

## 1. Context

The village of Ayer's Cliff has started the process of modifying the Zoning and Permits and certificate by-laws following the filing, on November 7<sup>th</sup>, 2022, during the municipal Council meeting, of the first draft by-law number 2022-13 modifying the Zoning by-law 2009-04, as well as the first draft by-law number 2022-14 amending Permits and Certificates By-law 2009-07 in order to subject certain works to better management of runoff water.

This first project was the subject of a public consultation on November 29<sup>th</sup>, 2022, in accordance with the rules of the Law respecting land use planning and urban planning and health measures of the Minister of Health and Social Services.

During the public consultation, the officials present made sure to send the explanations necessary for the understanding of the draft by-law to the population present. The officials also heard the people, groups and/or associations wishing to express themselves on this subject. At the end of this consultation process, the officials prepared this report, which presents the terms of the public consultation, a summary of the proposals, comments or recommendations made as well as the modifications it proposes, if applicable

## 2. Responsible for public consultation

In accordance with the Act respecting land use planning and development, the municipal Council has planned a public consultation to hear the opinions of the population. The public meeting is held by the municipal Building and Environment Inspector, Mrs. Éleine Leblanc and was also present the Mayor, Mr. Simon Roy and the municipal Councilor, Mrs. Caroline Paul.

## 3. Main steps and modalities of the public consultation

Following its adoption on November 7<sup>th</sup>, 2022, the draft by-law was made available for public consultation at Ayer's Cliff Town Hall, located at 958 Main Street in Ayer's Cliff.

The draft by-law was also the subject of a notice published on the Municipality's website and posted on the municipal bulletin boards located beside the Town Hall. This notice included a brief summary of the draft by-law and specified the availability of the

documentation relating to the draft by-law as well as the relative amendments to the draft by-law and which were available at the Town Hall, during business hours, as well as by email, on request at [dg@ayerscliff.ca](mailto:dg@ayerscliff.ca).

Given the health context in which the public consultation took place and despite, the Municipality offered the following methods of participation to citizens in order to ensure the participation of the greatest number, namely:

- Public meeting: Tuesday, November 29<sup>th</sup>, 2022 at 5:00 p.m. in person at the community center, at 176 rue Rosedale in Ayer's Cliff
- Public consultation in writing: until November 28<sup>th</sup>, 2022, before 8 a.m.:
  - By email: [dg@ayerscliff.ca](mailto:dg@ayerscliff.ca)
  - By mail: 958 Main Street, Ayer's Cliff, Quebec, J0B 1C0
  - By deposit in the mailbox located at the town hall (mailbox near the main entrance: 958 Main Street in Ayer's Cliff)

The public meeting was accompanied by a screen projection of the draft bylaws as well as paper documents of the draft bylaws. The public intervention period and the discussions with those in charge took place with flexibility and respect. There were a total of 15 participants who attended the public consultation.

#### 4. Main observations collected

Topic	Comment	Modification/justification
Question	What can be put in the courtyard entrances as permeable materials?	Permeable materials, at the owners' choice: pavers with permeable interstices, vegetation, gravel, asphalt or porous concrete, etc.
Question	Will we have the right to repair an existing asphalt driveway?	Yes. Repairs consisting of restoring less than 50% of the yard will be authorized. However, if the repairs to be carried out ultimately consist of redoing more than 50%, then the work must be permeable.

Question	Why not ask for the installation of retention structures on the land rather than asking to put permeable surfaces in the driveways?	One of the sections of the by-law also provides for the development of retention structures. Retention measures will also be requested in addition to certain cases of permeabilization of surfaces, but will be automatically requested, for example, during new constructions of main residences or for large surfaces, in particular as well as when the surface of the future work is more than 900 square meters waterproof. One does not exclude the other, the impermeable surface rate of a city having a very strong impact on runoff water, according to the Ministry of the Environment, so we believe that we must act with a combination of the two methods. The Town also aims to increase the number of so-called bio-retention structures on its territory over the next few years and also to encourage citizens to install more of this type of structure on their properties, even if they are not directly subject to the regulations.
Question	Are there subsidies for local residents?	No.
Comment	It's a good idea, a good step in the right direction. However around the lake there is currently not much development and when we look at the projects in progress or those that have been done, we see that there are currently already a lot of runoff problems in the Municipality and this project will not solve the whole source of the problem.	The regulation is not intended to solve all runoff problems, but we believe it is a significant step that will certainly help us for future projects in order to preserve the quality of the lake.

Question	For the 15% slope, is it for the whole territory or only for certain lots?	This should be clarified in the rules as it is not clear The by-law for the permeabilization of surfaces applies to all work taking place on slopes of 15%, throughout the Municipality.
Question	If we have to do like the other municipalities, is it possible to use the same standards as them?	The bylaw was written based on what neighboring municipalities are doing. The part on permeability comes from the standards of the runoff water management guide of the Ministry of the Environment as well as the technical guides and installation standards of various municipalities, companies, authorities, qualified in the field.
Question	What resources will the Municipality have in order to ensure that the work will be compliant during the work?	The next Council meeting provides in particular for the hiring of an additional urban planning resource in order to carry out step-by-step current overload and thus be able to better follow the files.
Question	Are there properties that are not affected by this regulation? There might also be places that need to be fixed or improved, what will happen to those?	To be subject to the new regulations, it is necessary to proceed with a new construction or renovation. The Town plans to apply more incentive measures soon to encourage people who are not subject to the bylaw to make changes.
Comment	Is there a local committee that could help citizens and make them aware of these new measures? And above all a need to educate people who are not, since this new regulation will significantly improve the quality of the lake and the quality of the environment.	The Town will produce a document to help citizens to support them in their decision-making and this document will also be a sort of awareness tool in order to explain the main advantages of the new measures. We will also forward the request to the CCE so that they can study when and how they will be able to help us with this new project.
Question	Will the other municipalities around the lake also make this change or is it just Ayer's Cliff?	Stormwater management regulations are already in effect in most neighbor municipalities.

		There is also a desire on the part of some neighboring municipalities to follow suit for better stormwater management.
Question	Could the measures apply to the entire municipality rather than just to residents and land of 15% or more?	The Municipality does not rule out the possibility of extending the measure to the entire municipality. Asphaltting was also banned a little over 10 years ago in Ayer's Cliff and with the new regulations. For large spaces, however, the new regulations on the management of runoff water will still apply, which will still bring some improvements.
Question	Why not apply the by-law directly to the entire municipality?	Since, in our opinion, there was an urgency to act, we concentrated on the most urgent sectors, that is to say the sectors with steep slopes and the sectors near watercourses and subsequently, we will analyze in order to extend the measure to the entire territory if it is demonstrated that the other sectors also exert a significant influence in the management of runoff water. It will be necessary to establish more precisely the limits of the watershed as well as the zones having a direct impact on the flow of water.
Question	Why not encourage more other measures such as the retention of rainwater from the roof which are simple measures rather than asking for the installation of permeable materials?	We will add these to the regulation. However, we believe that these types of measures are not sufficient for the current problem. According to the Ministry's rainwater management guide, the majority of runoff water comes from asphalt surfaces and it is these that contribute most significantly to the quality of the lake's water.
Comment	When it freezes in winter, regardless of the type of materials used, when it melts, the water will still run off.	Several studies show that permeable surfaces are less likely to freeze. In addition, during the melting, a large quantity of water will be directly absorbed on the ground

		<p>itself as well as on all permeable surfaces. Additional retention structures are of course desirable, but on-site retention is the most important solution to consider in a stormwater management plan. Most asphalt surfaces unfortunately end up in a ditch, which already receives a large volume of water and whose final outcome is also in the lake..</p>
Question	Will these new regulations also apply to public and private streets?	<p>Yes for runoff management. New public or private streets will have to produce a runoff water management plan. However, the streets do not have to be permeable.</p>
Comment	<p>I don't know how anyone could be against this project, because it's about protecting our water, protecting the lake and that's what we have to do for ourselves and for future generations.</p>	
Comment	<p>The Environment Committee could be called upon to help educate citizens on a subject that is so important to the health of our Lake. It seems that there are many who misunderstand the environmental requirements to protect our natural heritage. Living on the shores of a lake like ours is a privilege, but one that requires duties and obligations.</p>	

<p>Comment/Question</p>	<p>It all seems logical. Is the objective to avoid large impermeable surfaces within 200 m of the lake when the slope is 15% or more? I suspect it will be difficult for you to allow with so many variables.</p>	<p>Indeed, the objective is to promote the conservation of permeable surfaces within 200 meters of the lake and in an area with a slope of 15% or more, not only when we are 200 meters from the lake.</p> <p>The regulation also requires the control of runoff water, in particular for new constructions, reconstructions and expansions of impermeable surfaces totaling more than 900 m<sup>2</sup> on a lot.</p> <p>The objective is to slow down the water supply to the lake in order to avoid uncontrollable variations in the level of the lake.</p>
<p>Questions</p>	<p>Is it possible to request a second meeting before Council votes on changes from the public consultation meeting.</p> <p>Many lakefront property owners are down south during the winter months and they should have a voice regarding their lakefront property and any changes.</p>	<p>A second public meeting will be held in zoom mode, to allow more people to attend and to include all parties concerned.</p>
<p>Question / Comment</p>	<p>Quel est l'impact environnemental et qu'est-ce que cela signifie pour moi et ma propriété ? Nous voulons juste nous assurer de ne pas priver les gens de leurs droits.</p>	<p>Runoff water contributes to the largest proportion of sediment that is transported into the lake thus feeding it is premature aging and several other problems such as erosion and flooding due to the level of the lake which increases too quickly. The relationship is direct. The new regulation aims to better regulate stormwater management in three ways:</p>

		<p>1) During the construction of new properties, expansions and for impermeable surfaces of more than 900 square meters and more and for streets, produce a runoff management plan in order to limit outgoing water;</p> <p>2) For new access roads (driving) and parking lot located 200 meters from the lake or the Tomifobia River as well as for all land on the entire territory with a slope of 15% or more, provide permeable surfaces depending on the nature and configuration of the site;</p> <p>3) Limit the % of impermeable surface to a maximum of 40% of the land for the entire territory</p> <p>For the majority of people this does not change anything. These new measures will apply to new construction or major repairs only, as well as to land that already has a high volume of permeable surface. These new measures will only provide for better water retention at the level of each lot.</p>
Question	Is this urgent?	<p>Yes, we periodically observe paved developments that have harmful effects by their contribution in volume of runoff water. The number of problems increasing over the past year, in particular due to invasive alien species in the Lake and having noticed problems related to runoff water on our territory, we feel an urgent need to act. We don't believe we have the luxury of postponing indefinitely. The water level of the Lake rises rapidly during heavy rainfall. The level of the Lake and the quality of the Lake being directly correlated to the maintenance of water at the</p>



		recharge of the groundwater table and since the health of the Lake is very fragile, we consider that this is very urgent.
Question	What happens to places like the campground, beach, land near the Tomifobia River and near the lake that are currently zoned commercial or industrial?	These lands do not have any challenges in terms of impermeable surfaces. The regulation does not prevent the use of a lot, it simply regulates the impermeable use. If impermeable surfaces cannot be used, permeable surfaces can.
Question	When creating this proposal to modify the existing by-law, was it assessed how many properties, private, commercial or industrial, would fall within the proposed 200 meters?	Yes, but the primary parameter of the framework was to frame the majority of runoff from the watershed. By touching the properties 200 meters from the lake and the river, this definitely included all the water coming from the watershed, and by adding the land with slopes of 15% or more, this completed the majority of the land with a significant impact in runoff water. The majority of commercial and industrial land is not affected by these regulatory changes because they are well established and this will in no way deprive them of making changes or expanding. The modifications will only allow better management of runoff water by retention directly on the ground.

## 5. Conclusion

The managers would like to thank all the people, groups and associations who took the time to participate in the process of consultation set up as part of the adoption process for draft by-laws number 2022-13 and 2022-14. The changes made for the final version of the by-law will take into consideration the proposals and comments resulting from the public consultation as well as from the second public meeting to be held on January 10, 2023 if the first draft is adopted.