

**By-law no 2021-01
Modifying Zoning By-law no 2009-04**

At a _____ meeting of the Council of the Municipality of Ayer's Cliff, held at Town Hall on _____ at _____ a.m., at which there was a quorum.

WHEREAS the Municipality of Ayer's Cliff has the power under the Law to amend its Zoning by-law;

WHEREAS it is desirable to allow multi-family dwellings in the REC-5 zone, subject to compliance with the various applicable standards (minimum plant cover, maximum occupancy percentage of main buildings, maximum number of floors and height maximum of the main building, applicable minimum margins, specific standards related to the overall project, etc.) and subject to compliance with the maximum occupancy density required through the Subdivision By-law;

WHEREAS a notice of motion to present this By-law was duly given on January 11th 2021;

**Consequently,
It is proposed by
Seconded by
And unanimously resolved**

That a by-law of this Council bearing the number 2021-01 concerning multi-family units in REC-5 zone, be and is adopted and that it be enacted and decreed, the following, namely :

Article 1 : The preamble is an integral part of the present By-law;

Article 2 : Schedule VII of this Zoning By-law # 2009-04 of the Municipality of Ayer's Cliff, concerning the grid of uses and implementation standards by zone, is amended as follows :

- a) By inserting in the box corresponding to the column representing the "REC-5" zone and to the line "Three-family and multi-family 4 units . - R3-4 ", the expression " X "thus allowing this class of use in the REC-5 zone;
- b) By inserting in the box corresponding to the column representing the "REC-5" zone and to the line "Multi-family 4 to 20 dwellings - R4-20" », the expression « X33 » thus allowing this class of use in the REC-5 zone subject to the specifications provided for in note 33;
- c) By adding in the section "Notes relating to the grid of permitted uses by zone", note 33 which reads as follows :

33 - Despite the description of the use class (building of 4 to 20 units), there is no maximum limit of 20 units per building in REC-5 zone. All this, subject to compliance with the different applicable of implementation standards (minimum plant cover, maximum occupancy percentage 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. »".

Article 3 : The present by-law will come into force in accordance with the Law.

Mayor
Vincent Gérin

General Manager and Secretary Treasurer
Bastien Lefebvre

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Notice of motion : January 11th, 2021
Adoption of the 1st draft : January 11th, 2021
Written notice of consultation : January 20th, 2021
Length of written consultation : January 27th to February 10th, 2021
Adoption of the 2nd draft :
Public notice of qualified voters :
Adoption of the final by-law :
Certificate of approval from the MRC :
Coming into force :