



## PUBLIC NOTICE

### WRITTEN PUBLIC CONSULTATION PROCEDURE REGARDING THE NEW URBANISM BY-LAWS

During the health emergency due to Covid-19, the written public consultation procedure, subject of this notice, replaces the usual consultation process (public consultation meeting).

#### 1. Draft By-laws

During the council meeting of the municipality of Lac-Tremblant-Nord, held on January 16<sup>th</sup>, 2021, council adopted the following draft By-laws:

- Draft By-law number 2021-01 related to the urbanism plan;
- Draft By-law number 2021-02 related to zoning;
- Draft By-law number 2021-03 related to subdivision;
- Draft By-law number 2021-04 related to construction;
- Draft By-law number 2021-05 related to permits and certificates;
- Draft By-law number 2021-06 related to architectural installation and integration plan (PIIA);
- Draft By-law number 2021-07 related to conditional uses.

These draft by-laws endeavor to replace the municipality's existing urbanism by-laws and provide the municipality with a revised urbanism plan. A summary of the draft by-laws is presented at the end of this notice.

Draft By-law number 2021-02 relating to zoning and draft By-law number 2021-03 related to subdivision contain provisions that are subject to a referendum by all of the municipality's qualified voters. This process will be put in place following the written public consultation procedure and the adoption of the draft by-laws at a subsequent municipal council meeting. The terms related to this process will be detailed in a future public notice.

#### 2. Written public consultation process

Draft By-laws number 2021-01, 2021-02, 2021-03, 2021-04, 2021-05, 2021-06 and 2021-07 are subject to a written public consultation process by the municipality's citizens.

These draft by-laws can be consulted on the municipality's website at the following address: <https://lac-tremblant-nord.qc.ca>. A list of modifications related to these draft by-laws is also posted on the website.

The written public consultation procedure will take place **over a period of 15 days, from January 27<sup>th</sup> to February 10<sup>th</sup> 2021** inclusively. Anyone interested in voicing their opinions or comments, which will be communicated to council, must send an email **before February 10<sup>th</sup>, 2021**, to the following email address: [mairie@lac-tremblant-nord.qc.ca](mailto:mairie@lac-tremblant-nord.qc.ca). The email must include the following information:

- surname and first name, residential address, telephone number
- question or comment on one or other of the subjects included in the draft by-laws

In addition, **an information session by videoconference is scheduled for February 6<sup>th</sup>, 2021 from noon to 2 p.m.** The information for this session will be published on the municipality's website and will be sent to you before the date scheduled for the session.

Your questions and comments will be submitted to council members for consideration in anticipation of a subsequent council meeting.

January 27th, 2021



Stephanie Carriere

Secretary-treasurer and general manager

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## SUMMARIES OF THE NEW URBANISM BY-LAWS

### ➤ Draft By-law number 2021-01 related to the urbanism plan

Draft By-law number 2021-01 related to the urbanism plan constitutes the most important official document of the Municipality in terms of planning and management of its territory, as it represents a guide allowing the administration of the Municipality to orient their interventions, both public and private, which will subsequently be carried out on its territory. To this end, it establishes the planning and development orientations specific to the territory of the Municipality and identifies the resulting challenges.

In addition, the draft by-law related to the urbanism plan includes a description of the physical characteristics of the Municipality's territory (areas around Lake Tremblant, intermediate slopes and the mountainous areas), a portrait of the main components of the natural environment (topography, hydrology, flora, wildlife) and a description of the human environment (historical overview and demographic profile). The draft by-law also indicates the various land use designations and describes the major land uses and occupation densities of Lac-Tremblant-Nord.

The update of the urbanism by-laws and the creation of the new urbanism plan in 2021 allows the Municipality to reiterate its commitment to the protection of the natural environment, the respect of its resort character and the recognition of the particularity of its territory. Despite the creation of a new urbanism plan, the changes made are not intended to change the essence of the by-law. Generally, the changes include an update of the history of the Municipality and an explanation of the process behind the creation of the new urbanism plan. No major change in the challenges or the planning and development orientations is proposed. However, certain challenges have been added to the new urbanism plan, particularly with regards to the impacts related to increased traffic on the Municipality's walking trails and on Lake Tremblant, as well as the management of short-term rentals on its territory.

Furthermore, the goals of the new regulations contained in the urbanism plan make it possible to plan and implement future interventions so that the municipal council can base itself on a well-defined land use management framework, depending on the pressures of development on its territory.

Regarding the different land use areas, council has retained the following classifications: Forest Conservation, Recreation, Restricted Resort, Resort and Wildlife and Wildlife Corridor.

The new urbanism plan is therefore a tool that promotes the protection of landscapes, the environment and recognizes the uniqueness of the Municipality to preserve the quality of life. The revisions make it possible to update the

Municipality's urbanism by-laws, and create a new urbanism plan that reflects current realities and the environmental and urban development challenges that Lac-Tremblant-Nord is faced with.

➤ **Draft By-law number 2021-02 related to zoning**

Draft By-law number 2021-02 related to zoning divides the territory of Lac-Tremblant-Nord into zones in order to control the use of land and buildings, as well as the implantation, shape and appearance of constructions. The proposed changes are intended to restructure the by-law, improve its coherence and consistency with other urbanism by-laws, its organization and its application. To this end, the definitions have been updated to facilitate the application of the by-law and ensure consistency. The primary goal of the proposed modifications of the zoning draft by-law is protecting the environment and the natural landscape, and ensuring the protection of the territory's resources (landscapes, lakes and streams, mountains).

In order to reduce the visibility of houses and align the regulations with those applicable to the south end of lake Tremblant, new regulations have been implemented to increase the setback of buildings facing Lake Tremblant, thus increasing the setback margin for these buildings from 20 meters to 25 meters. In addition, an update of the MRC des Laurentides regulations regarding watercourses has been added, as has an assessment and characterization of hydrous environments for construction projects in order to better protect the shoreline.

To preserve the integrity of the natural environment and to prevent and deter illegal tree cutting and recidivism, more severe penalties for illegal tree cutting have been introduced. Certain regulations have also been inserted in the draft by-law to ensure the continuity and interconnection of natural spaces and facilitate the movement of wildlife.

To clarify the interpretation of the height of buildings and to provide more latitude for this purpose, the allowable height of a building has been increased by 2 meters and the technique for calculating the height has been adjusted. In addition, flat roofs are now permitted. The proposed changes also include an increase in the number of accessory buildings allowed on a single lot to five, and wood shelters have been removed from that calculation. In order to improve the comprehension of the regulations, sketches have also been added to the by-law. Finally, the changes made now offer the possibility of creating a home office (without commercial activity or receiving clients).

➤ **Draft By-law number 2021-03 related to subdivision**

Draft By-law number 2021-03 related to subdivision defines the standards regarding the division of lots and the development of traffic routes, making it possible to regulate or prohibit cadastral operations in addition to requiring the respect of certain conditions for the approval of a cadastral operation.

This draft by-law has not undergone any important modifications in its content and no major changes have been made. The objectives behind the changes are to lighten and simplify the evaluation criteria for construction projects and to optimize the permit application process. The by-law has been restructured to improve its coordination and consistency with other urbanism by-laws, its organization and its application. The proposed changes are also intended to optimize the permit application process and ensure compliance with the land use management framework.

➤ **Draft By-law number 2021-04 related to construction**

Draft By-law number 2021-04 related to construction has not undergone any important modifications in its content and no major changes have been made. The objectives behind the changes are to lighten and simplify the evaluation criteria for construction projects and to optimize the permit application process and promote cooperation in the process. The by-law has been restructured to improve its coordination and its consistency with other urbanism by-laws, its organization and its application.

Regulations have been added to the by-law to better regulate construction sites to ensure their good condition, to protect the shoreline and to minimize their impact on the implantation site. Finally, a chapter containing regulations regarding dangerous, unfinished or burnt constructions was added to the by-law.

➤ **Draft By-law number 2021-05 related to permits and certificates**

Draft By-law number 2021-05 related to permits and certificates allows the Municipality to establish the administrative procedures regarding the issue of permits and certificates, and the authorization of projects regulated by the urbanism by-laws.

The draft by-law related to permits and certificates includes changes made in order to clarify the requirements when applying for a permit or certificate. The by-law has been restructured to improve its coordination and consistency with other urbanism by-laws, its organization and its application. In addition, the update was made to modernize and clarify language contained therein. The processing time for permits and certificates has been improved and minor changes have been made to permit costs with the objective of improving cooperation with citizens regarding their permit applications.

➤ **Draft By-law number 2021-06 related to architectural installation and integration plan (PIIA)**

The main objective of draft By-law number 2021-06 related to architectural installation and integration plan (PIIA) is to favor interventions that contribute to preserving the distinct and natural character of Lac-Tremblant-Nord, that integrate into the panoramic landscapes, and that adapt to the natural environment, minimizing the visual impact of the built environment.

The PIIA, applicable on the entire territory of the Municipality, is a tool used to evaluate the construction projects presented by citizens in order to ensure the respect of the resort character of Lac-Tremblant-Nord and that the integrity of the buildings in the territory is preserved.

The changes made to the PIIA are intended, in particular, to allow openness regarding architectural styles by placing the emphasis, during the evaluation of permit and certificate applications, on the visual impact of constructions and their integration in the natural environment rather than on architectural styles. To this end, the Architectural Guide has been withdrawn as an integral part of the by-law, and in order to facilitate the understanding of the evaluation criteria, photos and sketches showing the examples of what is encouraged or discouraged have been added.

Particularly, additions were made to evaluate construction projects on the basis of their visual impact on the surrounding landscape by introducing the concept of panoramic landscape throughout the territory. This concept allows for project evaluation efforts to be based on the preservation and protection of the environment, and on the maximum reduction of the visual impact of buildings by optimizing their integration into the natural environment.

In addition, in order to preserve and strengthen the visual unity of the territory, an evaluation criteria on exterior lighting has been added to promote lighting that is properly integrated into the architectural style of buildings. This criterion was added to minimize the impact of exterior lighting on neighboring properties and to discourage lighting that highlights architectural elements, or that is only present for aesthetic reasons.

To this end, the draft by-law favors the inclusion of architectural elements such as eaves or cornices that reduce the visual impact of constructions and light emanating from the windows. In addition, the regulations included in the by-law encourage the choice of colors and exterior cladding materials that are adequately integrated in the natural environment of the implantation site.

In terms of topography, the changes are intended to adapt the subdivision to the particular topography found on our territory, to minimize deforestation and to respect the topography of the land as much as possible.

Finally, in order to preserve the distinctive, natural character of the sector and to ensure maximum preservation of forest cover throughout the territory, regulations have been added to include a natural visual screen of trees and shrubs to reduce the visibility of buildings as much as possible, to maintain the predominance of forest cover and to preserve the vegetation on the implantation site as much as possible.

➤ Draft by-law number 2021-07 related to conditional uses

Draft By-law number 2021-07 related to conditional uses aims to allow, under certain conditions, that a usage be established or exercised in an area determined by the Municipality's zoning by-law that would not otherwise be permitted. In our Municipality, the usage permitted covers only telecommunications antennas and towers in accordance with the requirements of the MRC des Laurentides.

The draft by-law related to conditional uses has not undergone any important modifications in its content and no major changes have been made. The objectives behind the changes are to lighten and simplify the evaluation criteria for projects and to optimize the permit application process. It has been restructured to improve its coordination and consistency with other urbanism by-laws, its organization and its application. The proposed changes are also intended to optimize the permit application process and ensure compliance with the broad planning guidelines for land use.