

**Bylaw No. 2026-09
Amending PIIA Bylaw No. 2009-09**

At a regular meeting of the Ayer's Cliff municipal council, held at City Hall on October 6, 2026, at 7:00 p.m., at which a quorum was present.

WHEREAS the Municipality of Ayer's Cliff has the authority under the Act to amend its Site Planning and Architectural Integration Plan (PIIA) bylaw;

WHEREAS the consolidated Bylaw 16-23 of the MRC Memphrémagog Land Use and Development Plan came into effect on April 11, 2024, and this bylaw must be brought into compliance with Bylaw 16-23 and its subsequent amendments within two years;

WHEREAS the content of the aforementioned document sets forth planning and development guidelines as well as planning standards for the territory of the Memphrémagog Regional County Municipality and, consequently, for the territory of the village of Ayer's Cliff;

WHEREAS the applicable adoption procedure was duly followed;

WHEREAS a notice of motion was duly given on October 6, 2026;

**Accordingly,
It is moved by
Seconded by
And unanimously resolved**

That a bylaw of this council, numbered 2026-09, be and is hereby adopted, and that the following be enacted and decreed, namely:

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

Article 2: Article 2 of Bylaw 2009-09 of the Municipality of the Village of Ayer's Cliff, concerning the subject territory, is amended as follows:

- a) By deleting, in the ^{first} paragraph, the words "except for agricultural zones";

Article 3: Article 4 of this PIIA bylaw, concerning specific definitions, is amended as follows:

- a) By adding the following two definitions:

“Street loop’: Completion of the traffic network through the construction of a road whose route, taking into account existing constraints, follows the shortest path between the starting point and the destination, carried out for economic purposes or for public utility or safety purposes.

“Existing street”: A compliant public or private traffic route, including street closures, constructed and open to traffic as of April 11, 2024.”;

Article 4: Article 10 of this PIIA bylaw, concerning subject permits and certificates, is amended as follows:

- a) By inserting in the ^{first} paragraph, between the words “building permit” and the words “or a certificate of authorization,” the words “, subdivision permit”;
- b) By adding to paragraph 1 paragraph 6^(o) which reads as follows:

“6° The extension or looping of an existing street outside the urban perimeter.”;

Section 5: Section 12 of this PIIA bylaw, concerning the supporting documents for a building permit and a certificate of authorization, is amended as follows:

- a) By replacing, in the^{first} paragraph, in paragraph 6^(o), and in subparagraph (d), the words “in accordance with Schedule II” with the words “in accordance with Schedule XIII of the zoning bylaw.”;
- b) By adding to the^{first} paragraph a subsection 7^o that reads as follows:

“7^o In the case of an application for a subdivision permit for a cadastral operation involving the extension or looping of an existing street outside the urban perimeter, as well as in the case of a building permit for the extension or looping of an existing street outside the urban perimeter, in addition to the documents and information required by any other section of this bylaw or the Bylaw on Permits and Certificates, the following documents and/or information must be provided:

- a) A plan prepared by a licensed professional or technologist, along with the documents accompanying the plan, showing the topography before and after the work, as well as the topography of the land on either side of the street or road, the site’s drainage after the work, as well as the impacts of the new road or the extension of the existing road on the natural integrity of the landscape, on the preservation of the area’s topography, and on the forest cover;
- b) Confirmation that this road extension provides access for emergency and public utility services.”;

Article 6: Article 23 of this PIIA bylaw, concerning types of PIIAs, is amended as follows:

- a) By adding, in the “Types and Designations” section, a PIIA-11 that reads as follows:

“**PIIA-11:** Extension or looping of an existing street, outside the urban perimeter”;

Article 7: Article 31 of these PIIA regulations, concerning PIIA-8, is amended as follows:

- a) By replacing the ^{first} paragraph and the seven subparagraphs it contains with the following paragraph:

“The works, structures, and constructions listed in Articles 97.1 through 97.4 of the zoning bylaw and located in whole or in part within a steep slope zone (15% to less than 30%) and within a very steep slope zone (30% or more) are subject to PIIA-8.

On a very steep slope (30% or more), the following are covered:

- a) Both outside and within the urbanization perimeter, slope stabilization work, projects involving developments related to linear recreational activities (trails and paths), as well as facilities and access roads complementary to these recreational activities, renovation, repair, and modernization work on existing structures and buildings that do not result in any increase in the footprint of the structure or building subject to the work, as well as work to replace and bring existing autonomous drinking water supply or wastewater treatment systems up to code, in accordance with provincial regulations;
- b) Within the urbanization perimeter, all other work, structures, and constructions, except for work, structures, and constructions authorized on and above the shoreline under municipal regulations, work and structures in quarries and sand pits, and silvicultural work.

On a steep slope (15% to less than 30%), the following are covered:

- a) Outside the urban development boundary:
 - All work required for the construction of a new main building;
 - All work required for the construction of a new accessory building with a footprint exceeding 25 m² or built on a continuous foundation;

- All work required for the expansion of a building or structure that results in an increase in the building's or structure's footprint;
 - All work required for the reconstruction of a building protected by grandparent rights in accordance with current municipal regulations;
 - All work required for the construction of a road, access roads, and driveways;
 - All work required for the construction of an in-ground swimming pool;
 - All backfilling and excavation work covering an area of more than 100 m².
- b) "Within the urban development perimeter, all work, structures, and constructions, except for the construction of a new outbuilding of 25 m² or less that is not built on a continuous foundation, the installation of an above-ground swimming pool, and backfilling and excavation work covering an area of 100 m² or less.";

Article 8: The following Article 34 concerning PIIA-11 is inserted at the end of this PIIA bylaw:

"PIIA-11, Extension or Closure of an Existing Street Outside the Urban Perimeter

Outside the urban perimeter, any project to extend or loop an existing street that is the subject of a subdivision permit application and a building permit application is covered by PIIA-11. The related objectives and evaluation criteria are defined below:

1° PIIA-11 aims, when extending or looping an existing street outside the urban perimeter, to preserve the site's natural characteristics, prevent the loss of the landscape's natural integrity, and ensure accessibility for emergency and public utility services.

Furthermore, the evaluation criteria described below address the various aspects to be considered when assessing the acceptability of projects.

2° Evaluation Criteria:

- a) Ensure access for emergency and public utility services;
- b) Respect the topography of the area to minimize earthwork (filling and excavation) and avoid canyon effects;
- c) Minimize impacts on drainage by preserving the site's natural characteristics as much as possible;
- d) Preserve forest cover by limiting tree removal and, where possible, utilizing existing clearings;
- e) Provide adequate space on either side of the extension of the existing street to allow new structures to be built in a manner that respects the major characteristics of the wooded areas and existing vegetation, which make a significant contribution to the project site (e.g., the natural slopes of the land).";

Article 9: This bylaw shall come into force in accordance with the Act.

Mayor
Alec Van Zuiden

City Manager
Abelle L'Écuyer-Legault

PROJECT