

**Province of Quebec
Memphremagog Regional Municipal Council
Village of Ayer's Cliff**

**By-law No. 2025-12
Amending PIIA By-law No. 2009-09**

At a regular meeting of the municipal council of Ayer's Cliff, held in the basement of Saint-Barthélemy Church located at 911 Clough Street on August 4, 2025, at 7:00 p.m., at which a quorum was present.

WHEREAS the municipality of Ayer's Cliff has the power under the Act to amend its Site Planning and Architectural Integration Program (SPAIP);

WHEREAS the municipality wishes to regulate, through the SPAIP, the location of accessory buildings in front yards;

WHEREAS a notice of motion was duly given on August 4, 2025;

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

That a bylaw of this council, numbered 2025-09, be and is hereby adopted and enacted as follows:

Section 1: The preamble forms an integral part of this bylaw.

Section 2: Section 12 of the 2009-09 PIIA bylaw of the municipality of the village of Ayer's Cliff, concerning accompanying documents for a building permit and a certificate of authorization, is amended as follows:

(a) By adding to paragraph 1(o) of the first paragraph a paragraph (f) that reads as follows:

“(f) In the case of an accessory building in the front yard, the reasons why the location is not possible or is very complicated in other yards.”;

Section 3: Section 23 of this PIIA by-law, concerning types of PIIAs, is amended as follows:

a) By adding to the section entitled “Types and names” a PIIA-10 that reads as follows:

“PIIA-10: Accessory buildings located in front yards, throughout the territory.”;

Article 4: An article 33 concerning PIIA-8 is inserted at the end of these PIIA regulations, which reads as follows:

“PIIA-10, Accessory buildings located in front yards

Accessory buildings for which a building permit application has been filed and which are planned to be located in the minimum front yard or residual front yard, located throughout the territory, are subject to PIIA-10. The objectives and evaluation criteria relating thereto are defined below:

1° PIIA-10 aims to ensure the harmonious integration of new accessory buildings in the front yard in relation to their surroundings. These surroundings may already be built up or partly natural (wooded or not). The location must not be restrictive in relation to the main building on the lot or to neighbouring properties. The location of an accessory

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building in the front yard must be seen as an alternative or solution to a problem of compliant location in other yards (side and rear).

The evaluation criteria described below address the various aspects to be taken into account when assessing the acceptability of construction projects.

2° Criteria relating to buildings:

a) The justification and arguments supporting the application must enable the CCU and the Council to determine that this is a last resort solution and that a significant siting issue prevents compliant siting in other yards or requires significant modifications to buildings, structures, or trees and greenery already on the property.

b) The addition of a new accessory building in the front yard must be done in such a way that the presence of this building is discreet. Also:

i) The location must be given strong preference in the side areas of the front yard, or in other words, it must not be located between the front of the main building and the street, unless the main building is very far from the street or the accessory building is located on the other side of the street as permitted by the zoning by-law in certain specific cases.

ii) The choice of architectural style, materials, and especially their color must be judicious in order to minimize the visual impact of this building on the property and ensure a harmonious visual connection with the main building.

iii) If secondary housing is planned in the accessory building, although part of the building must be independent from the housing and reserved for storage purposes, the building must appear to be a single unit and there should be only one door on the facade facing the street;

c) Green spaces between the main building and the accessory building should also be encouraged in order to visually separate these structures;

d) Landscaping or a hedge must conceal the accessory building so that it is not easily visible from the properties adjacent to the side lines, particularly if the accessory building is occupied by secondary housing;

e) A shared courtyard entrance serving the main building and the accessory building is encouraged.

Section 5: These bylaws shall come into force in accordance with the Act.

Mayor
Simon Roy

General director
Abelle L'Écuyer-Legault

Avis de motion et adoption du projet : 4 août 2025
Avis public ass. de consultation : 5 août 2025
Assemblée de consultation : 14 août 2025
Adoption du règlement final : 2 septembre 2025
Certificat d'approbation de la MRC
Entrée en vigueur :

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