

**CANADA  
PROVINCE OF QUEBEC  
REGIONAL COUNTY OF ARGENTEUIL  
MUNICIPALITY OF THE TOWNSHIP OF WENTWORTH**

**FIRST DRAFT  
BY-LAW NUMBER 2018-013-01 MODIFYING  
SITE LAYOUT AND ARCHITECTURAL INTEGRATION PROGRAMS  
BY-LAW NUMBER 2018-013**

**WHEREAS** Site Layout and Architectural Integration Programs By-Law number 2018-013 of the Municipality of the Township of Wentworth is in effect;

**WHEREAS** this First Draft By-Law will be subject to a 15-day written consultation procedure in accordance with ministerial orders due to the pandemic related to COVID-19;

**WHEREAS** a Notice of Motion was filed on April 12th, 2021 and the First Draft By-Law deposited;

**THEREFORE**, it is proposed by Councillor Philippe Cyr and  
**RESOLVED**

**THAT** Council adopt the First Draft By-Law entitled "By-Law number 2018-013-01 modifying Site Layout and Architectural Integration Programs By-Law number 2018-013" and it is by this By-Law ruled and decreed as follows:

**ARTICLE 1**

Chapter 3 " Subjected Zones and interventions " of the Site Layout and Architectural Integration Programs By-Law number 2018-013 is amended by adding section 3.6 which reads as follows:

**"SECTION 3.6 - PIIA-06: TOURIST ACCOMMODATIONS**

### **67.1 Context**

The purpose of this section is to evaluate the quality of integration of certain tourist accommodation projects into the environment.

### **67.2 Application subject to approval**

Any application for the issuance of a construction permit for the construction of a tourist accommodation establishment is subject to approval of a site planning and architectural integration program by Council:

- 1) the construction of a main building whose use is an " a) inn and hotel establishment " or a " b) health center, resort and holiday center " comprising 10 or more lodging units that are part of category c9 " lodging " in the Zoning By-law
- 2) to the construction of a building or isolated structure housing accommodation units for a use referred to in paragraph 1).

If the action is already subject to any section of this chapter, the required documents, objectives and evaluation criteria are in addition to the documents, objectives and criteria set out in another section.

### **67.3 Documents required for the consideration of an application**

Every application for approval shall be submitted in 3 copies to the designated officer and shall include, in addition to the plans and documents required in Chapter 2, the following plans and documents

- 1) a location plan executed at a scale of at least 1 : 10,000 showing the surrounding territory and the manner in which the proposed development is integrated into it (land use, road network, nearby municipal boundaries, nearby residential uses, etc.) ;
- 2) an image plan of the entire property concerned, executed at a scale of at least 1:2,500 and giving, in a non-limitative manner, the following information
  - a) the distribution of the projected buildings on the property, including accessory constructions, landscaped areas, recreational spaces

and any spaces or facilities intended for the clientele of the establishment, etc;

- b) the natural characteristics of the land (watercourses, wetlands, surface rock, wooded areas, any surface water drainage basins, topography, etc.) and the proposed modifications thereto
- c) the location of existing buildings and structures, if any;
- d) existing and proposed easements and rights-of-way.
- 3) plans of the buildings included in the project, including sections, elevations, profiles (of all floors and facades), at a scale of 1:50, showing, among other things, the height of the buildings, the type of exterior cladding for the walls and roof, etc. ;
- 4) a sample of the colors selected for the exterior cladding materials (walls and roof);
- 5) a cross-section or visual simulation showing the integration of the building with the natural components (e.g. the building in relation to the tree tops) and the surrounding environment
- 6) any other information deemed necessary for the evaluation of the application.

#### **67.4 Objectives**

The objectives pursued are as follows:

- 1) to ensure the integration of tourist accommodation projects into the surrounding environment;
- 2) to limit the impact on the surrounding environment.

### **67.5 Evaluation Criteria**

The evaluation criteria are as follows:

- 1) the location of buildings and spaces dedicated to customers is planned in such a way as to minimize their visibility from the street and neighbouring properties
- 2) measures to mitigate the impacts of traffic, noise, lighting and all other types of impacts are proposed
- 3) generous wooded areas, composed of deciduous and coniferous trees, are maintained and created near neighbouring properties and around the perimeter of the site
- 4) the architecture and massing of the buildings contribute to conceal the buildings in the natural environment
- 5) Measures to protect sensitive natural areas are proposed to prevent access by clients. Conversely, marked trails are developed to limit the degradation of sensitive natural areas. "

### **ARTICLE 2**

The present By-Law comes into force in accordance with the Act.

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Jason Morrison  
Mayor

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Natalie Black  
General Manager,  
Secretary-Treasurer

Notice of Motion:	April 12 <sup>th</sup> , 2021
Presentation of First Draft By-Law:	April 12 <sup>th</sup> , 2021
Presentation of Second Draft By-Law:	
Adoption of By-Law:	
Notice of coming into effect:	