



PROVINCE DE QUÉBEC
M.R.C. MEMPHRÉMAGOG
VILLAGE D'AYER'S CLIFF

EXTRACT FROM THE MINUTES

Minutes of the regular sitting of the municipal council of the Village of Ayer's Cliff, held on Monday **November 2, 2020** at 7:00 pm under the presidency of Mayor Vincent Gérin.

Are present, Councillors Patrick Proulx, Peter McHarg, Stacey Belknap-Keet and Michael Crook, all forming a quorum in accordance with the Municipal Code.

Councillor Stéphane Richard is absent.

Also present, Mr. Bastien Lefebvre, Director General and Secretary-treasurer

Special project, under the PPCMOI, by the owner of lot 4 664 959 which is now 6 359 862, located at 1197-1199 rue Main

The Director General explains the different stages carried out for the study of this project:

- Study of the project carried out by the members of the Land-use Planning Advisory Committee (CCU) on September 24th, 2020 and seven (7) clarifications are requested and five (5) modifications are recommended;
- The applicant was informed of the clarifications to be obtained and the recommendations for modifications to be made to the project presented and he provided the answers to the clarifications then made modifications according to the recommendations;
- The recommendations for modifications, the answers obtained for the clarifications and modifications made and sent to the members of the council and were explained by Councillor Stéphane Richard during the meeting of September 8th;
- At the meeting of September 8th, the Council accepted the PPCMOI project, taking into account the clarifications obtained and the modifications made as recommended by the CCU.

Therefore, in order to begin the process of adopting the special project, the first draft resolution of the PPCMOI 2020-1 was submitted to the members of the council at the meeting of November 2nd, 2020.

RES. : 2020-253

First draft of "PPCMOI no 2020-1 for lot 4 664 959 which is now lot 6 359 862 belonging to Mr. Richard Laliberté

WHEREAS a request for authorization of a special project to derogate from the applicable planning regulations was submitted by Mr. Richard Laliberté within the framework of By-law Number 2003-09 on specific construction, modification and occupancy projects of a building, for a multifamily residential complex of 10 units. This project is located on lot 4 664 959 which is now 6 359 862 in zone COM-4;

WHEREAS the request includes elements that derogate from the applicable regulations, in particular, the multi-family dwelling of ten (10) units, the installation of parking without setbacks, the percentage of occupancy of the parking in progress before (50 % rather than 30 %), the number of floors (3 rather than 2), the height of the 3rd floor (4.572 meters rather than 3.6 meters maximum), the height of the 2nd floor (1.83 meters rather than 2.4 meters minimum) and the garbage in the residual front yard should not be in the front yard;

WHEREAS the Land-use Planning Advisory Committee has examined the project based on the evaluation criteria set by By-law number 2003-09 on special construction, modification or occupancy projects for a building and these amendments and recommend to Council that clarifications and modifications be made;

WHEREAS the owner provided the clarifications recommended by the CCU and made the changes that were recommended between the August 24th CCU meeting and the September 8th council meeting;

It is moved by Councillor Stacey Belknap-Keet
Seconded by Councillor Michael Crook

THAT be authorized the project for a multifamily residential complex of 10 dwellings on lot 4 664 959 now 6 359 862 in zone COM-4 as presented in the documents listed below and annexed to form an integral part of this resolution.

The implementation of this residential complex project is authorized under the following conditions:

1. The elements derogating from Zoning By-law 2009-04 are as follows:

Municipal standards	Authorized derogatory elements
Usage: there is no housing class provided for in zone COM-4, including multi-family class 4 to 20 dwellings - <i>zoning, annex VII grid of uses</i>	10 dwellings requested
Parking space: at least 3m from the street right-of-way - <i>zoning, article 28 in table I "parking lot, driveway circ.</i>	Parking directly on the front line, 0 metre margin
Parking area: limit of 30 % of the minimum and residual front yard area - <i>zoning, article 46 al. 1 (1) b</i>	Approximately 50 %, maximum of 55 % of the minimum and residual front yard
A storey is not higher than 3.6 m. - <i>zoning article 11 "floor"</i>	Third floor is 4.572 meters including the mezzanine
One storey is not less than 2.4 m - <i>zoning, section 11 "storey"</i>	Second storey, at the south end, is 1.83 meters to the wall
Garbage dumpsters (containers) cannot be in the front yard - 28 in Table I	Dumpster in the residual front yard

2. The project will be carried out on lot 4 664 959 which became 6 359 862 according to the site plan, elevations, file 20BLH085, designed by P. Harvey and drawn by C. Bergeron (BLH Architects), dated August 13th, 2020.

3. The current building will be renovated according to the elevation plan filed with the request, file 20BLH085, designed by P. Harvey and drawn by C.B & B.C. (BLH Architects), dated August 13th, 2020.
4. Exterior materials and colors will be as shown on BLH Architects perspective color document, File 20BLH085 dated August 13th, 2020.
5. Parking will be carried out according to the site plan in the file document 20BLH085, designed by P. Harvey and drawn by C. Bergeron (BLH Architects), dated August 13th, 2020 and according to the derogatory elements of the table in point 1, a 15 cm high concrete border around the perimeter of the parking lot and its entrance, given its surface area and its proximity to the front and south side lines. Also including the clarification provided by Mr. Richard Laliberté in his document of September 2nd, 2020 in note 2.
6. The proposed landscaping is made up of those identified on the document from file 20BLH085, designed by P. Harvey and drawn by C. Bergeron (BLH Architects), dated August 13th, 2020. The trees behind the building and along the cycle path will be preserved according to the clarification provided by Mr. Richard Laliberté in his document of September 2nd in note 3.
7. That all the details and modifications in the document of September 2 by Mr. Richard Laliberté be considered in carrying out the project.
8. That a financial guarantee in the form of a letter of credit in the name of the Village of Ayer's Cliff could be requested with an amount to be determined in order to guarantee that the development works are carried out in accordance with the conditions and requirements of this resolution. and either of sufficient duration to cover the period beginning with the issuance of the permit and the final acceptance of the work by the Municipality.
9. The entire project must be completed within nine (9) months from the date of issuance of the building permit.

That a written public consultation meeting will be held from January 20 to February 3, 2021.

Adopted

Certified true copy
Village d'Ayer's Cliff, November 2, 2020

Bastien Lefebvre
Director General and Secretary-treasurer