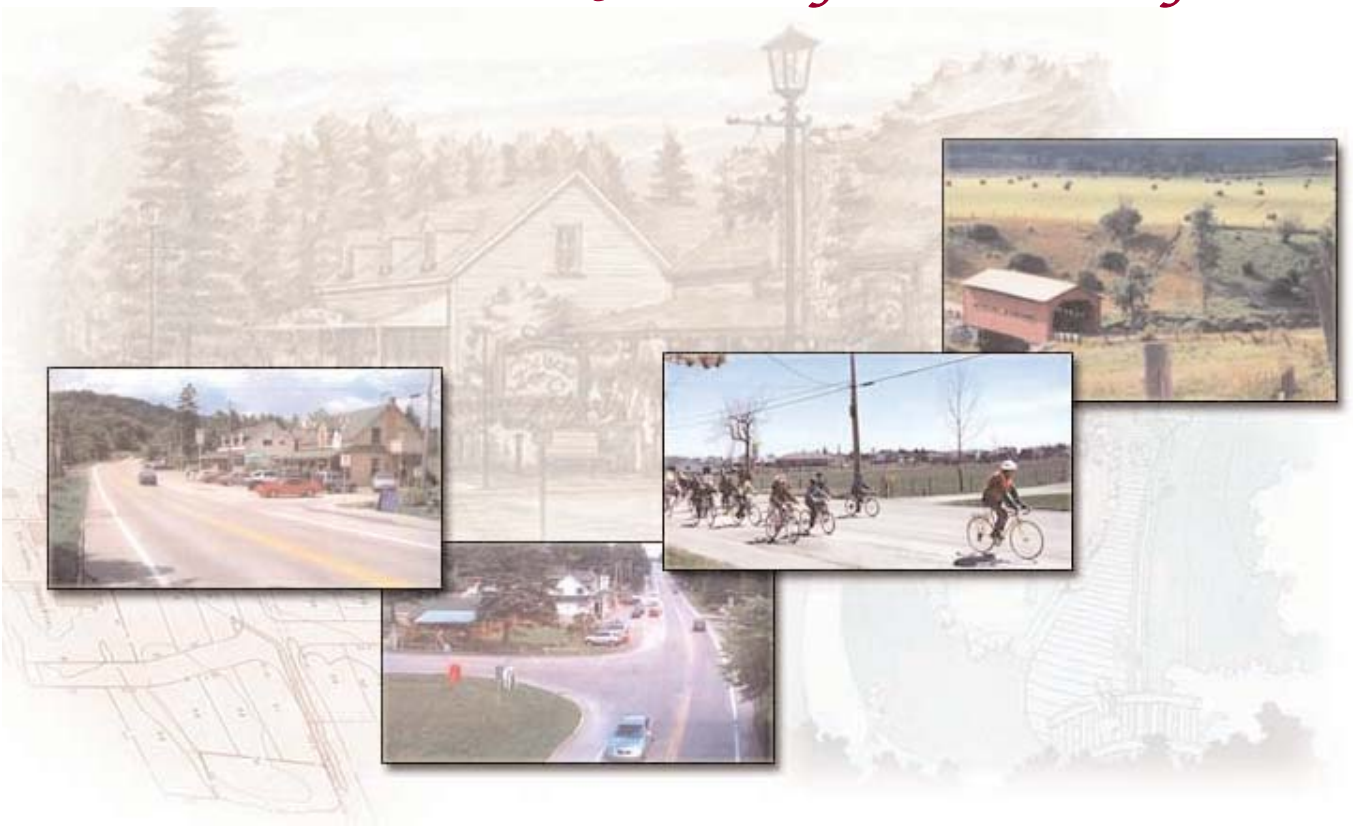
CHELSEA

Environment Friendly Community



Master Plan

BY-LAW NUMBER 635-05

IN FORCE: June 25th, 2005
Administrative compilation number 9 effective September 24, 2019

~ In the case of a discrepancy between the French and English texts of any provision of this By-law, the French text shall prevail ~

IN FORCE: June 28th 2005
Administrative compilation number 10 effective September 24, 2019

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Update No.

10

ADMINISTRATIVE COMPILATION

This current edition of the Master Plan Number 635-05 of the Municipality of Chelsea contains all of the regulatory texts that have been adopted since its effective date of June 28, 2005. The following table illustrates the amendments made as of this date: **September 24, 2019**.

Update No.	Notice of Motion	By-law No.	Description	Effective Date
1	January 7, 2008	703-07	Amending the land uses and population density applicable to the Centre-Village (CV)	March 19, 2009
2	April 7, 2008	716-08	Amending the human land use restrictions map (PU-635-05-3) - Provisions concerning flood plains	June 23, 2009
3	June 1, 2009	744-09	Amending provisions with respect to zone 5: residential (RA)	October 19, 2009
4	August 2, 2011	795-11	Incorporate the new mapping of the landslide zones from the MRC des Collines-de-l'Outaouais	November 28, 2011
5	August 16. 2011	796-11	Incorporate the SPP for the Centre-Village of Chelsea	February 8, 2012
6	July 3, 2012	833-12	Introduce a provision respecting the size of lots in Comprehensive Development Zone (PAE)	August 15, 2013
7	November 12, 2013	868-13	Incorporate the map identifying the new zone exposed to RA2 landslides	February 25, 2014
8	March 13, 2018	1064-18	Incorporate the updated map of the landside zones of the MRC des Collines-de-l'Outaouais	August 23, 2018

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Update No.	Notice of Motion	By-law No.	Description	Effective Date
9	May 7, 2019	1118-19	Provisions to enlarge the "RA" land use designated area within the "RT" land use designated area of the Larrimac Golf Club (PU-635-05-1)	September 24, 2019
10	May 7, 2019	1120-19	Adjust a provision for the protection of the aquifer	September 24, 2019

MASTER PLAN
NUMBER 635-05

MUNICIPALITY OF CHELSEA

Master Plan

CHELSEA MISSION STATEMENT

"To improve the quality of life for current and future generations, by offering community, cultural and recreational services and activities, the protection and enhancement of the environment and the preservation of territorial boundaries."

IN FORCE: June 28th 2005
Administrative compilation number 10 effective September 24, 2019

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Legislative and interpretive clauses

1.1 Title of by-law

This by-law shall be known as the *Municipality of Chelsea Master Plan.*

1.2 Subject territory

This by-law applies to all land within Municipality of Chelsea territorial boundaries.

1.3 Repealed by-laws

This regulation in its entirety replaces the previous master plan, specifically repealing by-law no. 506-99, its amendments and afferent maps, plans and other accompanying.

1.4 Force and effect of approval of this by-law

Approval of the Master Plan by-law does not create any obligation regarding the timetable or terms under which the development orientations will be implemented, methods of implementation, or intervention or facilities that may be involved in this Master Plan.

1.5 Validity

Municipal Council approves this by-law in its entirety, as well as chapter by chapter, clause by clause, section by section, and sub-section by sub-section. In the event that any portion of this by-law is declared null and void, all other portions shall remain in effect.

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1.6 Tables, maps, schematics, symbols and appendices

Unless otherwise indicated, all contents of this by-law, including tables, maps, graphs, symbols, appendices, or any other form of expression than the text itself or to which the text refers form part and parcel of this by-law.

The following maps are part and parcel of the Master Plan:

a. Land use map PU-635-05-1;

b. Transportation network map PU-635-05-2;

c. Human land use restrictions maps
   - Landslide Zones PU-635-05-3A;
   - Hydrous Environment PU-635-05-3B;

d. Aquifer protection zone map PU-635-05-4;

e. Centre-Village multi-purpose centre map PU-635-05-5;

f. Farm Point multi-purpose centre map PU-635-05-6.

The appendices included in this Master Plan are designed to increase understanding of development orientations and facilitate interpretation of the Master Plan and in no way create any obligation or responsibility on the part of Municipal Council.

1.7 Interpretation in the event of a contradiction

The following rules shall apply to this by-law, unless otherwise indicated:

a. In the event of a contradiction between a heading and the text, the text shall prevail.

b. In the event of a contradiction between the text and any other form of expression, the (French-language) text shall prevail.

1.8 Terminology

For the purposes of interpreting this by-law, unless otherwise indicated by context, all words and/or expressions shall be interpreted according to the significance noted in the text. Any word or term not specifically defined shall be interpreted according to the rules of common usage.

1.9 Land use boundaries

The land use boundaries appearing on the Land use map normally coincide with the following lines:

a. The centre line or extension of the centre line of a right of way;

b. The boundary of the highway right of way;

c. The centre line of a waterway;

d. The centre line of a public utility right of way;

e. The boundary of the railway right of way;

f. A lot, land, or territorial line and its extension;

g. A property line;

h. A Municipal boundary.

Where a boundary fails to coincide or appears to fail to coincide with one of the aforementioned lines, a scale measurement will be taken from the map, commencing from the line of the existing or proposed road..

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Preamble

The Master Plan enables the Chelsea Municipal Council to determine the principles for planning the physical and spatial organization of Municipal territory with a general development vision for the Municipality.

Also, the Master Plan is the Municipality's primary development planning document.

The purpose of this document is to:

a. Inform the public of the development concepts expressed by citizens and organizations during public consultations ;

b. Define the means to implement these concepts;

c. Ensure consistency of decisions for intervention, with consideration of the restrictions on human use and the protection of the environment;

d. Establish objectives for investments in facilities and public infrastructure;

e. Ensure consistency between the Municipality's Development Orientations and those of the MRC des Collines de l'Outaouais Development Plan.;

f. Define control instruments (e.g., zoning, subdivision, General Development Plan).

The Master Plan is designed as an instrument to enable consistency among the various decisional processes that Municipal Council is required to follow in its role as the municipal management body to achieve the objectives of the development vision.

In addition to legislative consideration, Municipal Council declares that the Master Plan has been prepared according to the principles of sustainable development, which means finding a balance among the economic, social, and environmental aspects of land development.

The Municipal Council intends that this plan and guidelines for its implementation will contribute to maintain and improve quality of life for current and future generations.

This plan is interactive, favouring an approach that takes into account the many facets of the impact of human land use on the natural environment. This document is a result of public and private consultations with the volunteers involved on the Municipality's citizens' advisory committees.

Lastly, the Plan facilitates the assessment of results by the use of measurement indicators and an ongoing evaluation process.

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Chapter 1

CHAPTER 1 – Background

To establish the basis of the current Master Plan, it is important to understand its background in an effort to portray the key identifying components of the Municipality of Chelsea and to reach a consensus regarding planning.

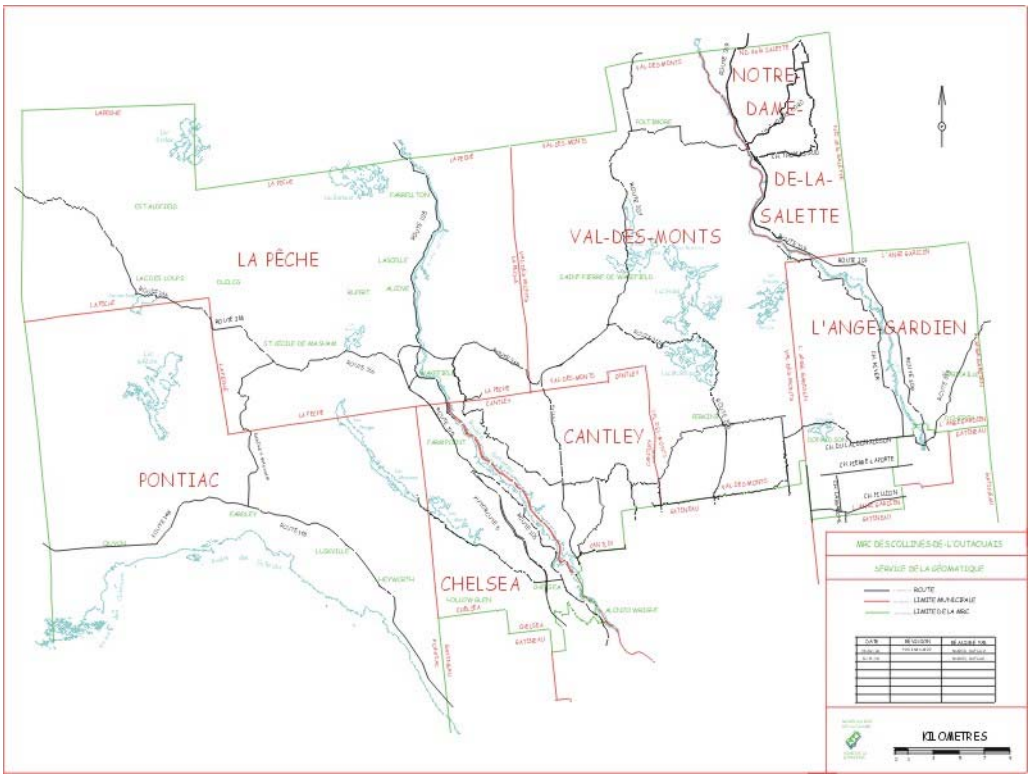
Regional Context

The Municipality of Chelsea belongs to the regional municipality, MRC des Collines-de-l'Outaouais, as do the municipalities of Pontiac, La Pêche, Cantley, Val-des-Monts, Notre-Dame-de-la-Salette and l'Ange-Gardien.

The neighbouring municipalities of Chelsea are the Municipality of La Pêche to the north, the City of Gatineau to the south, the Municipality of Cantley to the east, and the Municipality of Pontiac to the west.

MRC des Collines de l'Outaouais

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Source: Geomatics department, MRC des Collines de l'Outaouais

Historical Background

In 1875, the territory that later became the Municipality of Chelsea was part of the Township of Hull. Until 1990, its name reflected this origin, since it was known as the "Municipality of the West Part of the Township of Hull," and extended from Ironside to Farm Point. On April 28, 1990, inspired by the two main centres located in the centre, the territory adopted the name, Municipality of Chelsea (source: Gatineau Valley Historical Society).

Over the years, the Municipality has undertaken a number of planning exercises, the most significant:

- On April 26, 1971, the Municipality of the West Part of the Township of Hull adopted zoning and construction by-law no. 225.

- On March 17, 1981, the Municipality of the West Part of the Township of Hull adopted zoning and planning by-law no. 277.

- On September 21, 1992, the Municipality of Chelsea adopted a new Master Plan, bearing number 377-92.

- On November 26, 1999, the Municipality of Chelsea adopted a new Master Plan, bearing number 506-99.

Demographics

Unless otherwise indicated, information on the demographics of the Chelsea population comes from the 2001 Statistics Canada census.

Chelsea has a population of 6,036 persons (6,408 according to statements from the Quebec Ministry of Municipal Affairs, Sports and Recreation– January 2004), corresponding to a growth of 1.9% from 1996 to 2001. This growth is less than the 4.5% growth observed for the general MRC des Collines de l'Outaouais population.

The Municipality has 2,540 households, with an average of 2.38 persons per household. The provincial average is 2.24 persons per household while the average for the MRC des Collines de l'Outaouais is 2.03.

In terms of first language spoken and still understood, the Municipality houses a slightly higher percentage of anglophones than francophones (anglophones 46.7%, francophones 45.5%).

According to the population projections of the MRC des Collines de l'Outaouais development plan, the population of Chelsea will reach 7,081 by 2006, 7,544 by 2011, and 8,009 by 2016.

See Appendix 1 for key demographic information regarding the population of Chelsea.

Residential Land Use

Chelsea is a residential community. Of the 31% of the territory not included in the Gatineau Park, 26% of the total area is zoned for residential use, 4% is zoned for public and institutional purposes and the remaining 1% is zoned for commercial and other purposes.

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Table 1

LAND USE INVENTORY	
LAND USE CATEGORY	**Number**
Residential	2679
Manufacturing industry	3
Transportation, communications, public services	99
Business	26
Services	15
Culture, recreation	11
Production, extraction of raw materials	18
Unexploited land, waterways	762
Total of individual properties:	***3613***

Source: Summary of MRC des Collines de l'Outaouais property assessment roll, November 2004.

Geographically, the land that has been developed for residential purposes occupies a narrow strip of land roughly three kilometres wide and 22 kilometres long, along the western shore of the Gatineau River, reaching from south to north from the City of Gatineau to Farm Point. There is also a small triangle known as Hollow Glen, near Beamish Lake in the southwest corner of the Municipality.

The Municipality has no community sewer and water supply system. Therefore, land owners in all zones must install their own individual wells and septic systems.

However, to remedy well water contamination due to defective private septic systems, overly small lots, and a certain type of impermeable soil, the Municipality built a wastewater collection and treatment system in the Mill Road sector in 2003.

During the five years from 1999 to 2003, residential development continued at an average rate of 40 new homes per year. However, Chelsea's housing start rate over the past two years has been higher just like the other MRC municipalities.

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Table 2

HOUSING STARTS FOR, DETACHED SINGLE-FAMILY HOMES		
Year	**Number**	**Declared value**
2004	68	$15,411,000
2003	58	$12,455,000
2002	48	$9,948,000
2001	42	$5,772,048
2000	30	$3,685,899
1999	25	$3,536,356

Note: Data for 2004 covers the period from 1 January to 28 November 2004.

Today, the Municipality of Chelsea contains 2,679 households (detached single-family homes, cottages) of a total of 3,613 assessed properties (see Table 1).

This residential development is of low-density housing, with one (1) lot per 4,000 square metres or one (1) unit per 8,000 square metres in Aquifer Protection Zones. The purpose is to limit the quantity of water drawn from the water table and ensure proper septic system operations. This low density characteristic has now been adopted as an objective in itself.

Today, the number and size of vacant lots available for construction is decreasing. Based on the above densities and an average housing start rate of 50 units per year, it is estimated that residential development will end 2015-2020.

Given demographic trends (i.e. aging population), the needs of the population are also changing. This could result in a need to allow forms of housing other than detached single-family dwellings.

Numerous types of business activities have been identified that complement residential land use and could support home workers and reduce motorized transit. As some of these activities may create a nuisance for the neighbourhood (e.g., high traffic volume); it would be appropriate to review these uses in order to protect the tranquility nature of the residential areas.

After a comprehensive review of the residential land use, the following key development guidelines have been retained.

First, residential development must continue to follow the low-density concept as a means to preserve the historical, rural, village character of Chelsea. Low-density development is also consistent with the precautionary principle in terms of availability of potable groundwater.

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The Municipality has identified two areas for the potential installation of community wastewater treatment facilities. These areas are defined by the Urban Growth Boundary (UGB) found in the Centre-Village multi-purpose centre (maps MP-635-05-5). The is to strengthen an area conducive to higher density development in which to provide public services, such as business, services, and public transit and to permit the construction of residences suited to seniors and retired persons.

The identified areas are also subject to General Development Planning (GDP) prior to their development and are located along Highway 5, Old Chelsea Road, and Route 105 (zones 201, 214, 220, and 224 are shown on the Zoning Plan).

As for housing for seniors, the construction of multi-unit and group housing will be permitted in the Centre-Village GDP zones. In this case, population density may increase and cluster-type housing will be preferred to preserve Chelsea's rural village image.

This change in land use density will only be permitted if the capacity of the water table to provide potable water and the feasibility of installing a community wastewater treatment facility is demonstrated.

The Farm Point multi-purpose centre could also accommodate a seniors' residence development project, in which case amendments to the urban planning by-law would be considered.

Furthermore, community potable water and wastewater treatment may be feasible for a given area to resolve an environmental or public health issue.

To facilitate availability of housing for seniors one additional housing unit within a house will be permitted, insofar as the prevalence of low-density housing in residential sectors is preserved. Conditions for the construction of such units are described in the Zoning By-law.

Lastly, the peace, tranquility and the natural environment of the residential areas are dominant characteristics of Chelsea. To maintain this quality of life, the practice of business activities in a residential zone will be controlled.

Commercial Land Use

Business in Chelsea are located primarily in four centres: Centre-Village, Farm Point (St-Clément Road and Route 105), Hollow Glen (chemin de la Montagne), and the Alonzo-Wright Bridge Road.

The business centre is in the Centre-Village (Scott and Old Chelsea roads and Route 105). Other business sectors serve as secondary service areas for the district. The Alonzo-Wright Bridge Road sector features business activities that have greater impact on the neighbouring area, including light industrial activities.

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The Centre-Village area has been subjected to more detailed planning in an effort to protect its character. The planning principles applied to this area include:

a. Respect a development vision for this area;

b. Permit only development in keeping with the historical and rural nature of Chelsea;

c. Use by-laws to ensure compliance with the identifying elements of the Centre-Village for future residential and development projects;

d. Respect the particular characteristics of each of the two villages (Old and New Chelsea) and their current, respective vocations;

e. Respect the entire Chelsea Creek ravine as a nature zone to create a linear park for community use;

f. Protect the building architecture to ensure harmony with the Village;

g. Ensure a proper balance between the quality of residential living and the presence and development of tourism and business activities;

h. Ensure preferential routes for the safe circulation movement of pedestrians and cyclists.

Given the Centre-Village's attraction as a tourist destination, many businesses in the area feature arts and crafts, lending the area interesting development potential.

To consolidate the location of business and service activities, it is agreed that these activities will be limited to the existing activity centres, i.e.:

a. Chelsea Centre-Village (Scott and Old Chelsea roads and Route 105). The development principle for this area is that business serving tourism will be encouraged on the western side of Highway 5 and the business serving residents and community activities will be encouraged on the eastern side of Highway 5.

b. The Farm Point and Hollow Glen area are secondary service areas (e.g., St-Clément Road and Route 105 in Farm Point and de la Montagne and Parc roads in Hollow Glen) due to their distance from the Centre-Village.

c. The Alonzo Wright Bridge area will permit business and light industrial activities that have a greater impact on the neighbouring area.

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Although these commercial centres are designated for business activity, this must co-exist with residential activities. We are aware that the proximity of some types of business activity to housing implies negative impact (e.g. noise, odours, higher traffic volumes or the presence of storage facilities).

The Municipality will permit home-based business activities within private houses throughout the Municipality to encourage home workers and reduce motorized traffic and the impact of said traffic on the environment.

The Municipality will propose measures to limit the negative impact of some types of use through its by-law requiring the creation of buffer zones. This measure is designed to increase the separation of uses that could be considered harmful by taking advantage of the generally large surface area of the properties.

Commercial uses that are outside the multi-purpose centres will be confirmed by the Municipality through the creation of zones in which said activities may continue as long as acquired rights apply.

The chapter regarding the Centre-Village details the development vision for this area.

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Industrial Land Use

There are few industrial activities in Chelsea. The area designated for this type of activity is located at the intersection of Route 105 and the Alonzo Wright Bridge road. Zoning for this type of activity is a sensitive issue because of the significant potential impact of industrial activity on neighbouring residences.

Any commercial, manufacturing or storage activities that could have significant impact on the surrounding area will be confined to the Alonzo-Wright Bridge road, Route 105 and Côte-d'un-Mille Road areas.

However, since this area is a major gateway to the Municipality, the character of this area should be carefully monitored and controlled to ensure harmony with the built and natural environments of the area.

Agricultural Land Use

Properties protected under the provisions of the Quebec *Act respecting the preservation of agricultural land and agricultural activities* are located in the Hollow Glen sector and cover an area of some 200 acres. This land is used for farming including animal production.

There are also numerous other farms located within Chelsea (e.g. Old Chelsea and Farm Point) that are also protected by acquired right.

The Municipality of Chelsea recognizes the importance of protecting agricultural activities in its region and recognizes the validity of the sectors designated under the Quebec *Act respecting the preservation of agricultural land and agricultural activities* (part of the Hollow Glen Sector).

The Master Plan will limit non-agricultural uses in agricultural zones covered by the *Act respecting the preservation of agricultural land and agricultural activities*. Residential use will only be permitted with prior authorization from the Quebec Agricultural Land Protection Commission (CPTAQ).

Agricultural activities currently present outside the agricultural zone will be permitted to continue according to the principle of acquired right.

The Municipality will encourage the maintenance and development of agricultural activities and, for example, Chelsea will study, in collaboration with the MRC des Collines-de-l'Outaouais, the feasibility of converting the agricultural activities throughout MRC territory as organic land (without the use of pesticides and/or genetically modified products).

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Parks, Culture, Recreation and Community Services Land Use

The Municipality of Chelsea owns six (6) parks and owns numerous parcels of undeveloped land reserved for public use.

To date, neighbourhood parks have been developed in response to the needs of young children. Now that the there is a greater proportion of older children, the existing parks are decreasingly suited to the needs.

The railway corridor is used in the summer by the tourist train operating between Hull, Chelsea and Wakefield. This corridor provides a strategic riverside link between the northern and southern sectors of the Municipality.

It is appropriate to plan for multi-purpose use of this corridor in the event that the train ceases to operate, for example, during winter months. This corridor is also a major asset for the future development of an integrated pathway and parks network and for other non-motorized recreational uses.

The practice of cross-country skiing has grown considerably over the past few years, thanks, in part, to the proximity of Gatineau Park.

Many Chelsea citizens have expressed a desire for a cultural and sports complex to meet increasing needs in these areas. During a recent youth symposium participants voiced a need for a place to meet (e.g. a youth centre) to support sports and social activities.

The infrastructures most often suggested for this complex include a gymnasium, a multi-purpose room (for all types of exhibits, community hall, film projection) running track, tennis court, a location for theatre arts, an exercise room, indoor pool, and skateboard park.

To plan such a project, initiatives similar to the Foundation Chelsea project are important (e.g. partnership between the Municipality and not-for-profit associations).

Municipal library services are provided in the Centre-Village, Farm Point and Hollow Glen areas.

To meet the needs of a growing client base, the Centre-Village library will be expanded in 2005.

The Municipality of Chelsea has a significant artistic and cultural community. To support of this community, the establishment of a cultural policy is a priority.

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Given the increasingly sedentary habits of youth, an aging population, and prolonged life expectancy, the Municipality wishes to pursue measures in keeping with the strategies of the Healthy Cities and Towns association.

The Municipality wishes to continue to develop the municipal cycling and pedestrian trail network is a priority. Completion of this network will permit Chelsea achieve the following objectives:

a. Reduce the use of motorized vehicles, thus participating in global efforts to reduce greenhouse gas emissions;

b. Facilitate the adoption of healthy lifestyle habits that contribute to citizens' individual health.

Municipal park development will continue to ensure its utility for a multi-generational population. For this purpose, the acquisition and development of properties featuring flat topography are priorities.

Pathway development will include the construction of a reception area for cross-country skiers.

It is important to pursue partnerships with all local organizations in an effort to enhance the community, cultural and sports services provided to Chelsea residents.

The cultural policy will be implemented in order to promote and support these types of activities.

Finally, the Municipality will expand the Centre-Village Library facility to enhance service and increase the size of the book collection is a top priority for the Municipality. Expansion will enable us to meet the standards established by the Quebec Culture and Communications department (86 square metres of floor space per 1,000 residents).

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Roads, Transportation and Circulation

The Municipality of Chelsea has 120-kilometres of public roads, mainly servicing the residential areas close to Route 105. There is also a sizeable number of private roads most of which were created before the introduction of roads standards and many of these roads serve merely as cottage entrances.

Regional Route 105 traverses the Municipality from north to south over a distance of 22 kilometres. The 12-kilometre stretch of this route from Old Chelsea Road to River Road has been the responsibility of Chelsea since 1993 following the transfer of responsibility for part of the provincial road system from the province to the municipalities.

Highway 5 crosses the Municipality in a north-south direction, permitting quick access to the urban centres of Gatineau and Ottawa.

The Municipality also owns the railway corridor (acquired in 1987), located along the Gatineau River and used by a tourist train. Chelsea purchased the railway corridor when Canadian Pacific Limited abandoned operations in the area.

This corridor is a major asset that could facilitate the creation of a network of pedestrian and cycling trails for the full length of the Municipality.

The condition of the Municipal road network and its need for improvements are cause for concern.

Today, many cottages have made way for year-round residences; however, , the roads have not been upgraded. Some of these roads are inaccessible to emergency vehicles or difficult to negotiate during the winter or spring months. A policy regarding minimum road construction and maintenance standards to ensure the safety of citizens and their properties must institute.

Since the current road system was developed in accordance with the natural constraints of the properties in question, it has often been impossible to develop an interconnected network of roads and thus creating numerous dead end streets.

While the low density land use is unconducive to the establishment of a public transit system, the linear structure of the road is an compensating advantage.

The plan MP-635-05-02 calls for prioritizing the roads network to pursue maintenance and road infrastructure quality investment. This plan also recommends the creation of new road links within development projects.

To encourage a quality roads network, property development along private roads will be allowed to a maximum of three lots.

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To address road safety issues (e.g. excessive speeding on some parts of the network), the Municipality will adopt a management policy to study road safety complaints and suggest appropriate remedial action.

Optimum road maintenance standards and criteria will be employed to make roads accessible to all emergency vehicles.

Roads planning and upgrades will call for complementarity with the pedestrian and cycling trail network in an effort to pursue municipal objectives to promote non-motorized travel.

Sustainable transportation is a constant concern for Chelsea. The harmonization and establishment of alternate modes of transportation should be considered in all road development or repair projects.

Public transit should be reviewed and adapted to the current and future demographics of the population. These types of transportation must occupy an increasingly important place in an effort to satisfy the needs of all age groups among the population (e.g. weekend travel for teens).

The railway corridor is a major asset, given the presence of the tourist train. Use of this corridor must be included among Chelsea tourist attractions if we allow a stop along the route.

This facility also holds significant potential for the creation of a pedestrian and cycling trail network.

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Environment

The environment and its protection are top priorities for the Municipality of Chelsea.

Chelsea covers some 110 square kilometres of land with an exceptional physical environment (including Gatineau Park and the Gatineau River, significant woodlands, remarkable landscape).

The Municipality has no water-supply system or wastewater treatment facility, which means that each developed property requires a well to tap groundwater and an independent septic system to process wastewater. Therefore, groundwater protection is a prime concern if we wish to ensure adequate quantity and quality.

This reality has contributed to the introduction of significant measures to protect the natural environment, particularly rivers, shores, floodplains, wetlands, and forest cover. These measures include restrictions on pesticide use, surface water testing (H2O project), the recycling program and the septic tank emptying and inspection program.

In addition to these initiatives, the Municipality is active in sharing its knowledge regarding its environmental protection initiatives.

The Municipality has acknowledged the global issue of climate change related to greenhouse gas emissions and wishes to pursue its environmental initiatives to help reduce these emissions.

See Appendix 2 for details of the Municipal environmental action plan.

The Master Plan retains the principle of «Sustainable Development» to guide municipal initiatives associated with environmental protection and conservation.

The Municipality will continue its protection and restoration initiatives as well as actions to develop natural environments. It will also continue to contribute to an ongoing effort to enhance environmental knowledge, seeking innovative environmental management methods, instituting objectives to reduce greenhouse gas emissions, and taking steps to facilitate adaptation to climate change.

The Municipality recommends the establishment of measures to assess the extent to which the environmental initiatives have achieved their desired objectives.

The Municipality calls for the creation of an analytical grid to assess projects and consider the principles of sustainable development in its decision making process.

Gatineau Park

Gatineau Park covers a huge, 363-square kilometre natural area administered by the National Capital Commission (NCC).

Of this land, roughly 69 square kilometres are located within the Municipality of Chelsea and represents a major land use component.

Gatineau Park's vocation is environmental protection and recreation which allows the practice of a diverse range of outdoor activities that complement.

For example, the park has hundreds of kilometres of hiking, cycling, and cross-country trails, public beaches for swimming, campgrounds, and a downhill ski centre at Camp Fortune.

Within the Gatineau Park boundaries are a number of private homes, mostly isolated single-family dwellings. These homes are located near the Kingsmere Lake sector and along Meech Lake Road.

Included in the Park are sites of historical interest, including the Mackenzie King Estate, the O'Brien mansion, and the Carbide Willson ruins.

To facilitate access to the Park, a Visitor Centre is located on Scott Road in the Chelsea Village. The Visitor Centre contributes to increased traffic in the Village and adds to the vitality of the tourist industry in this area.

Meech Creek Valley is located in the northern sector of Chelsea.. This consists of 634 hectares of pastoral landscape.

Chelsea Municipal Council, in concert with the NCC, approved a Meech Creek Valley development concept in October 1998

The Municipality of Chelsea subscribes to the main Gatineau Park orientation, i.e. conservation of a natural space.

Although the tourism generated by the Gatineau Park stimulates economic activity in the Centre-Village, it also adds significant pressure on the key functions of the Chelsea village, for example, vehicle parking, vehicular and pedestrian traffic are problematic during the busy times of the year and private wastewater facilities are stressed.

Finally, the presence of the residential enclave ensures a permanent human presence within the Park, which could be used to promote conservation (e.g. residents can inform Park officials of emergency situations).

Centre-Village

The central area of the Municipality of Chelsea, including the two villages of Old Chelsea and New Chelsea is defined as the Centre-Village. This area is bordered by Old Chelsea and Scott roads and Route 105 (see Map MP-635-05-5).

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Since 2001, this area has been the focus of numerous initiatives for planning and action to ensure conservation, to consolidate its rural village image, to reinforce its commercial and tourism functions, and to enhance its built environment (e.g. parking, pedestrian and vehicular traffic, and the preservation of the unique architectural style of the buildings).

Planning has been carried out in consultation with various community groups, such as the Business Persons Association, residents' associations and environmental organizations. The NCC has been a partner, especially due to the presence in Chelsea Centre-Village of the Gatineau Park Visitor Centre, which serves as the main information centre for Gatineau Park and its activities.

To complete this work, the Council has retained the services of *La Fondation Rue principales*. This organization provides professional expertise to municipalities for the revitalization and development of heritage areas, and municipal downtown areas.

A draft summary of their report (see Appendix 3) recommends development principles for Chelsea Centre-Village and actions to implement them, i.e.:

a. Establish a clear vision of the development of the Centre-Village;

b. Define aesthetic characteristics that are consistent with the rural, historical character of Chelsea;

c. Consider the historical, architectural, and rural nature of the Village in future residential, business and tourism development;

d. Firmly establish the specific characters of the two villages (Old Chelsea and New Chelsea) and their current vocations in the Master Plan;

e. Confirm Old Chelsea Creek as an identifying feature of Chelsea, limiting its commercial development and positioning its ravine as an essential element of a linear parks and trails network;

f. To facilitate architectural integration into the Centre-Village, establish firm architectural control by restricting demolition, controlling building materials, and advising owners and developers regarding their construction choices;

g. To ensure proper balance between the quality of residential village life and tourism, review parking areas and vehicle, pedestrian, and cycling traffic facilities;

h. Develop dedicated lanes to ensure the safety of pedestrians and cyclists;

i. Promote and support arts-related business and tourism activities.

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To help visualize the potential results of the planning with the above principles, the Fondation Rues principales produced four architectural streetscape drawings of the main street of Old Chelsea village and New Chelsea village. They were presented to the public, interest groups, and to the National Capital Commission in 2003. This effort developed a consensus on the relevance of the proposed principles and measures.

An Action Plan, for the implementation of the agreed principles has been published (see Appendix 4).

The development vision for Chelsea Centre-Village area is based on the following statement.

The Municipality of Chelsea, with its rich past and history, will:

a. Maintain its rural village character, its natural environment, its unique architecture and highlight its history;

b. Offer its residents a balanced, attractive, quality living environment in a village setting;

c. Encourage sustainable economic development that respects the ecology and environmental assets of the surrounding area and to promote local arts and cultural activities as well as cultural and heritage tourism.

The Master Plan proposes a performance-based rather than prescriptive-based development approach. A Comprehensive Development Programmes by-law (CDP) and a Site Planning and Architectural Integration Programmes by-law (SPAIP) will be the regulation of development.

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Chapter 2

CHAPTER 2 - General development orientations

Following analysis of the various land uses, several General Development directions have been defined.

Implementation strategies for each Development direction include principles and proposed actions.

These Directions have been developed according to the following vision of the Chelsea community;

A community that:

a. Is respectful of the principles of sustainable development;

b. Maintains low-density land use that ensure tranquil residential areas developed with respect for the natural environment;

c. Protects its history and architectural heritage;

d. Has a quality-of-life distinguished by a safe environment;

e. Has Cooperation between all citizen groups, especially those involving youth and seniors;

f. Desire to respond to citizens' needs in ways that do not compromise the needs of future generations;

g. Participates in knowledge sharing to encourage an understanding of the natural environment;

h. Provides a transparent public administration that employs the talents of its citizens to best advantage;

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i. Encourages projects that enhance the quality of social and cultural life in the community;

j. Supports and encourages business activities in keeping with the aspirations of the community.

General Development Direction No. 1

Develop all municipal activities with a view to ensuring respect for the historical, rural village character of the municipality

PRINCIPLES FOR IMPLEMENTATION
Maintain low-density land use throughout Chelsea, except in Centre-Village GDP zones.
Limit the establishment of new community wastewater treatment facilities to GDP zones and other areas where required to protect public health and the environment.
Protect historical sites and buildings.
Conserve woodlands on all properties.
Limit the dimensions of commercial buildings.
Agree on a form of signage in keeping with the identity of Chelsea.

IMPLEMENTATION
Regulate zoning, requiring a minimum surface area of 4000 m² or 8000 m² (to protect the aquifer) for all new land development (except in Urban Growth Boundary areas equipped with community water treatment facilities).
Designate an Urban Growth Boundary for the Centre-Village area.
Inventory historical sites and buildings and approve by-laws to protect these.
Maintain clauses designed to protect the forest cover.
Maintain by-laws designed to limit the size of commercial buildings.
Approve a by-law regarding a form of signage in keeping with the identity of Chelsea.
Adopt a General Development Planning by-law (GDP) for certain Centre-Village areas.
Approve a Site Planning and Architectural Integration Program by-law (SPAI) for the Centre-Village multi-purpose centre.

General Development Direction No. 2

Development that ensures environmental protection for current and future generations

PRINCIPLES FOR IMPLEMENTATION
Employ a precautionary principle when approaching any intervention that affects the environment.
Protect, restore, and develop the natural environment.
Enhance environmental knowledge and ways to share this knowledge.
Be innovative regarding environmental management.

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Consider environmental concerns in all decision making processes.
Reduce greenhouse gas emissions and adapt to climate change.
Require the General Development Plan (GDP) as a prerequisite for the development of major projects with priority given to the protection of woodlands, the water table, and the waste water system.

IMPLEMENTATION
Identify watershed areas and sensitive natural environments.
Design all projects to conserve natural habitat.
Protect ground and surface water.
Protect waterfront and shorelines of lakes and waterways.
Protect the natural beauty of the landscape, particularly by preserving the forest cover.
Encourage ecological development that meets sustainable development objectives.
Encourage the preservation of wildlife habitat by limiting the subdivision of habitat areas.
Encourage and participate in studies of the Chelsea environment in cooperation with residents, local organisations and educational institutions.
Share the Chelsea experience by participating in conferences, discussions, and workshops.
Learn more about the cumulative impact of Municipal activities.
Promote sustainable development approaches to the various regional activities in the region (e.g., sustainable transportation & circulation, sustainable tourism, sustainable organic agriculture).
Establish indicators to measure the performance of municipal initiatives in sustainable development.
Assess the environmental impact of large-scale projects.
Assess the viability of municipal projects.
Continue to consider environmental issues of all municipal by-laws.
Audit energy consumption in municipal buildings.
Permit home-based business.
Encourage the use of public transit (e.g. use of park-and-ride lots).
Establish a purchasing policy favouring the acquisition of environmentally friendly products and services.
Increase public awareness of the requirements of the Kyoto Accord.
Assess the impact of extreme weather on capital projects.
Update the emergency preparedness plan.
Approve a General Development Planning by-law (GDP) to include various criteria for environmental performance.

General Development Direction No. 3

Centralize business, industry, and services, and encourage the development of a an arts industry

PRINCIPLES FOR IMPLEMENTATION
Consolidate the four centres of business, industry and services, i.e. Centre-Village, Farm Point, Hollow Glen, and Alonzo-Wright Road.
Ensure the co-existence of the various activities permitted in these areas.
Promote businesses and studios involved in cultural activities.

IMPLEMENTATION
Concentrate all business and commercial activity into designated zones.
Approve bylaws to reduce the potential negative impact of certain business activities.
Encourage the creation of an arts-based business area to the west of Highway 5 in Old Chelsea Village.
Permit art studios in residences or secondary buildings while respecting the peaceful character of residential sectors.

General Development Direction No. 4

Promote art and tourism services in the Old Chelsea Centre-Village

PRINCIPLES FOR IMPLEMENTATION
Establish a clear vision of the development of this area, based on the characteristics of a village.
Strengthen the respective service vocations of each of the two Villages Centre areas (Old and New Chelsea).
Reinforce both main Centre-Village areas (Old and New Chelsea villages).
Protect and strengthen the architectural and historical features of the Chelsea Centre-Village.
Acknowledge the importance of Chelsea Creek as a nature corridor and identifying feature of Chelsea Centre-Village.
Develop pedestrian and cycling traffic paths to encourage non-motorized travel.
Diversify access to the Centre-Village in an effort to protect its village character and preserve its natural environment.

IMPLEMENTATION
Complete the specific urban plan project initiated several years ago with key Municipal partners.
Affirm the direction to develop tourist and artistic businesses to the west of Highway 5, and local business as well as community, cultural, and sporting activities to the east.
Create a strategy for development and recruiting of tourism and cultural business firms.
Approve a by-law to ensure that the architecture of buildings and developments harmonize with Chelsea Centre-Village historical character.
Identify and protect historically significant buildings (e.g., control demolition and renovation).
Develop a concept for a linear park (strand) along the Chelsea Creek.
Approve a development plan designed to review vehicle, pedestrian, and cycling paths and parking areas.
Enhance accessibility of the Centre-Village and explore other possible means of access, including the Hull-Chelsea-Wakefield Steam Train.

General Development Direction No. 5

Upgrade the circulation network, encouraging alternate methods of movement

PRINCIPLES FOR IMPLEMENTATION
Set maintenance and improvement priorities for the roads network. Motor vehicles, bicycles and walking are equally important modes of circulation.
Enhance the safety of the roads network and encourage the interconnection of roads.
Adapt the road network to encourage alternate methods of movement.

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IMPLEMENTATION
Review the transportation plan including construction priorities and desired connecting routes.
Review the proposed pathway and park plan to ensure creation of a municipal network.
Approve a by-law regarding road construction standards and calling for the construction of cycling trails.

General Development Direction No. 6

Support projects that enhance social services and community, cultural, and recreational activities in partnership with other organizations

PRINCIPLES FOR IMPLEMENTATION
Encourage initiatives in keeping with the Meech Creek Valley Development Concept (NCC-Chelsea).
Encourage local initiatives designed to enhance community services.

IMPLEMENTATION
Retain the Meech Creek Valley Development Concept as part of the Master Plan (joint Chelsea-NCC planning project, October 1998).
Pursue partnerships with local organizations to offer a variety of activities to the public.
Prepare a Vision and Plan of Action for a healthy community.

General Development Direction No. 7

Protect their tranquil nature of residential areas and permit housing that meets the needs of various age groups

PRINCIPLES FOR IMPLEMENTATION
Encourage the construction of different types of housing to accommodate senior citizens and retirees in zones subject to GDP.
Prohibit commercial land use in predominantly residential areas.
Protect the existing forest cover.
Protect the landscape and various sites of visual interest.

IMPLEMENTATION
Permit the construction of multi-unit and community housing (maximum 10 units per minimum 5-acre lot) in the Centre-Village, provided the availability in terms of potable water and wastewater treatment.
Limit the development of isolated residential sectors featuring single-family dwellings except in GDP zones in the Centre-Village multi-purpose centre.
Permit home-based activities that do not have a negative impact on neighbours.
Permit only signage that is compatible with residential area.
Maintain clauses designed to conserve and develop high quality forest cover in all zones.
Permit limited secondary housing unit within homes that does not have a negative impact on neighbours
Approve a General Development Planning by-law designed to permit flexibility in meeting the development objectives of the Municipality.

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Chapter 3

CHAPTER 3 - Land uses and population density

Land use

To implement the development Directions, the following land uses are designated.

For each land use, a zoning by-law specifies location, extent, and development standards for the authorized uses.

The General Policies on Land Uses Plan is part of this chapter and specifies land use for each Chelsea sector.

Zone 1: Centre-Village (CV) (5)

Land use allocation is determined by the Special Planning Program for the Centre-Village of the Municipality.

Specific land uses of the Centre-Village are of the Municipality are detailed in the Special Planning Program which is included in Appendix 5 of this Master Plan.

Zone 2: Secondary Service (CS)

Given the extent of the Municipality and the needs of its residents, two business-oriented areas are designated for service to nearby residents.

These areas are Farm Point, particularly chemin St-Clément, a section of Route 105 and Hollow Glen. A community wastewater treatment will be permitted in farm Point.

Types of uses permitted:

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(5) Amended by **By-law Number 796-11** (effective February 8, 2012)

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a. Residential housing;

b. Business;

c. Public or institutions;

d. Services;

e. Food services;

f. Lodging.

Zone 3: Light Industry and Business (IN)

The *Light Industry and Business* (*IN*) zone is the Chelsea sector that includes the Alonzo-Wright Bridge Road, Route 105, and Côte-d'un-Mille Road.

Its purpose is to centralize and light industrial activities that could have notable impact on the surrounding area (e.g. waste management, hotels, etc.)

No municipal or private community wastewater treatment or potable water supply is planned for this zone.

Types of uses permitted:

a. Light industry;

b. Business and services;

c. Food and accommodation services;

d. Residential.

Zone 4: Business and Cultural activities (CC)

Business and Cultural Activity (*CC*) zoning is along the North side of Scott Road from Route 105 to Highway 5. The purpose of this land use is to develop business and tourism in this part of Chelsea Centre-Village.

No municipal or private community wastewater treatment or potable water supply is planned for this zone.

Types of use permitted:

a. Residential;

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b. Business and services associated with tourism and the arts;

c. Professional offices.

Zone 5: Residential (RA)

Residential area (RA) zoning includes most of the territory of Chelsea outside the Gatineau Park. The density of land use is 1 residence per 4,000-square-metre surface area. Under certain conditions, an additional household unit is permitted within a house.

The purpose of this land use is to strengthen the residential character of Chelsea. Home based business within the house is limited to business activities that do not affect neighbours.

No municipal or private community wastewater treatment or potable water supply is planned for this zone. However, a wastewater treatment system in the context of a municipal service can be authorized if it services a territory aimed for collective wastewater treatment. **(3)**

Type of uses permitted:

a. Residential.

Zone 6: Public (PU)

Public use (PU) zoning is for land uses associated with public institutions.

This zoning also includes the railway right-of-way used in summer by the Hull-Chelsea-Wakefield tourist train and country skiing in the winter.

No municipal or private community wastewater treatment service or potable water supply is planned for this zone, unless part of the property in question is located within an Urban Growth Boundary.

Main type of use authorized:

a. Public use.

Zone 7: Agriculture (AG)

Agricultural (AG) zoning is established pursuant to the Quebec *Act Respecting the Preservation of Agricultural Land and Agricultural Activities*. In this respect, only some of the Hollow Glen sector is zoned (AG).

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(3) Included by **By-law Number 744-09** (effective October 19, 2009)

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The primary land use in this zone is agriculture. Residential use is only permitted in compliance with the Quebec *Act Respecting the Preservation of Agricultural Land and Agricultural Activities* or with special authorization from the Quebec Agricultural Land Protection Commission (CPTAQ).

No municipal or private community wastewater treatment or potable water supply is planned for this zone.

Types of use permitted:

a. Agriculture;

b. Residential.

Zone 8: Recreation and Tourism (RT)

Recreation and Tourism (RT) zoning permits tourism and recreational activities. This zoning also includes the golf courses located on Notch Road and in Larrimac, as well as the Morrison Quarry, an ecotourism venue.

No municipal or private community wastewater treatment or potable water supply is planned for this zone.

Types of use permitted:

a. Recreation and tourism;

b. Agriculture;

c. Nature parks.

Zone 9: Extraction (EX)

Extraction (EX) zoning permits the extraction of raw materials and includes quarries, sand pits, and gravel pits.

No municipal or private community wastewater treatment service or potable water supply is planned for this zone.

Type of use permitted:

a. Extraction.

Zone 10: Gatineau Park (GP)

The Gatineau Park boundaries include several types of zoning.

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This zoning includes park areas dedicated to nature conservation (PA) in the Meech Creek Valley, recreational activities at Camp Fortune (PB) and residential pockets (PC).

The PC land use on the north shore of Meech Lake is populated primarily by seasonal residences.

Gatineau Park also has areas of historical interest (e.g., Mackenzie King Estate, the O'Brien and Willson mansions), as well as public service areas.

No municipal or private community wastewater treatment or potable water supply is planned for this zone, except where a portion of the property in question is located within an urban growth boundary.

Types of uses authorized:

a. Nature conservation park;

b. Residential;

c. Recreation and tourism;

d. Agriculture.

Zone 11: Regional Infrastructure (TR)

Regional infrastructure (*TR*) zone is the Highway 5 and the future Highway 50 right-of-ways.

No municipal or private community wastewater treatment or potable water supply is planned for this zone.

Type of use permitted:

a. Public use.

Land use density

Chelsea land use densities have been established in accordance with the Development Direction calling for respect for the historical, rural village character of the Municipality.

In 1990 the Municipality of Chelsea received a hydro-geological report from Golder and Associates consulting firm. Highlighting general trends in the availability and quality of Chelsea groundwater, the study was intended to serve as a basis for residential development planning.

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Once the findings of the analysis were known, Chelsea agreed on an Aquifer Protection Zone based on a combination of parameters related to the nature of the soil and land use. This Aquifer Protection Zone is shown on Map MP-635-05-04.

Land use density for Chelsea equals one residence per 4,000 square metres of surface area and one residence per 8,000 square metres for properties located in whole or in part within the aquifer protection zone.

Nevertheless, if many lots are created simultaneously on a property, the minimum area surface of any lot may be 4,000 square meters, regardless the case, under the condition that the entire group of lots respects the applicable density of the whole of the land and all authorized uses do not compromise whatsoever the objective of the aquifer protection zone.

Furthermore, any residual land beyond the maximum density authorized for all of the original land can not be the subject of an application for a building permit for a main building or for a subdivision permit application, except for a subdivision that does not create any new building lots.**(10)**

Within Urban Growth Boundaries and where a community wastewater treatment is located, land use density will be one residence per 2,000 square metres, in the case of multi-unit or community housing.

Notwithstanding previous statements, land use densities that apply to the Centre Village and that are described in the Special Planning Program, have precedence over the densities that are shown elsewhere in the Master Plan. **(1) (5)**

(10) Amended by **By-law Number 1120-19** (effective September 24, 2019)
(1) Introduced by **By-Law Number 703-07** (effective March 19, 2009)
(5) Amended by **By-Law Number 796-11** (effective February 8, 2012)

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Chapter
4

CHAPTER 4 - Community Circulation and Transportation

The Master Plan establishes the following objectives:

The Municipality recommends prioritizing the roads network to pursue maintenance and road infrastructure quality investment. This plan also recommends the creation of new road links to facilitate the interconnection of roads and thus enhance accessibility to the various Chelsea sectors.

To facilitate the construction of a pathway and cycling trail network and to facilitate non-motorized circulation, the municipal by-law regarding transportation infrastructure installation has been amended. The purpose of this amendment is to allow for the development of sidewalks and cycling paths along the roadways.

Regarding public transit, the Municipality will continue its efforts to facilitate initiatives of this type and to emphasize the importance of maintaining current service to the Centre-Village and Farm Point multi-purpose centres.

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Chapter 5

CHAPTER 5 - Land use restrictions and specific environmental protection measures

The purpose of these restriction and protection measures is to ensure the protection of people and goods as well as the environment, the Master Plan establishes the following land use restrictions.

The standard-setting articles of planning bylaws are taken from regional (MRC) and provincial legislation, directives and/or policies.

Landslide Zones

Some areas of Chelsea have topographical and geological features that render them prone to landslides.

To protect all persons and goods and to ensure public safety, a map showing these landslide areas has been published.

For each type of landslide area, the zoning by-law limits construction and establishes specific administrative and technical parameters for the granting of construction permits.

Flood Zones

Chelsea has two categories of floodplains, located along the shores of the Gatineau River.

The first category, known as a High Current Zone, is the area subject to major flooding on a 20-year (0-20 year) cycle.

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The second category, known as a low current zone corresponds to the portion of the floodplain extending from the edge of the high current zone (0-20) to the outer edge of the floodplain (20-100 years recurrence).

The zoning by-law contains numerous restrictions regarding building construction in these areas.

The location of the floodplain zones is shown on the land use restrictions map (Master Plan PU-635-05-3).

Waterfront Zones

The purpose of this zone is to protect the ecological and biological components of the shorelines of lakes and waterways.

The by-law mirrors the protective provisions of the Quebec Ministry of Environment *Politique de protection des rives, littoral et des plaines inondables* (decree 103-96, Policy Regarding Protection of Waterfront, Shores and Flood plains).

The general requirements of the protective measures are to create a minimum waterfront set-back of 15 metres within which no buildings or other structures are permitted.

Wetlands

In an effort to protect the biodiversity of the wetland areas and maintain their role as a natural filter and source of replenishment for the watershed, the Zoning By-law establishes protection provisions for these zones.

The land use constraints map shows the protected wetland areas and the zoning by-law requires the creation of a protective margin around these areas.

Highway 5 and the railway right-of-way

In an effort to limit the disturbance and dangers of major transportation infrastructures, the Zoning By-law calls for the creation of protected areas along Highway 5 and the railway corridor.

Thus, a minimum 45-metres construction set-back has been established for the presence of any buildings on either side of Highway 5.

A minimum set-back of 20 metres has been established for the presence of any buildings on either side of the railway right-of-way boundary. The purpose of this set-back is to protect the natural state of this corridor, limit potential harmful impact generated by the passage of the train, and facilitate future use of the corridor for recreational purposes.

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Chapter
6

CHAPTER 6 - Zones affected by the Comprehensive Development Programme

This Master Plan introduces a new, more complete and flexible requirement for certain areas of the Municipality. It is based on the Comprehensive Development Programmes (CDP) approach of the Quebec *Land Use Planning and Development Act* to achieve development objectives.

The approach specifies performance rather than prescriptive requirements for the development projects to encourage innovative solutions that achieve development objectives.

The zones affected by the Comprehensive Development Programmes are shown as CDP (PAE) on the land use map. No development within the zone will be permitted prior to approval of a Comprehensive Development Programme.

The general and specific content and requirements of a Comprehensive Development Programmes are contained in the related planning by-law.

The evaluation criteria used for assessing the acceptability of a development proposal are based on development objectives that reflect the Chelsea mission statement and development vision. Any development proposals must contribute to and be consistent with the development objectives.

Development project evaluation criteria may include, for example:

a. Conservation of groundwater;

b. The availability of groundwater without affecting the water supply of current area residents;

c. Water conservation;

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d. Wastewater treatment;

e. The preservation of existing woodlands, or creation of new woodlands;

f. Housing mix;

g. Development of recreational facilities for all age groups;

h. Development consistent with the rural village image of the Municipality;

i. Development consistent with the architectural and/or historical character of the surrounding area;

j. Creation of an interconnected road system to enable non-motorized circulation.

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Glossary

Sustainable Development

The Brundtland report defines Sustainable Development as "development taking into consideration actual needs without compromising the capacity of future generations to fulfil their needs." In 1991, The new nature conservation strategy published by the World Conservation Union, World Wildlife Foundation and the United Nations Environment Program defined sustainable development as the enhancement of living conditions of human communities within the environmental capacity of the afferent ecosystems.

General Development Directions

A general development direction is a major objective of the Master Plan.

General land use zones

Land use zones are portions of the Municipality designated for a specific use, function, or vocation.

Quebec Land Use and Development Act

The primary Quebec law identifying municipal authority for planning, by-laws, and direct intervention in urban planning and development.

Urban Growth Boundary

The boundary of a portion of municipal territory which may contain community wastewater treatment facilities operated by the Municipality.

Master Plan

The Master Plan is a planning document that establishes guidelines for a municipality's physical organization, that are based on the mission and development vision of the Municipality.

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Precautionary principle	Where there is a risk of serious or irreversible damage, the absence of absolute scientific certainty must not be used as a pretext to delay the adoption of effective measures to prevent environmental degradation (Quebec Ministry of the Environment, 2004).
Comprehensive Development Programme (CDP)	Criteria-based planning for a specific zone. Said criteria must be consistent with the development vision. Planning for the zone will be in the form of a comprehensive development programme (CDP), which will be included in a zoning by-law to authorize implementation of the CDP.
Site Planning and Architectural Integration Program by-law (SPAIP)	Criteria-based rather than standards-based control over the architecture of buildings and developments in an effort to ensure proper insertion of new buildings and facilities without altering the character of the existing sectors.

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Approval of By-law

Approved by Chelsea Municipal Council during a meeting held on the 19th day of the month of April 2005.

This by-law will come into force according to the law.

Jean Perras
MAYOR

Paul St-Louis
DIRECTOR GENERAL AND SECRETARY-TREASURER

Stéphane Mougeot
PLANNING OFFICER

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NOTICE OF MOTION:	February 7, 2005
ADOPTION OF THE FIRST DRAFT BY-LAW:	January 25, 2005
RESOLUTION NUMBER:	16-05
PUBLIC CONSULTATION:	April 4, 2005
ADOPTION OF THE BY-LAW:	April 19, 2005
RESOLUTION NUMBER:	77-05
CERTIFICATE OF CONFORMITY:	June 28, 2005
EFFECTIVE DATE:	June 28, 2005

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Appendices

APPENDIX 1: Statistics Canada 2001 Demographic Information (French)

APPENDIX 2: Environmental Plan of the Municipality of Chelsea (French) and Towards Sustainable and Healthy Communities - Project Analysis Grid (French)

APPENDIX 3: La Fondation Rues principales, planning for Chelsea's Centre-Village, summary of work completed from 2001 to 2004 (French)

APPENDIX 4 : La Fondation Rues principales, planning for Chelsea's Centre-Village, action plan (French)

APPENDIX 5 (5): Central Area of the Municipality of Chelsea – Special Planning Program and Concordance By-laws

(5) Introduced by **By-law Number 796-11** (effective February 8, 2012)

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Maps

Land use map: PU-635-05-1 [1][5][9]

Transportation network map: PU-635-05-2

Human land use restrictions maps - Landslide zones: PU-635-05-3A [2][4][8]

Human land use restrictions map - Hydrous environment: PU-635-05-3B [4]

Aquifer protection map: PU-635-05-4

Centre-Village multi-purpose centre map: PU-635-05-5

Farm Point multi-purpose centre map: PU-635-05-6

(1) Amended by **By-law Number 703-07** (effective March 19, 2009)
(5) Amended by **By-law Number 796-11** (effective February 8, 2012)
(9) Amended by **By-law Number 1118-19** (effective September 24, 2019)
(2) Amended by **By-law Number 716-08** (effective June 23, 2009)
(4) Replaced by **By-law Number 795-11** (effective November 28, 2011)
(8) Amended by **By-law Number 1064-18** (effective August 23, 2018)

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