



Session ordinaire du 11 janvier 2022
PÉRIODE DE QUESTIONS /
Ordinary sitting of January 11, 2022
QUESTION PERIOD

Début: 19 h 08 Fin: 19 h 50

1	Q	<ol style="list-style-type: none"> 1. The new budget for 2022, adopted by this Council on December 21, 2021, raises the tax rate for Chelsea taxpayers. How much of this increase is estimated to be caused by the NCC's continuing non-payment of their PILT which they have refused to pay in full since 2018? 2. What is the current state of the dispute and when might the Federal Court hear the case?
	R	<ol style="list-style-type: none"> 1. There is a provision which represents approximately 1.34% of the property tax rate increase. 2. An appeal to the Federal Court has been filed on December 16, 2021, but we cannot say when the case will be heard since we do not have the information at the moment.
2	Q	<ol style="list-style-type: none"> 1. À combien la Municipalité a-t-elle évalué le manque à gagner de la CCN, en moyenne, pour chaque contribuable, pour les années d'impôts fonciers 2022, 2023 et 2024?
	R	<ol style="list-style-type: none"> 1. Si la Cour fédérale accepte les valeurs de la CCN c'est environ 800 000 \$ par année que la Municipalité perdra en revenus de paiements en remplacement d'impôts (taux de taxes de 2022). Pour une résidence moyenne de 465 840 \$, c'est une charge supplémentaire d'environ 210 \$ par année. <p>Cependant, nous espérons que la Cour fédérale penchera plus en faveur des valeurs reconnues par le Comité consultatif et que nos pertes seront nulles ou minimales. En 2022, nous avons seulement inscrit une provision pour contestation d'évaluation et non le total montant de cette perte, car nous ne voulons pas taxer en avance les résidents de Chelsea sans connaître la décision que la Cour fédérale prendra.</p>
3	Q	<ol style="list-style-type: none"> 1. Can you confirmed that at this meeting, Council is being asked to pass a resolution that would create 2 lots on land bordering chemin Descartes: one comprising 20% of the land involved where 5 houses would be built on a private road; and another comprising 80% of the total land area in question that will be sold to ACRE for conservation purposes. 2. Is it the sale of the conservation lands that will trigger the official permission to construct the new private road? Can you reassure us that a road construction permit will not be issued before the transfer of ownership for the conservation of this sensitive ecological corridor has been completed? 3. Can you build a private road off an existing private road? 4. What happens if the fundraising goal is not met, and ACRE is unable to complete the purchase of this land? 5. Is it therefore possible to change the zoning of this parcel to 'conservation' in the Master Plan to ensure that whatever the outcome, the land will not be developed?
	R	<ol style="list-style-type: none"> 1. Your assumption is correct. 2. Municipal approval of the subdivision permit for the remaining 20% land parcel to be developed will be conditional upon the transfer of ownership of the 80% conservation land parcel. Therefore, if the conservation land is not sold, the subdivision permit application for the remaining 20% land parcel to be developed will be denied, and the developer will not be able to build a road or new housing. 3. A new private road can be built from an existing private road on a few conditions: <ul style="list-style-type: none"> • The existing private road to which it connects were built before August 1st, 1992; • The drivable surface of the existing private road is at least 5 meters wide, a slope of less than eighteen per cent (18 %), but never exceeding ten per cent (10 %) when located within 30 meters from an intersection; • The new private road is built in accordance with the modern and current "Standards Guide for the Construction of Private Roads".

		<p>4. If the sale to ACRE falls through, the developer will have to sell his lot to another environmental protection organization or a public entity (Municipality, NCC, etc.). If he fails to sell the 80% conservation lot, the subdivision permit application for the private road and five buildable lots will be denied.</p> <p>5. The Municipality cannot force a conservation zoning designation on a private property without the owner's consent, as it would consist of an unlawful "expropriation in disguise". It may however collaborate with a landowner on the possibility of designating his property or a part of his property as a "Conservation zone" in the Zoning By-law's zoning plan. The Council may also choose to recognize ecological corridors and other environmentally sensitive areas in its new Master plan and zoning by-law and the various regulatory provisions that will apply to them.</p> <p>In this case, assuming the 80% conversation land is subdivided and sold to ACRE, the Council may indeed choose to designate it as a "conservation" zone in the new zoning plan to be adopted later this year.</p>
4	Q	Are the hydrological studies pertaining to the wetlands along River Road available and when we can expect to see these wetland maps, given that road reconstruction will begin in just a few months?
	R	The hydrological studies are available on the Municipality's website at under the June 2021 Council sitting: https://www.chelsea.ca/en/your-municipality/council-meetings
5	Q	<p>1. Could Council agree on releasing the draft agenda and supporting documents on the Wednesday prior to the upcoming council meeting? With automatic deferral of items not made available to councillors by the service standard to next month's meeting?</p> <p>2. Could all the bylaws and policies containing rules of order and conduct for council and committee meetings please be published on the Chelsea website?</p> <p>3. Can documents relevant to the Municipal Council meetings be released earlier that what is being done at the moment since Section 148 of the Quebec Code Municipal requires that documents be shared at least 72 hours prior to the scheduled time for the council meeting?</p>
	R	<p>1. Administrative procedures are in place to allow all departments to submit their projects and supporting documents. Many items are submitted to committees for discussion and decision. Following these meetings, staff must prepare the necessary documentation for presentation to Council. Deadlines are set to allow for the preparation of documents to be presented.</p> <p>2. When by-laws are adopted, they are published with a notice of enactment.</p> <p>3. Council agendas are published the Friday before the board meeting, which is just over 96 hours. It has never happened, since February 2017, that the publication was done on Saturday or Sunday.</p>
6	Q	<p>1. Can committees be more transparent?</p> <p>2. Will you amend the legislation proposals under agenda items 6 1 (e) to 6 1 (k) to make committees more transparent?</p>
	R	Committees are already transparent and will continue to be. Agendas as well as minutes of meetings are published on the website and deposited at council meetings.
7	Q	Les espaces de stationnement de la municipalité ne répondent pas aux besoins des résidents relativement aux stationnements partagés dans la mesure où ces derniers ne sont pas suffisants?
	R	Des modifications ont été apportées à la version préliminaire du règlement afin de répondre aux besoins des résidents, on permet le stationnement pour les maisons semi détachées. Le règlement vise les endroits où il y a des maisons unifamiliales. C'est un projet pilote qui donne la priorité à la mobilité active (piétons et cyclistes). Ce type de projet est implanté par le ministère des Transports du Québec et accepté au Québec depuis 2013. Ce projet a été utilisé à titre de référence par les responsables du Service des travaux publics et des infrastructures.



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8	Q	<ol style="list-style-type: none">1. Pour les membres dont le mandat a déjà été renouvelé deux fois à savoir ceux qui ont déjà atteint la période maximale de 6 ans?2. Est-ce qu'un membre qui a siégé 6 ans au sein d'un comité peut de nouveau soumettre sa candidature pour siéger au sein d'un comité ?3. Est-ce que les membres faisant partie du Comité consultatif des travaux publics et des infrastructures doivent être résidents de Chelsea?
	R	<ol style="list-style-type: none">1. Un amendement sera apporté à la résolution 6.6 c) afin d'indiquer que les membres dont le mandat sera renouvelé seront des membres qui sont en nommer depuis moins de 6 ans.2. Oui, mais il devra soumettre une nouvelle candidature et le comité de sélection choisira parmi les candidatures reçues. Le membre en question pourrait de nouveau être choisi.3. Dans tous nos comités, les membres doivent être des résidents de la municipalité de Chelsea.
9	Q	Où peut-on trouver plus d'informations sur les avant-projets de lotissement qui sont à l'ordre du jour de la session du conseil, car j'aimerais avoir des détails concernant le projet de lotissement du chemin Old Sawmill ?
	R	Nous vous invitons à suivre les informations municipales entourant le Comité consultatif d'urbanisme et de développement durable, car c'est à ce comité que les citoyens présentent leur projet. Le projet sur le chemin Old Sawmill est dans le but de permettre à un père de diviser son terrain en respectant les normes municipales pour que son fils puisse venir habiter près de chez lui.