



## AVIS PUBLIC

## PUBLIC NOTICE

### ASSEMBLÉE PUBLIQUE DE CONSULTATION

Aux personnes intéressées par ce projet de règlement visant à remplacer et abroger le règlement d'urbanisme suivant :

Plan d'urbanisme numéro 635-05

### AVIS PUBLIC EST DONNÉ DE CE QUI SUIT

1. Lors d'une séance tenue le 28 mars 2022, le conseil a adopté le projet de règlement suivant :

#### Projet de règlement numéro 1214-22 – Règlement sur le plan d'urbanisme

2. Des assemblées publiques de consultation auront lieu aux endroits et dates suivantes :

Mercredi, le 18 mai à 19h  
Centre communautaire Farm Point  
311, chemin de la Rivière

Jeudi, le 19 mai à 19h  
Centre communautaire Hollow-Glen  
12, chemin du Parc

Samedi, le 28 mai à 9h  
Dans la salle Desjardins du Centre Meredith  
23, chemin Cecil

L'objet de ces assemblées est d'expliquer les principaux éléments de ce projet de règlement et de recevoir les commentaires et suggestions des participants.

3. Ce projet de règlement peut être consulté à l'Hôtel de Ville, situé au 100, chemin d'Old Chelsea, Chelsea, Québec, durant les heures normales de bureau, du lundi au vendredi entre 8h30 et 16h30 ou sur le site web de la Municipalité à l'emplacement suivant :

<https://www.chelsea.ca/fr/residents/service-municipaux/urbanisme-et-developpement-durable/revision-du-plan-durbanisme/documents>.

4. Ce projet de règlement, applicable à l'ensemble de la municipalité, ne contient pas de dispositions propres à un règlement susceptible d'approbation référendaire.

Un résumé du projet de règlement suit cet avis.

**DONNÉ À CHELSEA, QUÉBEC**  
ce 3<sup>e</sup> jour du mois de mai 2022

Directeur général et secrétaire-trésorier / Director General & Secretary-Treasurer

### CERTIFICAT DE PUBLICATION

Je, soussigné, John-David McFaul, directeur général et secrétaire-trésorier de la Municipalité de Chelsea, certifie sous mon serment d'office avoir publié l'avis public ci-haut sur le site internet de la Municipalité de Chelsea ([www.chelsea.ca](http://www.chelsea.ca)) et l'avoir affiché sur le babillard de l'Hôtel-de-Ville, en date du 3 mai 2022.

**En foi de quoi, je donne ce certificat**  
ce 3<sup>e</sup> jour du mois de mai 2022

Directeur général et secrétaire-trésorier / Director General & Secretary-Treasurer

### PUBLIC CONSULTATION HEARING

To all persons interested in this Draft by-law replacing and repealing the following Planning By-law:

Master Plan By-law Number 635-05

### PUBLIC NOTICE IS HEREBY GIVEN THAT

1. During a session held on March 28<sup>th</sup>, 2022, Council adopted this Draft By-law:

#### Draft By-Law Number 1214-22 – Master Plan By-law

2. Public consultation assemblies will be held at the following times and locations:

Wednesday, May 18<sup>th</sup>, 7 pm  
Farm Point Community Centre  
311, chemin de la Rivière

Thursday, May 19<sup>th</sup>, 7 pm  
Hollow-Glen Community Centre  
12, chemin du Parc

Saturday, May 28<sup>th</sup>, 9 am  
Meredith Centre, Desjardins Room  
23, chemin Cecil

The purpose of these meetings is to explain the main elements of this draft by-law and to collect comments and suggestions from participants.

3. This Draft By-law can be consulted at Town Hall, located at 100 chemin d'Old Chelsea, Chelsea, Quebec, during regular business hours; Monday to Friday from 8:30 am to 4:30 pm, or on the following municipal webpage:

<https://www.chelsea.ca/en/residents/service-municipaux/planning/revision-urban-plan/documents>.

4. This draft by-law, applicable to the entire territory of the municipality, does not contain provisions susceptible to a referendum approval by residents.

A summary of this draft by-law follows this notice.

**GIVEN AT CHELSEA, QUEBEC**  
on this 3<sup>rd</sup> day of May 2022

### CERTIFICATE OF PUBLICATION

I, undersigned, John-David McFaul, Director General & Secretary-Treasurer of the Municipality of Chelsea, certify under my oath of office, that I have published the above Public Notice on the website of the Municipality of Chelsea ([www.chelsea.ca](http://www.chelsea.ca)) and posted a copy on the Town Hall bulletin board, in date of May 3<sup>rd</sup>, 2022.

**In witness thereof, I issue this certificate**  
on this 3<sup>rd</sup> day of May 2022

# Revised Master Plan

## Directions and Actions

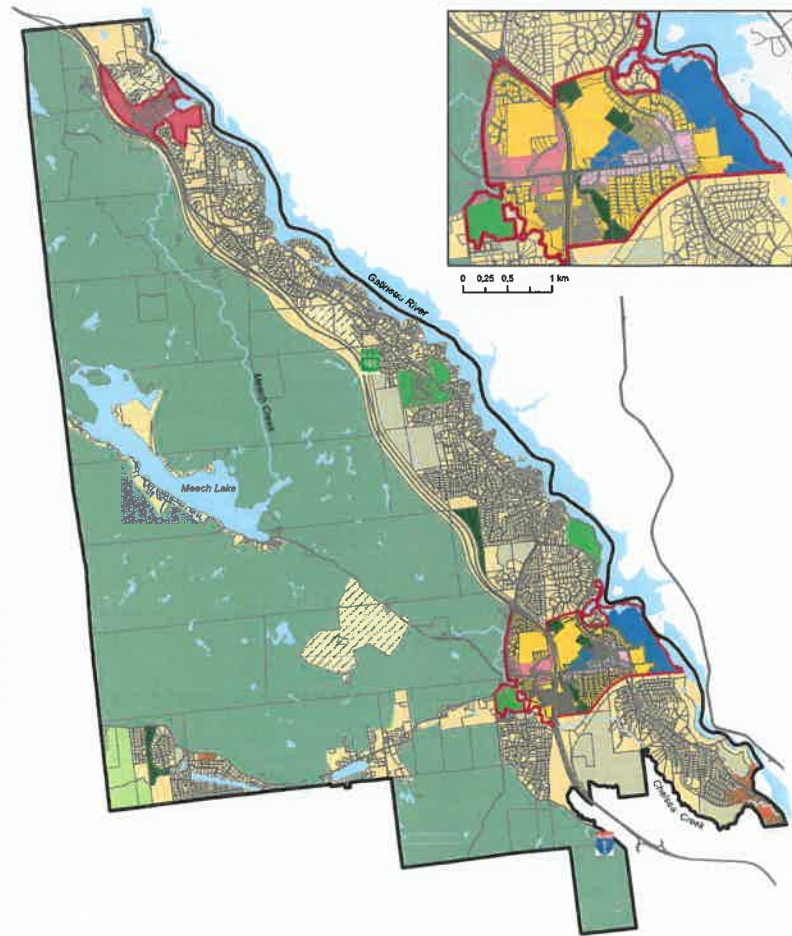
Direction	Excerpts of planned actions
 <p><b>Preserve nature and adapt to climate change</b></p>	<ol style="list-style-type: none"> <li>1. Provide a framework for protecting natural environments by adopting a natural environment conservation plan, including the recognition of habitat connectivity territories, with a view to conserving 30% or more of natural and rural lands.</li> <li>2. Reinforce protection of the forest cover by improving the municipal by-law on tree cutting.</li> <li>3. Continue to implement the Sustainable Development Action Plan (SDAP) and the Climate Change Adaptation Plan (CCAP), which aim to reduce greenhouse gas emissions and water and energy consumption.</li> <li>4. Promote green architectural innovations that reduce environmental impact, integrate buildings with natural environments and reduce their ecological footprint.</li> <li>5. Work with stakeholders, municipal departments and relevant public entities to develop and implement a strategy to achieve carbon neutrality by 2035.</li> </ol>
 <p><b>Promote the quality of life of Chelsea's neighborhoods</b></p>	<ol style="list-style-type: none"> <li>1. Preserve natural and agricultural environments and curb urban sprawl by directing the majority of development within the urban perimeter.</li> <li>2. Direct any development planned outside the urban perimeter to rural consolidation areas through strict control of land use and density in order to prevent urban sprawl into natural, rural or agricultural areas.</li> <li>3. Better control of built development through discretionary regulatory control in order to harmonize construction and preserve the character and uniqueness of Chelsea's sense of place.</li> <li>4. Adopt a tree policy and ensure clustered real estate development to better protect natural environments.</li> </ol>
 <p><b>Develop community services, public transit and active transportation services</b></p>	<ol style="list-style-type: none"> <li>1. Continue to develop and interconnect the active mobility network (pedestrian, multi-purpose, cross-country ski, bicycle and other trails) as part of the planning of new development projects by systematically requiring a variety of trails consistent with the Active Transportation Master Plan.</li> <li>2. Contribute to programs and initiatives aimed at the development of various forms of public transit (regional transit, carpooling, taxi-bus, car-sharing, etc.) by improving the dissemination of information to the public, providing for the electrification of transportation and adopting a transportation strategy.</li> <li>3. Revise and implement the Parks and Green Areas Master Plan to include all public and private open spaces, conservation areas, municipal parks, community trails and pedestrian and bicycle connections, public squares and plazas throughout the territory.</li> </ol>
 <p><b>Promote the emergence of a local and sustainable economy</b></p>	<ol style="list-style-type: none"> <li>1. Better regulate the establishment of businesses through normative and discretionary measures that support a local and independent commercial structure for the benefit of residents (control of surface areas and footprint, regulations on conditional uses, harmonization of architecture, complementarity between commercial functions, etc.).</li> <li>2. Adapt the regulatory framework to encourage the practice of organic urban agriculture (community gardens, urban beehives, farm stands, etc.).</li> <li>3. Create a strategic plan for the development of ecotourism and recreation tourism to position Chelsea as a leader in best practices in this area (low environmental impact, sustainable development, cohabitation with residents, parking lot management strategy).</li> <li>4. Encourage the emergence of new tourist accommodation businesses that focus on ecotourism (low water and energy consumption, promotion of local products, waste reduction, etc.).</li> </ol>
 <p><b>Highlight the defining features of Chelsea's culture and heritage</b></p>	<ol style="list-style-type: none"> <li>1. Identify and maintain an inventory of sites and buildings of ecological, aesthetic and heritage interest in order to provide a framework, through normative provisions, for their protection and enhancement.</li> <li>2. Hire an expert to classify valuable landscapes and adopt a conservation plan for cultural and heritage landscapes (areas, trees, views, panoramas, etc.).</li> <li>3. Protect and enhance buildings and sites of heritage interest by controlling the location and size of new construction likely to affect or transform landscapes through the SPAIP by-law.</li> </ol>

## Land Use

The Land Use Plan defines the use, function and vocation of each part of the municipality's territory in the Master Plan. New land uses applicable to Chelsea were determined by the MRC des Collines-de-l'Outaouais in its revised Land Use and Development Plan, adopted in 2020.

Land use designations address the needs of the community, including agricultural, commercial, residential, institutional, rural, recreational and environmental conservation requirements.

This planning stage sets the tone, making it possible to divide the territory into smaller zones. The desired or undesired uses for each zone are then specified in the zoning plan and tables of uses and standards.



### CONSERVATION PARK DESIGNATION - CON

The purpose of this designation is to protect a series of natural areas. Only public and institutional activities that enhance the environment while ensuring its protection are permitted.



### SUSTAINABLE AGRICULTURE DESIGNATION - SAG

These designated areas are an integral part of the agricultural zone decreed by the Act respecting the preservation of agricultural land and agricultural activities and is intended primarily to maintain agricultural activities.



### PARK DESIGNATION - PAR

This area essentially corresponds to the boundaries of Gatineau Park, where the main vocation is conservation, but also respectful recreational activities and the enhancement of natural heritage and cultural landscapes.



### RECREATIONAL TOURISM DESIGNATION - REC

This designation covers sites and facilities of regional interest primarily dedicated to recreational and tourism development.



### RURAL DESIGNATION - RUR

This area covers rural and low-density residential neighbourhoods not serviced by sewers or water and located outside of urban areas. All development is severely restricted and conditional.



### RURAL CONSOLIDATION DESIGNATION - RUR-C

This designation is similar to the Rural designation but refers to natural or undeveloped vacant land near established residential areas. Development is severely restricted and conditional.



### LAND RESERVE DESIGNATION - LAR

This designation is similar to the Rural designation. Development within these land reserves is restricted to the edge of existing public or private streets and conditional. No construction or extension of a street is permitted.



### RURAL MIXED USE DESIGNATION - MIX-RU

These areas are secondary service centres where some commercial functions are permitted but are very limited as they are located outside the urban perimeter.



### MIXED USE INFARM POINT DESIGNATION - MIX-FP

This area corresponds to the village core of Farm Point, now designated as an urban perimeter by the MRC des Collines-de-l'Outaouais. The term "mixed use" refers to the residential, institutional, and commercial uses already present in Farm Point. Some lots are serviced by a sewer system.



### RESIDENTIAL IN THE CENTRE-VILLAGE DESIGNATION - RES-CV

This designation corresponds to the existing residential areas within the urban perimeter of the Centre-Village, as well as vacant lots designated for development. Low or medium density is determined by whether the lots are served, semi-served or not served by the sewer and water systems. The Municipality aims to direct residential development towards this urban perimeter in order to curb urban sprawl and protect natural and agricultural areas outside the perimeter.



### MIXED USE 1 IN THE CENTRE-VILLAGE DESIGNATION - MIX1-CV

This designation forms the mixed use commercial-residential village core within the urban perimeter of the Centre-Village. The Municipality will direct mixed use commercial-residential development within this urban perimeter in order to curb urban sprawl and protect natural and agricultural spaces outside the perimeter.



### MIXED-USE 2 DESIGNATION IN THE CENTRE-VILLAGE - MIX2-CV

This designation is similar to the MIX1-CV designation. Activities that were previously compatible exclusively with MIX1-CV west of Highway 5 are now permitted in MIX2-CV.



### PUBLIC AND INSTITUTIONAL DESIGNATION IN THE CENTRE-VILLAGE - PI-CV

These designation areas, located within the urban perimeter of the Centre-Village, constitute the institutional core. They include, among other things, City Hall and the municipal library, the Meredith Centre, the sewage treatment plant and now the Hydro-Québec properties.

# Land Use Density

The Master Plan, Zoning By-law and Subdivision By-law control the density of built areas according to the zones and land use designations in which they are located. Within the urban perimeters, the objective is to create a mixed-use, inclusive, safe and pedestrian-friendly village core, while retaining Chelsea's rural nature and character. Outside the urban perimeter, the goal is to curb urban sprawl and further protect farmland and natural areas. Here are some examples of measures that have an impact on density:

- Control of permitted, conditionally permitted or prohibited uses by land use and by zone.
- Target density set by land use and expressed as a number of dwellings per hectare (varies according to land use).
- Limit on the maximum number of storeys per building on the entire territory (three storeys max).
- Limit on the maximum height of buildings on the whole territory (15 m max).
- Limit on the maximum floor area of a single-family detached dwelling (300 m<sup>2</sup>).
- Limit on the maximum floor area of non-residential buildings (1,500 m<sup>2</sup>).
- Limit on the maximum number of dwellings per building (varies by zone).
- Limit on the maximum number of buildings permitted in rows (six when residential, four when mixed use or commercial).
- Provisions on the minimum width and depth of a building.
- Maximum floor area ratio, i.e., the % of land occupied by all buildings in relation to the total surface area of the lot (varies by zone).
- Minimum requirements for parking spaces, bicycle racks, electrical charging stations (varies by use).
- Proportion of green space required per lot (varies by use).
- Variety of applicable setbacks depending on lot lines, natural and man-made constraints (varies by zone and use).

- The ability of a lot to connect to municipal sewer and water systems and the treatment capacity of sewage treatment plants.

## IN GENERAL:

- 70% of the territory of the municipality is occupied by federal or provincial properties in which no housing is permitted.
- 21% of the territory is occupied by protected conservation areas, or unserviced areas (no water or sewer system) or in reserve (agricultural, rural, recreational or multifunctional), in which housing is either prohibited or the density has been reduced to 0.54 dwelling units per hectare (1 dwelling unit/18,500 m<sup>2</sup> or 1 dwelling unit/4.57 acres).
- 4.8% of the land is occupied by Farm Point Urban Perimeter and Rural Consolidation designated areas, where density has been maintained at 2.5 dwellings per hectare (1 dwelling unit/4,000 m<sup>2</sup> or 1 dwelling unit/acre) and 1.25 dwellings per hectare in the aquifer protection areas (0.5 dwelling unit/4,000 m<sup>2</sup> or 0.5 dwelling unit /acre).
- The Centre-Village occupies 4.29% of the territory, but more than half of the lots are unserviced and their density has been maintained at 2.5 dwellings per hectare (1 dwelling unit/4,000 m<sup>2</sup> or 1 dwelling/acre) and 1.25 dwellings per hectare in aquifer protection areas (1 dwelling / 8,000 m<sup>2</sup> or 1 dwelling / 2 acres).
- 2% of the territory, located in the Centre-Village, is in a serviced sector (water and sewer systems) and the maximum target density of land use is maintained at 10 dwellings per hectare (4 dwellings/4,000 m<sup>2</sup> or 4 dwellings/acre).

