



PROVINCE DE QUEBEC
M.R.C. MEMPHRÉMAGOG
VILLAGE D'AYER'S CLIFF

EXTRAIT DE PROCÈS-VERBAL

« PPCMOI no 2010-1 for lot 1277-P belonging to company 9059-4979 Québec Inc. »

Whereas, an authorization request, for a specific project, to derogate from the applicable urbanism by-laws was deposited by Richard Laliberté, representative for company 9050-4979 Québec Inc., within the framework of by-law number 2003-09 concerning specific projects of construction, modification and occupation of a building, for a residential project of five (5) condo style buildings which include four units each, for a total of 20 units for the entire project. This project is located on lot 1277-P in Zones Res-2 and Res-3;

Whereas the request contains elements which are derogatory to the applicable by-law, notably, the multi-family living for four lodging units and the set-up of the installation (various margins);

Whereas the Land Use Advisory Committee has studied the preliminary project in accordance to the evaluation criteria established by By-law number 2003-09 for the specific projects of construction, modification and occupation of a building, as well as its amendments and recommends its approval with the modifications indicated in the analysis chart which were part of the minutes of the LUAC of February 23rd, 2010 for this file;

It is moved by councillor John Batrie;
Seconded by councillor Roger Dumouchel;

THAT, be authorized the entire residential project for the installation, of a residential project of five (5) condo style buildings which include four units each, for a total of 20 units for the entire project for the project located on the whole of lot 1277-P in Zones Res-2 and Res-3 as presented in the documents here-after enumerated and annexed for be and integral part of the present by-law.
The set-up of the entire residential project is authorized with the following conditions:

- a) the only access to this project will be from the Hauts-du-Lac street. There are no installations allowed on Charest street, except for pedestrian use. The access to this pedestrian path, at route 141, must be set-up with a barrier, in order to prevent access to motorized vehicles.
- b) the area reserved for these buildings is the area indicated on the plan prepared by Christian Lefebvre, file 1072-94, dated February 13th, 2009 and modified 29-04-2010 and 30-04-2010;
- c) a general set-up plan illustrating all the modifications, must be presented to the municipal Council for approval and this, prior to the issuance of the first building permit;
- d) maintain and not change the colour of the wrought iron railing, as presented on the architectural plans;
- e) prior to authorizing the work for the preparation of the land (cutting of trees, pruning, backfill, excavation, building or road construction), the promoter must stake-out with markers, ground marking (paint) or ribbons, the perimeter of each building, the area of the street and the access ways, and the parking area for each building, as well as the identification of each tree to be cut or pruned;
- f) the proposed landscaping must use indigenous shrubbery, as well, the grass covered areas are limited and defined so as to insure a better integration with the ground cover in proximity. Each request for a permit must be

accompanied by a landscaping plan and be approved by municipal Council resolution;

- g) a plan indicating the amount of surface water runoff to be drained to the lowest point on the site, and the runoff path, is required prior to the issuance of the road construction permit and must include the entire site. This plan must be approved by municipal Council resolution prior to the issuance of a building permit. As well, this plan must be prepared by an engineer and must take into consideration , if necessary, the impact, at the strategic points of the permanent retaining basins, in order to prevent any problems caused by erosion and sediment on, or off the site;
- h) the parking areas for all the condo units are in gravel, and a maximum of forty (40) parking spaces are authorized for the entire project
- i) a certificate of location plan for the garbage bins and accessory buildings, if necessary, must be presented prior to the issuance of the first building permit, and this, for the entire project. This plan must be approved by the municipal Council prior to the issuance of the building permit;
- j) that a financial guarantee in the form of a credit note, issued in the name of the Village of Ayer's Cliff for the amount of ten thousand dollars (10 000 \$), be deposited at the municipal office prior to the issuance of the permit for the construction of the road and of each main building, in order to guarantee that the landscaping work be done in accordance to the conditions and requirements established in the present by-law and be of a sufficient length of time to cover the beginning period by the issuance of the permit and the acceptance of the final work by the municipality;
- k) the entire project must be completed by December 31st, 2015.

That a public consultation meeting be held on the project, on June 29th, 2010, at 7 p.m. (19:00hr) at the Saint-Barthélemy School, located at 206 Rosedale Street, Ayer's Cliff.

Motion carried

6 IN FAVOUR