A4 et A5   | A3              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Porcins, poulaillers (150 têtes), animaux à fourrure                                  | A4              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Cheval  | A5              |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
| Usages<br>Secondaires                               | Artisanat   | S1              |                 |   |   |   |                 |                 |                 |                 |                 | X               | X  |   |  |
|   | Professionnel et personnel<br>Logement résidentiel<br>Maison mobile pour fin agricole | S2<br>S3<br>S4  |                 |   |   |   |                 | X               | X               |                 |                 | X               | X  | X |  |
| Normes<br>d'implantation                            | Marge avant minimale (m)  | AV-min          | 100             |   |   |   |                 | 8               |                 |                 | 3               | 8               | 8  |   |  |
|   | Marge avant maximale (m)  | AV-max          |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Marge latérale minimale (m)   | LA-min          | 10              |   |   |   |                 | 5               |                 |                 | 3               | 3               | 3  |   |  |
|   | Total marge latérale minimale (m)   | TLA-min         |                 |   |   |   |                 |                 |                 |                 | 7               | 7               | 7  |   |  |
|   | Marge arrière minimale (m)  | AA-min          | 12              |   |   |   |                 | 12              |                 |                 | 12              | 8               | 12 |   |  |
|   | % maximal d'occupation bâtiment principal   | %-max-P         |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Nombre d'étages maximal   | NB-ét-max       | 1               |   |   |   |                 | 2               |                 |                 |                 |                 |    |   |  |
|   | Hauteur minimale bâtiment principal (m)   | H-min           |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |
|   | Hauteur maximale bâtiment principal (m)   | H-max           | 8               |   |   |   |                 | 12              |                 |                 | 10              | 10              | 10 |   |  |
|   | Autres normes   |                 |                 |   |   |   |                 |                 |                 |                 |                 |                 |    |   |  |

33  
Despite the description of the use class (building with 3 to 20 units), there is no maximum limit of 20 units per building in the Rec-5 zone. All this, subject to compliance with the various applicable implementation standards (minimum plant cover, maximum percentage of occupancy of the main buildings, maximum number of floors and maximum height of the main building, minimum margins applicable, specific standards related to the whole of the project etc) and subject to compliance with the maximum occupancy density required through the Subdivision by-law.

Maximum number of floors      3

# The purpose of draft By-law no 2021-02 concerning an amendment request made under subdivision by-law 2009-05 is intended to :

- To withdraw the note (3) of article 38 referring to Table 1 : Area and minimum dimensions of lots or land served by water and sewer networks, stipulating a minimum area of 20,000 m<sup>2</sup> for the Rec-zone 5.

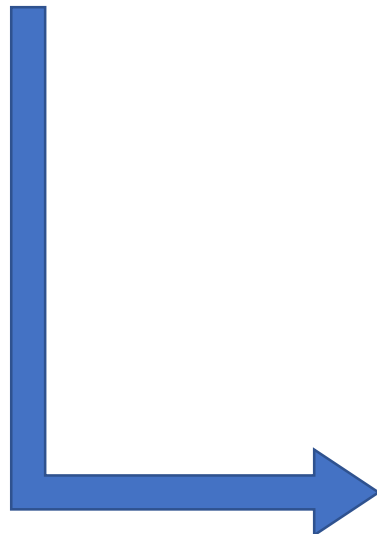


Tableau I : Superficie et dimensions minimales des lots ou terrains desservis par des réseaux d'aqueduc et d'égout

Règl 2014-07

| TYPE DE CONSTRUCTION                           | SUPERFICIE MINIMALE (m <sup>2</sup> )                                   | LARGEUR (LM) MINIMALE (m) | PROFONDEUR <sup>(2)</sup> MINIMALE (m) |
|--|---|---------------------------|--|
| Unifamiliale isolée<br>Bifamiliale isolée      | 750 <sup>(1)</sup>  | 25 <sup>(1)</sup>         | 30                                     |
| Unifamiliale jumelée                           | 600 <sup>(1)</sup>  | 20 <sup>(1)(4)</sup>      | 30                                     |
| Multifamiliale isolée<br>(3 logements et plus) | 900 <sup>(1)</sup><br>plus 100/log.<br>à compter du 4 <sup>e</sup> log. | 30 <sup>(1)</sup>         | 30                                     |
| Commerce                                       | 900 <sup>(3)</sup>  | 30                        | 30                                     |
| Industrie                                      | 1 500   | 30                        | 35                                     |
| Bâtiment à des fins publiques                  | ---   | ---                       | ---                                    |

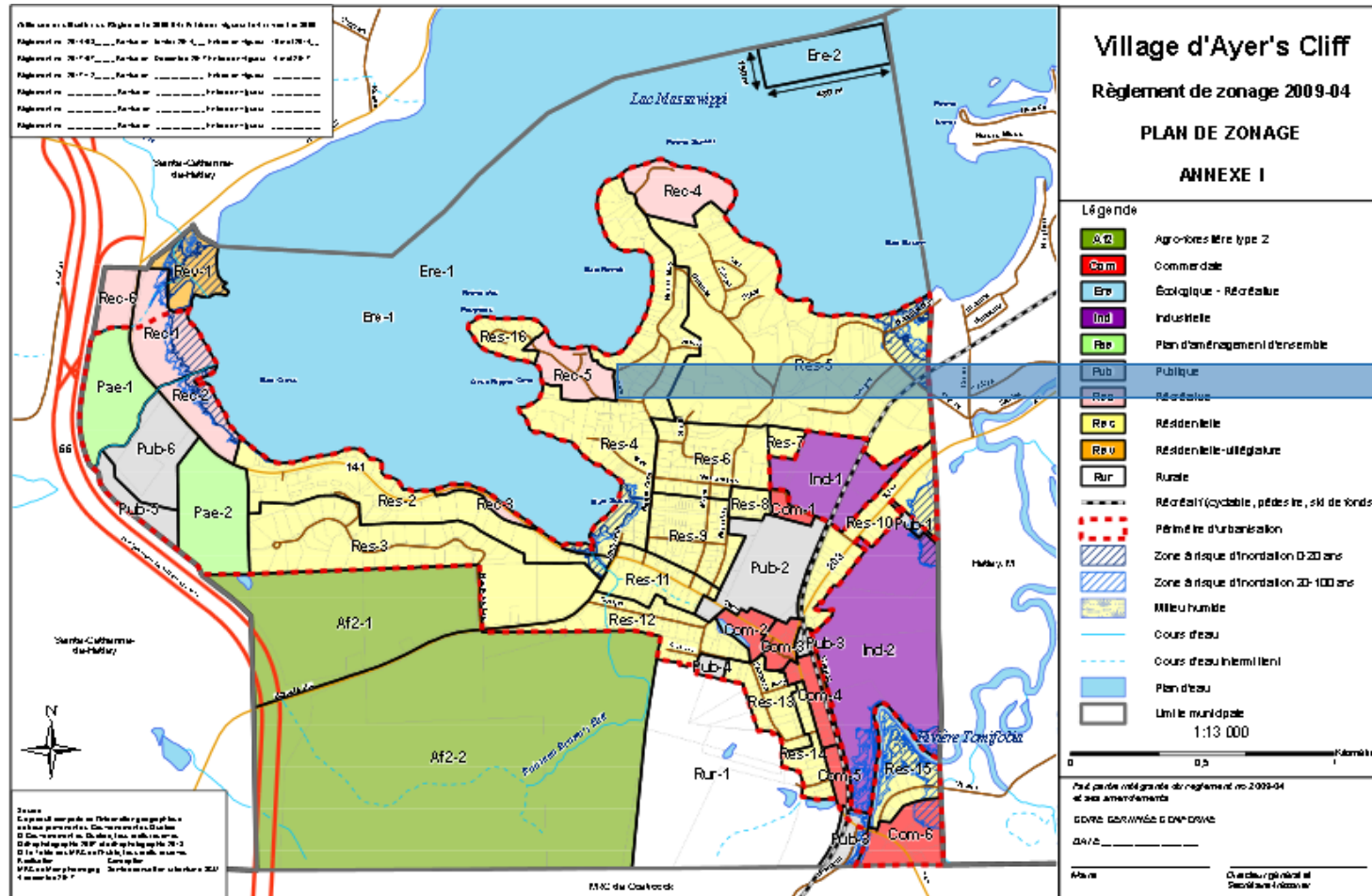
Note :

- (1) Pour des terrains de coin, la superficie minimale est augmentée de 50 m<sup>2</sup> et la largeur minimale est augmentée de 1 m.
- (2) Pour les lots riverains adjacents à un lac ou à un cours d'eau, la profondeur minimale est de 45 m. Cette profondeur peut être réduite à 30 m lorsqu'il s'agit d'un terrain situé entre la ligne des hautes eaux et une rue existante à l'entrée en vigueur du schéma d'aménagement révisé ou d'un terrain déjà subdivisé sur les plans de renvoi au cadastre (Règl 2016-09)

~~(3) Pour le complexe hôtelier situé dans la zone Rec-9, la superficie minimale est de 20 000 m<sup>2</sup>.~~

- (4) Pour la zone Res-9 seulement, la largeur minimale pour le type de construction « unifamiliale jumelée » est de 12.5 mètres. (Règl 2014-07)

# Zone Rec-5





# Perspective from the street



It should be noted that the addition of residential housing classes applies to the whole of zone Rec-5. In this case, any building in the overall project is subject to it. In addition, a construction request must be requested for all new phases of the project. Also, they must comply with the Site Planning and Architectural Integration by-law (PIIA-5), under the recommendations of the Urban Planning Advisory Committee (CCU) and by Council approval.



# Next steps :

1. **January 11th, 2021 - adoption of the first draft By-laws 2021-01 and 2021-02;**
2. **January 20th, 2021 - public notice announcing the holding of the 15-day written consultation;**
3. **February 2021 - adoption of the second draft by-laws ;**
4. **February or March 2021 – second public notice to interested persons regarding the filing of an application for the approval of qualified voters;**
5. **March 2021 - If a register is requested, procedures leading to a possible referendum;**
6. **March 2021 - if deemed compliant by those qualified to vote, adoption of the resolution of draft By-laws no 2021-01 and 2021-02;**
7. **Transmission to the MRC Council for approval;**
8. **Issuance of the certificate of conformity by the Secretary-Treasurer of the MRC;**
9. **Public notice of the entry into force of draft By-laws 2021-01 and 2021-02.**

# Written Comments from January 27<sup>th</sup> to February 10<sup>th</sup>, 2021

- By email at the following address : [dg@ayerscliff.ca](mailto:dg@ayerscliff.ca)
- By mail at the following address :  
Hôtel de ville  
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Ayer's Cliff JOB 1C0

