

BYLAW 2014-005

Bylaw 2014-005 modifying the zoning bylaw 2012-002 of the Municipality of Grosse Ile in order to outline specific provisions regarding sectors identified as panoramic corridors

- WHEREAS** in virtue of the dispositions foreseen in the *Act Respecting Land Use Planning (L.R.Q. chapter A-19-1)*, the council may modify its zoning bylaw;
- WHEREAS** the council deems it necessary to modify its zoning bylaw in order to outline specific areas in the zones identified as panoramic corridors;
- WHEREAS** a notice of motion was given at a sitting of council on December 1, 2014;
- WHEREAS** this bylaw has been submitted to a public consultation on December 1, 2014 and which is subject to the process of approval by means of a referendum conforming to the dispositions of *An Act Respecting Land Use Planning (L.R.Q. chapter A-19-1)*,
- WHEREAS** a copy of this present bylaw was submitted to the members of council at least (2) working days before the present sitting;
- WHEREAS** the members of council declare having read this present bylaw;
- WHEREAS** the Director-General, during the course of the sitting, mentions the content of this bylaw;

THEREFORE

It is moved by Felicia Clarke
Seconded by Miles Clarke
And unanimously approved by the Councillors present

THAT bylaw number 2014-005, regarding modifications to zoning bylaw 2012-002, is hereby adopted and decreed by the following:

Article 1 The preamble to this present bylaw is an integral part of the aforementioned.

Article 2: The sectors identified as panoramic corridors correspond to the following zones:

- Rb2 (chemin Wide and Rock Mountain)
- Fa6 (route 199 between East Cape and Old Harry)
- Va6 (route 199 between East Cape and Old Harry)

Article 3: In these zones the following requirements must be respected:

- The installation of mobile homes or camping trailers is prohibited.
- The systematic alignment of buildings is prohibited. In addition, there should always be a variance with regards to the setback of buildings installed in relation to the buildings already in existence.
- The height of an isolated single-family dwelling is limited to two (2) stories and the floor area must not exceed 232.3 sq. m. (2500 sq. ft.).

- The height of a secondary building in relation to the isolated single-family dwelling is limited to one (1) storey and its floor area must not exceed 92.9 sq. m. (1000 sq. ft.)
- The construction or installation of an isolated single-family dwelling can be accompanied by a single secondary building only. Exceptionally, in addition to the secondary building, the installation of a greenhouse for domestic purposes with a maximum surface area of 18.6 sq. m. (200 sq. ft.) is authorized.

Article 4: The dispositions in regards to the area of any building outlined in the present by-law do not apply to the zone Fa6 and Va6.

Article 5: All dispositions incompatible and irreconcilable with the present bylaw are and will remain repealed.

Article 6: This present by-law comes into force according to the provisions of An Act Respecting Land Use Planning.

Note:

In a case where one or the other of these zones is subject to the provisions of a regulation regarding implantation plans and architectural integration (PIIA), the standards in the said plans have priority.

Rose Elmonde Clarke
Mayor

Janice Turnbull
Director-General

NOTICE OF MOTION: December 1, 2014
ADOPTION: January 5, 2015
PUBLICATION: May 20, 2015