



Session ordinaire du 9 mars 2021
PÉRIODE DE QUESTIONS /
Ordinary sitting of March 9, 2021
QUESTION PERIOD

Début : 19 h 13 Fin : 19 h 40

1	Q	<p>It is my understanding that the \$13 million is the borrowing by-law, that bids have not yet been requested, that there will be a wide-open bidding process and that council will vote again at the time the contract is awarded.</p> <p>Question: Would you please explain the timeline for this process and considering it is already March, how is this construction project supposed to begin this spring?</p>
	R	<p>The borrowing by-law for chemin de la Rivière was adopted by the municipal Council for a value of \$13 240 000.00. This borrowing by-law has been submitted to the MAMH for approval. The amount is based on an estimate which was provided by our engineering firm. We should receive the final plans and specifications this month (mid-March) and proceed with the tendering process in April. The work, depending on the date of awarding the contract, could begin early summer.</p>
2	Q	<p>In light of the proposals and comments from Chelsea residents regarding the 'access to water' survey, could you please clarify the relationship between the survey and the dock bylaw, and identify how and when the municipality will proceed with the tabling of the bylaw?</p>
	R	<p>1. Next steps – Dock By-law</p> <ul style="list-style-type: none"> • At this time, the draft by-law regarding docks installed on public land is still being reviewed by the Council. The Council is studying the input received from the public and has not taken any position on whether it will allow private docks on municipal land/or in what location. • As soon as the by-law is adopted in Chelsea, municipal inspectors will visit each property and dock and analyze each unique situation according to the provisions of the newly adopted dock by-law. • It's only at that time that municipal staff will be able to properly establish whether a dock is in compliance with the provision of the new by-law. • In the meantime, the Council intends to adopt a “no tolerance” moratorium, prohibiting any delivery of a dock permit on municipal land until the new by-law is adopted. • No immediate action will be taken by municipal staff this spring or summer to remove docks or somehow block access to docks on municipal land unless the state of a dock is found to pose a serious security risk to the public. • This spring and summer, municipal staff will continue their regular inspections of privately owned docks located on private properties. <p>2. Next steps – Access and docks</p> <ul style="list-style-type: none"> • Municipal staff is preparing a report on the results of the public consultation on access to the river. This report will be submitted to the Municipal Council in April or May for their analysis and consideration. • At that time, Council will select the most promising sites, which will then be the subject of a feasibility study this summer. • Feasibility studies will help us determine whether the sites that have been pre-selected are safe, what structures will be required in each site, and the estimated costs of those structures. • The completed feasibility studies will be submitted to Council for analysis and consideration. It's only at that time that the best sites will be selected, and a budget will be allocated for their design and construction. • The Municipality will then be required to conduct an ecological study on the selected sites under the Environment Quality Act and obtain a certificate of authorization from the <i>Ministry of the Environment and Climate Change Control</i> before any construction work can begin. • Given the time required to complete all of these steps, the new docks and river access will likely be built next summer (2022). <p>3. Link between the docks by-law and the proposed project of community docks and swimming facilities</p> <ul style="list-style-type: none"> • Both projects relate to the municipal land occupied by the community trail and how Chelsea residents access the Gatineau River; we consider them to be two separate projects: <ul style="list-style-type: none"> ○ The first (Dock By-law) concerns <i>private</i> docks, installed along the community trail on municipal land. ○ The second (Community Access to the River) proposes the installation of <i>public</i> access to the river via the community trail, in order to provide <i>all Chelsea residents</i> access to the river.



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3	Q	<ol style="list-style-type: none"> 1. When will the results of the consultations (on the Master Plan) that have happened to date (online and with community groups) be shared with the public at large, including the proposed development and required changes to bylaws that were shared with the community groups? 2. When will the public consultations take place and to what degree are residents able to say NO to some of the proposed plans? What is the formal process for residents to request changes to the zoning or bylaws different from those proposed in the draft Master Plan? <u>What is the process to request that a bylaw be changed or that zoning be changed?</u>
	R	<ol style="list-style-type: none"> 1. At the end of the online public consultation, the consultant will prepare a summary report of all the comments received during the public workshops and online survey and this report will be submitted to the Municipal Council as an appendix to the draft Master Plan. According to the current schedule, this will be at the regular Council session in May. Afterwards, a copy of this summary, as well as the draft Master Plan, will be posted on our website and open to further public comments. 2. The four main steps of the approval process are outlined on our website dedicated to project at www.chelsea.ca/plan. As stated on our website, this month we are completing the draft Master Plan and from March to July we'll be working on the draft planning by-laws, including the Zoning by-law. In August, the final versions of the Master Plan and planning by-laws will be submitted to the Council for approval and transferred to the MRC for their final approval. <p>If residents have any suggestions on how to improve the municipality and its Master Plan or by-laws, they have the opportunity to submit their ideas at any time at plan@chelsea.ca (we recommend sending ideas before July 1st). All ideas, recommendations and comments will be included in the information package sent to Council, so that they can be taken into consideration as councilors study the draft by-laws.</p> <p>In addition to the dedicated email and website, the Municipality has been actively seeking residents' input since the very beginning of this process. Last year, we conducted workshops and a survey asking for resident's vision for the next 20 years. Those were compiled in a report and posted on our website. The conclusions of the vision exercise allowed us to prepare the preliminary land use map, policy directives and objectives proposed in the upcoming draft Master Plan. These have been subject to several workshops already with community groups and will be presented to all residents of Chelsea in an online public consultation, on the Cocoriko platform, from March 10th to 24th. Every household in Chelsea will receive by mail an invitation and a reference guide on how to participate.</p> <p>The results from this latest consultation will help the consultant finish the draft Master Plan, which will be presented and tabled with the Council in May. As mentioned, a copy of the draft Master Plan will be posted online and residents of Chelsea will have two more months, until July, to submit additional comments. In June, we'll be holding one last public consultation on the draft Master Plan and the draft planning by-laws (including zoning by-law). The draft versions of all planning by-laws will be posted online, and residents will have approximately a month to submit comments before the final versions of the by-laws are presented to the Council in August.</p> <p>You are invited to submit your ideas to plan@chelsea.ca and to participate in the online consultation later this week. You may also send any further questions regarding this process to the same email address.</p>
4	Q	My Question concern the Meredith center and the multiple problems that occurred there including the wall that collapsed in 2013, the mold in the locker rooms, install dehumidifiers, and I would like to know how much was recovered from the insurance companies and how much was repaid by the construction companies and the architect?
	R	An amount of \$1,196,744.00 was reimbursed by the insurer (the work for the reconstruction of the wall, decontamination, and architect). However, we are still in legal proceedings for the construction defects and for the mold problems.
5	Q	<ol style="list-style-type: none"> 1. You have indicated that a feasibility study would be the next step after the survey closed. Can you give us an indication of the scope of that study, and the objective criteria against which the proposed solutions can be evaluated? 2. Will it include reference to the many comments and suggestions received from residents, such as: that the question be defined more broadly as access to safe water for recreational purposes rather than solely as access to the river;

	R	<p>1. The sites chosen will be selected with the safety of Chelsea residents as the number one criterion and with the objective of minimizing the risk of creating nuisances that could have an impact on nearby residences.</p> <p>Therefore Council:</p> <ul style="list-style-type: none"> • seeks sites where swimming will be safe, both in terms of access to the site and what is hidden under the water; • look for sites that are far away from existing residences, as much as possible; • plan to develop no or virtually no new parking spaces on nearby roads; • that bathing sites will be developed with minimal intervention in the natural environment, perhaps with a bench, picnic table and garbage can, but that's it; • that the sites will be developed with and for Chelsea residents, but that it is not the intention to prohibit access to them by people who do not live in Chelsea; • that the Municipality will work with community groups and take into consideration their suggestions regarding the development of the sites; • that swimming sites and docks will have to be accessible by walking on the community pathway and will therefore not necessarily be close to roads. <p>At the same time, from a practical point of view, the sites should not be too far from the roads for an ambulance to get close enough to them quickly enough in case of an emergency, and also so that municipal maintenance services can access them relatively easily.</p> <p>2. Beyond access to the river only: While this is an important question, the Council has undertaken to look at access to the Gatineau River from the community trail. Other questions of access and recreational swimming will up to the next Council elected in November 2021 to consider. It is not the mandate that Council gave to staff to explore.</p>
	Q	Pourquoi le flux de véhicules à prévoir à l'intersection de la route 105 et du développement Highland fait en sorte qu'il faut rendre la mesure de réduction de vitesse obligatoire pour protéger les usagers alors que plusieurs autres intersections avec la route 105 ont des flux de circulation supérieurs ?
6	R	Les documents ont été soumis au Service des travaux publics et infrastructures pour le projet de développement Highland, à proximité du Club Larrimac, l'étude de faisabilité a démontré un problème de sécurité concernant les distances à respecter quant à la visibilité. Pour permettre l'aménagement en toute sécurité d'un nouvel accès à la route 105, une réduction de la vitesse était essentielle. À l'époque le Service des travaux publics et infrastructures avait demandé au promoteur de réaliser une étude détaillée de la circulation afin d'obtenir des recommandations formelles sur la situation. Cette étude a confirmé les mêmes problèmes de sécurité que la firme d'ingénierie qui a conçu les plans pour ce projet. Lors de son analyse préliminaire cette firme avait identifié que ce projet serait conforme qu'à la suite d'une réduction de la vitesse sur la route 105 afin de réduire les distances de visibilité de sécurité requises par les normes du ministère des Transports du Québec. De plus, cette étude recommandait de réduire la vitesse sur toute la route 105 entre le nouveau projet de développement Highland et le chemin Juniper. Cependant pour permettre la réalisation de ce projet, il fallait commencer par un tronçon d'environ 5 mètres de part et d'autre de l'entrée de la nouvelle route.
	Q	<p>1. Est-ce que la Municipalité respecte les conditions légales relativement au changement de zonage dans le cadre du projet de micro-distillerie en publiant l'avis public uniquement sur le site web?</p> <p>2. En ce qui concerne les délais raisonnables, quel était le délai entre la publication de l'avis et la tenue de la rencontre publique ?</p>
7	R	<p>1. Oui, suite à l'adoption de la Loi 122, la publication des avis dans les journaux n'est plus obligatoire. De plus, à la suite de l'ajout de l'article 433 au <i>Code Municipal</i> en 2008, le conseil a adopté un règlement établissant que les avis publics sont maintenant publiés sur le site web uniquement. Les avis publics concernant les divers règlements, les demandes de dérogations mineures et les démolitions sont publiés directement sur la page d'accueil du site web de la Municipalité.</p> <p>2. Conformément à l'article 133 de la Loi, un avis public a été publié le 17 février 2021 afin de demander la tenue d'un registre. Les citoyens avaient huit jours pour déposer une demande pour la tenue d'un registre. Les dates ont été choisies de façon à s'assurer que la date limite ne soit pas pendant la période de relâche du mois de mars.</p>
8	Q	Est-ce que la Municipalité va préconiser l'internet haute vitesse par fibre, par connexion internet ou par le réseau sans fil ?



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	R	En ce moment, toutes nos discussions se déroulent avec les compagnies qui ont des connexions filaires.
9	Q	Will the Chelsea municipality actively support and/or advertise the initiative to measure electrosmog in and around Chelsea to build public awareness Chelsea to support Chelsea as an environment friendly community pursuing sustainability goals?
	R	We received your question just this afternoon, so we are not in the position to reply this evening. We ask that you send your questions by Monday morning so that staff can do some research and provide us with answers to your questions for the council meeting. We will follow up on your suggestion.
10	Q	En ce qui concerne le dépôt du règlement 1185-21 par rapport à la limite de vitesse sur un tronçon du chemin Cecil, à la hauteur du parc municipal et des terrains de soccer, au coin de la traverse et du chemin Cecil, il y a une mesure d'atténuation de vitesse à cause de la réduction de la voie et j'aimerais savoir si la municipalité à l'intention de mettre un stop pour les personnes qui viennent du centre Meredith et qui s'en vont vers le chemin Old Chelsea, car les gens ne respectent pas la mesure d'atténuation de vitesse actuelle ?
	R	Ce sujet sera étudié par le comité consultatif des travaux publics et des infrastructures. En général, les panneaux de signalisation d'arrêt « Stop » ne sont pas préconisés comme mesure d'atténuation de vitesse, mais ceci pourra être discuter avec vous lors de votre prochaine participation à la rencontre du comité consultatif des travaux publics et des infrastructures. Lors de cette rencontre, le personnel pourra vous expliquer quelles sont les interventions à réaliser dans ce genre de situation.