



*Ville de
Métis-sur-Mer*

BY-LAW NUMBER 12-77

**CONCERNING SITE PLANNING AND ARCHITECTURAL
INTEGRATION PLANS OF VILLE DE MÉTIS-SUR-MER**

BY-LAW NUMBER 12-77

CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PLANS OF VILLE DE MÉTIS-SUR-MER

- WHEREAS** the *Act respecting land use planning and development* provides that the Council may adopt a by-law respecting the site planning and architectural integration plans of the constructions on its territory (R.S.Q., chapter A-19.1, section 145.15 and following);
- WHEREAS** the Council wishes to ensure the harmonious integration of new constructions ;
- WHEREAS** the Council wishes to regulate interventions likely to change landscapes or the visual accessibility of landscapes ;
- WHEREAS** the Council has formed the Urban Planning Advisory Committee;
- WHEREAS** a notice of motion was given on September 10, 2012;
- WHEREAS** a public consultation meeting was held prior to the adoption of this by-law, and the comments received were positive;

FOR THESE REASONS, by-law number 12-77 was adopted a vote of the municipal councillors, to wit, 2 votes against, cast by Ms. June Smith and Ms. Rita D. Turriff and 3 votes in favour, cast by Mr. Raynald Barville, Mr. Stéphane Dion and Ms. Lysanne Desrosiers.

The by-law reads as follows:

1. Declaratory and administrative provisions

1.1 Title

This by-law shall be called "By-Law on Site Planning and Architectural Integration Plans of Ville de Métis-sur-Mer" and bears the number 12-77.

1.2 Purpose and context

The purpose of this by-law, for aesthetic reasons and in order to respect for our heritage, is to regulate in a discretionary manner, based on analysis criteria, the quality of interventions in the historic and development zones. The interventions referred to are those having an impact on the permanence of the architectural character of sites and the landscaping of front yards

1.3 Territory and persons covered this by-law

The territory subject to this by-law is defined in chapter 2. On the territory referred to, the by-law applies to natural persons and legal persons whether governed by public or private law

1.4 The by-law and federal and provincial laws

No section of this by-law may have the effect of exempting any legal or natural person from the application of any law duly adopted by the Government of Canada or the Gouvernement du Québec. The provisions related to the classification of a historical monument under the *Cultural Property Act* shall prevail over the provisions of this by-law.

1.5 This SPAIP by-law and other urban planning by-laws

No section of this by-law may have the effect of exempting any natural or legal person from the application of any other urban planning by-law adopted by Ville de Métis-sur-Mer.

1.6 Incompatibility with another urban planning by-law

Where there is any incompatibility between the provisions of this by-law and the provisions of any other urban planning by-law, the provisions of such other urban planning by-law shall prevail. The by-laws respecting the designation of a historical monument and the determination of a heritage site adopted under the *Cultural Property Act* shall be deemed to be urban planning by-laws for the purpose of this section.

1.7 Validity

The Council of Ville de Métis-sur-Mer enacts this by-law both in its entirety and chapter by chapter, section by section, paragraph by paragraph and subparagraph by subparagraph so that in the event that any chapter, section, paragraph or subparagraph of the by-law is declared invalid, the other provisions of the by-law shall continue to apply.

1.8 Interpretation principles for the text

The chapter and section titles contained in this by-law are an integral part thereof for all legal purposes. Where there is any contradiction between the text itself and any accompanying title, the text shall prevail.

The use of verbs in the present tense includes the future tense and vice versa.

The singular number includes the plural number and vice versa, unless the context clearly requires otherwise.

The words “MUST” and “SHALL” imply an absolute obligation; the words “MAY” and “CAN” imply an option.

The words “WHOEVER” and “WHOMEVER” refers to natural persons and legal persons.

The word “COMMITTEE” and the abbreviation “UPAC” means to the Urban Planning Advisory Committee.

The word “COUNCIL” means the Council of Ville de Métis-sur-Mer.

The abbreviation “SPAIP” means site planning and architectural integration plans.

1.9 Interpretation principles for tables and illustrations

The tables, charts, symbols, illustrations and every other form of expression other than the text itself that are contained in this by-law are an integral part thereof for all legal purposes.

Where there is any contradiction between the text, tables, charts, symbols, illustrations or other forms of expression, the text shall prevail. Where there is any contradiction between a table and any other form of expression other than the text itself, the components of the table shall prevail.

1.10 Units of measure

All dimensions given in this by-law are indicated in the International System of Units (SI), commonly called the “metric system”.

1.11 Terminology

Unless the context specifically requires a different meaning, the words and expressions contained in this by-law and that are defined in section 2.4 of zoning by-law number 08-38 have the sense and meaning given to them in this section.

For the purposes of interpreting criteria, the following terms and images are given to illustrate some of the terms used herein.

Bay: Any construction opening made to facilitate the entry of light or for access.

Cross brace balustrade: Veranda or porch railing whose elements cross diagonally.

Decorative shingles: Shingles having various geometric or curved shapes.

Typical building in the historical zones:

Neo-Gothic style:



Configuration: Informal and eclectic; generally covering a large surface and having two or three storeys; often asymmetrical.

Roof system: Pointed-gable roofs; flat-top square or octagonal towers, having very irregular vertical lines; chimneys with several long, grouped flues, generally in the center of gable summits.

Windows: Placed in an irregular fashion; but generally symmetrical on any particular wall. Some windows placed on the gables or towers are decorated.

Decorative elements: Lambrequins, windows and veranda trim, finials or ogives on the gable summits; mouldings over doors and windows that run down the sides.

Materials: Surfaces generally smooth and flat; use of boards, either vertical board and batten or clapboarding and sometimes stuccoed brick or stone.

Second Empire style:



Configuration: Generally, a plan with a main room. Three to five large windows on the façade with a central entry door. Buildings with an asymmetrical form with the addition of rooms or porches.

Roof system: Double-pitched mansard roof, originally often covered with slate. The steepest slope is sometimes concave with roof dormers. The profile is high and imposing.

Windows: Very large guillotine windows; window tops are triangular, round or curved; roof dormers often have more than one window.

Decorative elements: Ornate corbels and mouldings; large porches and verandas.

Materials: Wood frame with horizontal siding, clapboarding or brick.

Neo-Queen Ann style:



Roof system: Steep pitches; many right angle gables; canopies; towers; turrets; overhanging eaves.

Windows: Protruding windows; multitude of shapes; upper part of windows segmented or rounded, never triangular.

Decorative elements: Corbels, hanging quoins, spindles, brick chimneys.

Materials: Wood frame, various materials used to cover the walls; shingles in simple shapes but often decorative. Veranda supports are often made of stone.

Shingle style:



Roof system: Generally, a large roof or hip roof; often with multiple dormers.

Configuration: Large wooden structures; complex shapes; combination of verandas, towers and porches.

Windows: Guillotine windows; upper sashes generally have small panes.

Materials: Shingles used on the walls and the roof. The foundation is generally made of natural stone.

Victorian Vernacular style in Métis-sur-Mer:



Configuration: Rectangular plan; relatively uncomplicated configuration.

Roof system: Often a gabled roof or roof with right angle gables; usually there are roof dormers.

Windows: Guillotine windows.

Decorative elements: Cross brace balustrades; stylized window casings; sometimes with “gingerbread” elements and hanging quoins.

Materials: Shingles; clapboarding and horizontal boards; often with corner boards.

Casing: Door or window frame.

Capital: Topmost part of a column.

Sash: Wooden or metal frame that holds glazing elements in place.

Hanging quoin: Decorative piece suspended from a corbel or ornament.

Column: Vertical pillar that supports or appears to support part of a house.

Corbel: Projecting member placed upright on a wall and supporting a lintel or cornice.

Entablature: Upper part of a door or window frame, made up of a frieze and a cornice usually trimmed with moulding.

Finial: Ornament at the top of a roof gable or pediment.

Guillotine window: Window with two sashes, one above the other, that slide along the vertical axis.

Bay window: Window that projects outward from a wall.

Pediment: Low-pitched, triangular gable over doors, windows and porches.

Lambrequin: Ornamental element placed near the drip edge of the eaves or a canopy, cut out with patterns and often with openwork.

Lintel: Horizontal piece of wood or stone placed over a door or window to support the overhead structural load.

Roof dormer: Projecting structure having one or several windows placed on a roof. Both the structure and its windows may be called a dormer.

Horizontal siding: Exterior siding made up of planks laid horizontally and that do not overlap.

Louver: Movable exterior sash, with an assembly of vanes to protect a window from the sun and rain while allowing air to pass.

Sash bar: Narrow strip of wood that separates the window panes in a guillotine window.

Gable: Triangular member of a wall whose summit carries the end of a roof's ridgeboard.

Clapboarding: Siding made up of overlapping, horizontal boards.

Board and batten: Siding made up of vertical boards of equal width whose joints are covered by strips of wood.

Corner board: Vertical board applied to the corner where two walls meet.

2. Approval of site planning and architectural integration plans

2.1 Issuance of permits and certificates

The issuance of building permits and certificates authorizing relocation, demolition and landscaping is conditional upon approval of plans related to site planning and architectural integration plans in accordance with this by-law.

2.2 Territory covered

The territory subject to the application of this by-law groups together the following zones defined in zoning by-law number 08-38 of Ville de Métis-sur-Mer.

Zones in the zoning plan	Type of SPAIP zone
1 (VLG - resort area)	Development
2 (VLG - resort area)	Historical
5 (VLG - resort area)	Historical
8 (VLG - resort area)	Development
11 (VLG - resort area)	Historical
14 (VLG - resort area)	Development
15 (VLG - resort area)	Historical
16 (VLG - resort area)	Historical
17 (VLG - resort area)	Historical
28 (VLG - resort area)	Historical
49 (HMD - medium density housing)	Development
50 (MTF - multifunction)	Development
52 (HMD - medium density housing)	Development
53 (HMD - medium density housing)	Development

2.3 Work covered in the historical zones

The work subject to the application to this by-law in the historical zones includes the following:

- (1) **Placement work for a new main building** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (2) **Work to enlarge or add buildings with respect to a main building** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (3) Work to **convert, repair, renovate or restore the façades of a main building that are visible from a public or private street** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (4) **Work to relocate a main building** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (5) **Work to demolish a main building** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (6) **Landscaping work** that requires a building permit, as provided for in permits and certificates by-law number 08-42.

2.4 Work covered in the development zones

The work subject to the application to this by-law in the development zones includes the following:

- (1) **Placement work for a new main building** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (2) **Work to enlarge or add buildings with respect to a main building** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (3) Work to **convert, repair, renovate or restore the façades of a main building that are visible from a public or private street** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (4) **Work to relocate a main building** that requires a building permit, as provided for in permits and certificates by-law number 08-42;
- (5) **Landscaping work** that requires a building permit, as provided for in permits and certificates by-law number 08-42.

2.5 Procedure for approving plans

An application related to the issuance of a permit or certificate subject to SPAIP approval must meet the requirements of the following procedure:

- (1) The applicant shall submit the following documents to the building inspector:
 - (a) All documents needed to study an application under the provisions of the permits and certificates by-law;
 - (b) One or more photographs showing the current state of the affected building's façades as well as the façades of neighbouring buildings;
 - (c) An elevation drawing, made to scale, of the façade of the affected building that indicates the dimensions and materials of proposed architectural elements, such as roofs, openings (doors and windows), exterior surface materials, adjoining and incidental structures (garages, porticos, stoops, balconies, verandas, stairs, dormers, etc.) and ornamental elements (window frames, cornices, mouldings, etc.), that are related to the current state of the façade;
 - (d) Where possible, one or more vintage photographs that show the earlier architecture of the buildings;
 - (e) In the case of landscaping, one or more photographs showing the current state of all the courtyards of the affected land as well as a land use sketch, made to scale, showing the building coverage of the current and proposed buildings, the site's natural elements, such as watercourses, vegetation and slopes, as well as the proposed landscaping, such as trees, shrubs, lawns, paved areas, fences, toe walls, hedges, driveways and parking areas; the information required in foregoing subparagraphs b, c and d are required only where landscaping is related to a proposal affecting the main building;
- (2) The building inspector shall ensure that the application complies with all other urban planning by-laws adopted by the municipality, including zoning and building by-laws;
- (3) Within fifteen (15) days following complete submission of the documents required under paragraph 1 and after verifying compliance with the other by-laws, the building inspector shall send the application, including all documents related to it, to the Urban Planning Advisory Committee;
- (4) The Urban Planning Advisory Committee shall evaluate the application in relation to the objectives and criteria set out in chapter 3 of this by-law. If the Committee deems it necessary, the Committee may meet with the applicant and go to the site covered by the application. The Committee shall then prepare a written notice that includes recommendations as to the acceptance, required changes or refusal of the application. That notice shall be sent to the Council within twenty-one (21) days following the Committee's receipt of the application.
- (5) The Council shall acquaint itself with the UPAC's notice and in turn evaluate the application in relation to the objectives and criteria set out in chapter 3 of this by-law. The Council may order that the plans produced be submitted to a consultation under sections 125 to 127 of the *Act respecting land use and development*.
- (6) The Council shall make its decision on the application by way of a resolution. The resolution must either approve the application, with or without change, or refuse it, in whole or in part. The Council may also require, as a condition for approval of the plans, that the owner assume the cost of certain elements of the plans, in particular the cost of infrastructures or equipment, that he carry out his proposal within a set period of time or that he provide financial guaranties. Where a resolution is adopted to disapprove the plans, the Council shall give its reasons in writing.
- (7) In conformity with the Council's decision, the building inspector shall, or shall not, as the case may be, issue the permit or certificate applied for, with all the conditions thereto appertaining;
- (8) Any change made to the plans and documents after any prior Council approval requires submission of a new application.
- (9) Whoever makes a false declaration or submits erroneous documents with respect to one or the other of the provisions of this by-law renders thereby invalid any permit or certificate issued under this by-law that is related to the application containing such false declaration or erroneous documents.

3. OBJECTIVES AND CRITERIA IN THE HISTORICAL ZONES

3.1 Territory covered

The objectives and criteria set out in this chapter cover proposals to be carried out in the historical zones as defined in section 2.2 of this by-law. Depending on the type of proposal, the application must meet the objectives and criteria set out in the following provisions.

3.2 Proposal to place a new main building

3.2.1 Objective

Ensure that new buildings form a harmonious part of the surrounding area and respect the architectural character of the neighbouring buildings.

3.2.2 Criteria

LOCATION: The site retains, to the extent possible, its natural characteristics (relief, vegetation, drainage, etc.) and the building does not obstruct views from public streets of the heritage and landscape elements;

POSITION: The alignment, orientation and height of the base of the building's ground floor correspond to the positioning usually observed in the historical zones;

SCALE: The overall height and width of the building are approximately the same as those of neighbouring buildings in the same use class;

UNIFORMITY OF STYLE: Taken together, the building's components form a coherent whole and define an architectural style compatible with the age and cultural period of the building, as well as those of the neighbouring buildings and typical buildings in the historical zones;

ROOFS: The form, pitch and materials of roofs are similar to those of the neighbouring buildings or those of typical buildings in the historical zones;

OPENINGS: On building façades visible from the street, the type placement, shape, size, symmetry, rhythm and material of doors and windows are similar to those of the neighbouring buildings or typical buildings in the historical zones;

WALL SURFACING MATERIALS: On building façades visible from the street, the type of material, layout, texture and colours used for the exterior surfaces of walls is visually similar to the neighbouring buildings or typical buildings in the historical zones;

ADJOINING AND INCIDENTAL STRUCTURES: Garages, stoops, porticos, verandas, stairs and other elements adjoining the main part of the building are of a scale, form and materials similar to those of neighbouring buildings that have preserved their original characteristics or typical buildings in the historical zones;

ORNAMENTATION: Finish casings, corner boards and other architectural details in relief on the building are of a scale, shape and materials similar to those of neighbouring buildings that have preserved their original characteristics or typical buildings in the historical zones.

3.3 Proposal to enlarge or make additions in relation to a main building

3.3.1 Objective

Preserve the architectural unity of the building as a whole.

3.3.2 Criteria

LOCATION: The site retains, to the extent possible, its natural characteristics (relief, vegetation, drainage, etc.) and the enlarged building does not obstruct views from public streets of the heritage or landscape elements;

POSITION: The alignment, orientation and height of the base of the building's ground floor correspond to the positioning usually observed in the historical zones;

SCALE: The overall height and width of the enlarged building are approximately the same as those of neighbouring buildings in the same use class;

UNIFORMITY OF STYLE: Taken together, the buildings components, including the enlargement, form a coherent whole and define an architectural style compatible with the age and cultural period of the building, as well as those of the neighbouring buildings and typical buildings in the historical zones;

ROOFS: The form, pitch and materials of the roofs of the addition are similar to those of the original structure;

OPENINGS: On building façades visible from private or public streets, the type, placement, shape, size, symmetry, rhythm and material of doors and windows of the addition are similar to those of the of the original structure;

WALL SURFACING MATERIALS: On building façades visible from private or public streets, the type of material, layout, texture and colours used for the exterior surfaces of walls of the addition are similar to those of the of the original structure;

ORNAMENTATION : On building façades visible from private or public streets, finish casings, corner boards and other architectural details in relief on the added elements are of a scale, shape and materials similar to those of the original elements.

3.4 Proposal to convert, repair, renovate or restore the façade of a main building

3.4.1 Objective

Preserve the architectural elements that define the stylistic authenticity of the building and contribute to the distinct character of Métis-sur-Mer.

3.4.2 Criteria

UNIFORMITY OF STYLE: The replacement of one or more elements does not have the effect of altering the general composition of the building, removing an intrinsic element of a buildings architectural style or disrupting the uniformity of a particular element (e.g., no longer having the same type window throughout);

ROOFS: The shape and pitch remains unchanged or are similar in appearance to those of typical buildings in the historical zones;

OPENINGS: On building façades visible from the private or public streets, the type, placement, shape, size, symmetry, rhythm and material of doors and windows remain unchanged or are similar in appearance to those of typical buildings in the historical zones;

WALL SURFACING MATERIALS: On building façades visible from private or public streets, the type of material, layout, texture and colours used for the exterior surfaces of walls remains unchanged or are similar in appearance to those of typical buildings in the historic zones;

ADJOINING AND INCIDENTAL STRUCTURES: On building façades visible from private or public streets, all garages, stoops, porticos, verandas, stairs and other elements adjoining the main part of the building are preserved or similar in appearance to those of typical buildings in the historical zones;

ORNAMENTATION: All the building's architectural details, in relief or joined, such as finish casings, corner boards, mouldings, cornices, embellishments, veranda railings, are preserved or similar in appearance to those of typical buildings in the historical zones;

3.5 Proposal to relocate a main building

3.5.1 Objective

Promote the conservation of a main building of heritage interest on its original site.

3.5.2 Criteria

LOCATION: The building remains preferably on its original site; the site retains its natural physical characteristics (relief, vegetation, drainage, etc.); the relocation does not result in the creation of a permanent gap or interrupt the placement rhythm of the buildings on the street, and the building's new location does not obstruct views of the heritage or landscape elements;

POSITION: The alignment, orientation and height of the base of the relocated building's ground floor correspond to the original positioning or the positioning usually observed in the historical zones.

3.6 Proposal to demolish a main building

3.6.1 Objective

Avoid the disappearance of buildings or sections of buildings that contribute to the architectural character of the historical zones.

3.6.2 Criteria:

LOCATION: The total or partial demolition of the building does not have the effect of creating a permanent gap or disrupting the placement rhythm of the buildings on the street;

ARCHITECTURAL VALUE: The total or partial demolition of the building does not constitute a loss with respect to the architectural and cultural heritage of Métis-sur-Mer.

3.7 Proposal to landscape a front yard

3.7.1 Objective

Promote landscaping that is adapted to the particularities of the site and likely to improve the visual surroundings in the historical zones.

3.7.2 Criteria

TOPOGRAPHY OF THE SITE: The relief and nature of the ground are, to the extent possible, preserved throughout the site;

VEGETATION: Existing trees and shrubs are kept alive or replaced in equal number on the site; the new plantings are adapted to their natural and constructed surroundings; dying plants are replaced no later than the following growing season with plants of equivalent species and size.

LANDSCAPING: The landscaping of the front yard provides a degree of privacy while enhancing but not hiding the house; the landscaping is in harmony with the location and architecture of the buildings on the site and tend to hide machinery and storage installations; along property boundaries, the landscaping is in harmony with that of the neighbouring properties;

FENCES AND HEDGES: Fences and hedges must be in harmony with the style of the house and the styles of similar fences and hedges on the street.

DRIVEWAYS AND PARKING AREAS: Driveways and parking areas are limited to the space needed for vehicles to pass and be parked, as well as taking into account requirements for snow removal; the paving materials of driveways and parking areas respect the style of similar driveways and parking areas in the historical zones.

4. OBJECTIVES AND CRITERIA IN THE DEVELOPMENT ZONES

4.1 Territory covered

The objectives and criteria set out in this chapter cover proposals located in the development zones as defined in section 2.2 of this by-law. Depending on the type of proposal, the application must meet the objectives and criteria set out in the following provisions.

4.2 Proposal to place a new main building

4.2.1 Objective

Ensure that new buildings are of good architectural quality and are harmonious with the surroundings.

4.2.2 Criteria:

LOCATION : The building does not obstruct views of significant elements of the surrounding landscape from public streets.

SCALE: The overall height and width of the building are approximately the same as those of existing buildings in Métis-sur-Mer.

UNIFORMITY DU STYLE : Taken together, the building's components form a coherent whole and define an architectural style compatible with existing buildings in Métis-sur-Mer.

OPENINGS: On building façades visible from the street, the placement, shape, size, symmetry, rhythm and material of doors and windows are similar to those existing buildings in Métis-sur-Mer;

ADJOINING AND INCIDENTAL STRUCTURES: Garages, stoops, porticos, verandas, stairs and other elements adjoining the main part of the building are of a scale, form and materials similar to those of existing buildings in Métis-sur-Mer;

ORNAMENTATION: The building is ornamented with elements such as finish casings, corner boards and other architectural details in relief.

4.3 Proposal to enlarge or make additions in relation to a main building

4.3.1 Objective:

Preserve the architectural unity of the building as a whole.

4.3.2 Criteria:

LOCATION : The enlarged building does not obstruct views from public streets of the landscape elements;

POSITION : The alignment, orientation and height of the enlarged building correspond to the positioning usually observed in Métis-sur-Mer;

SCALE: The overall height and width of the enlarged building are approximately the same as those of existing buildings in Métis-sur-Mer;

UNIFORMITY DU STYLE : the buildings components, including the enlargement, form a coherent whole and define an architectural style compatible with the original structure;

ROOFS: The form, pitch and materials of the roofs of the addition are similar to those of the original structure;

OPENINGS: On building façades visible from the street, the placement, shape, size, symmetry, rhythm and material of doors and windows of the addition are similar to those of the original structure.

WALL SURFACING MATERIALS: On building façades visible from private or public streets, the type of material, layout, texture and colours used for the exterior surfaces of walls of the addition are similar in appearance to or visually complement those of the original structure;

ORNAMENTATION: On building façades visible from private or public streets, finish casings, corner boards and other architectural details in relief on the addition are of a scale, shape and materials similar to those of the original structure.

4.4 Proposal to convert, repair, renovate or restore the façade of a main building

4.4.1 Objective

Preserve the architectural elements that define the stylistic authenticity to the building and contribute to the distinct character of Métis-sur-Mer.

4.4.2 Criteria:

UNIFORMITY OF STYLE: The replacement of one or more elements does not have the effect of altering the general composition of the building, removing an intrinsic element of a buildings architectural style, disrupting the uniformity of a particular element (e.g., no longer having the same type window throughout);

OPENINGS: On building façades visible from private or public streets, the placement, shape, size, symmetry, rhythm and material of doors and windows remain unchanged or are similar in appearance to those of existing buildings in Métis-sur-Mer;

ADJOINING AND INCIDENTAL STRUCTURES: On building façades visible from private or public streets, all garages, stoops, porticos, verandas, stairs and other elements adjoining the main part of the building are similar to those of existing buildings in Métis-sur-Mer.

ORNAMENTATION: The building is ornamented with elements such as finish casings, corner boards and other architectural details in relief.

4.5 Proposal to landscape a front yard

4.5.1 Objective

Promote landscaping that is adapted to the particularities of the site and likely to improve the visual surroundings in the development zones.

4.5.2 Criteria

VEGETATION: Existing trees and shrubs are kept alive or replaced in equal number on the site; the new plantings are adapted to their natural and constructed surroundings; dying plants are replaced no later than the following growing season with plants of equivalent species and size.

LANDSCAPING: The landscaping of the front yard provides a degree of privacy while enhancing but not hiding the house; the landscaping is in harmony with the location and architecture of the buildings on the site and tend to hide machinery and storage installations; along property boundaries, the landscaping is in harmony with that of the neighbouring properties;

DRIVEWAYS AND PARKING AREAS: Driveways and parking areas are limited to the space needed for vehicles to pass and be parked, as well as taking into account requirements for snow removal; the paving materials of driveways and parking areas must minimize the runoff of surface water.

5. PENALTIES AND TRANSITIONAL PROVISIONS

5.1 Remedies

In addition to remedies by private action under this by-law and all the remedies provided for in the *Act respecting land use and development* (R.S.Q., chapter A-19.1) and its amendments, the Council may exercise before the civil courts all the civil law remedies needed to enforce the provisions of this by-law.

5.2 Penalties

In addition to the remedies referred to in section 5.1 of this by-law, an offender is liable, in addition to costs, for a fine according to the amounts shown in the following table:

TABLE 5.2 FINES

Offender	First offence	Repeat offence
Natural person (individual)	\$250	\$500
Legal person (company)	\$500	\$1,000

Execution of a judgment against an offender does not relieve him from obtaining the required permits in accordance with the provisions of this by-law.

Any continuing violation of this by-law constitutes each day a separate offence.

The costs referred to in this section include, in all cases, the costs related to execution of a judgement.

Failure to pay a fine and costs renders an offender liable for incarceration for a period of one month. Any incarceration ordered as a penalty under this by-law must end immediately upon payment of the fine or the fine and costs.

5.3 Coming into force

This By-Law on Site Planning and Architectural Integration Plans of Ville de Métis-sur-Mer comes into force in accordance with the provisions of the *Act respecting land use and development* and its preamble constitutes an integral part thereof.

Notice of resolution dated September 10, 2012;

Adoption of draft by-law number 12-77, on September 10, 2012 (resolution number 12-09-175);

Transmission to MRC de La Mitis of a certified true copy of resolution number 12-09-175 – adoption of the draft by-law on September 14, 2012;

Notice of the holding of a public consultation meeting published in the *Info-Métis* newspaper, on September 14, 2012 and publicly displayed in the two locations designated by the Council on September 14, 2012;

Public consultation scheduled for October 1, 2012;

Adoption of *By-Law Number 12-77*, on October 1, 2012 (resolution number 12-10-186);

Transmission of resolution 12-10-186 and the application for issuance of a certificate of conformity to MRC de la Mitis, on October 3, 2012;

Issuance of a certificate of conformity by MRC de La Mitis, on October 12, 2012;

Notice of the coming into force of *By-Law Number 12-77* published in the *Info-Métis* newspaper and publicly displayed in the two locations designated by the Council and on the Internet site of Ville Métis-sur-Mer, on October 17, 2012;

Transmission to the MRC de La Mitis of a certified true copy of this by-law and a notice of its coming into force on October 18, 2012.

Jean-Pierre Pelletier
Mayor

Stéphane Marcheterre
Director General and Secretary-Treasurer