

Début : 19 h      Fin : 19 h15

	QUESTIONS	RÉPONSES
<b>1</b>	<p>Item 7.3 b) 11 chemin Notch :</p> <ol style="list-style-type: none"> <li>1. Is the municipality considering the extension of water and sewer across Chelsea Creek to service this subdivision?</li> <li>2. If so, would that not fall under the current revision / update to the Master Plan?</li> </ol>	<p>The Municipality has no intention to extend the system at the moment.</p> <p>No. If requested, an extension would be at the expense of the Dunnderosa landowners. A by-law for “late joiners” will be adopted by the Council in the near future.</p>
<b>2</b>	<p>Item 7.3 b) 11, chemin Notch :</p> <ol style="list-style-type: none"> <li>1. Le centre-village est présentement saturé de trafic et l'impact des nouveaux développement Meredith, Ruisseau Chelsea et Hendrick qui ne sont pas encore à pleine capacité n'est pas encore connue sur le réseau des routes municipales. Ne devrait-on pas attendre les résultats de l'étude de circulation en cours afin de pouvoir analyser l'impact qu'un nouveau développement dans le secteur sur les infrastructures routières?</li> <li>2. Étant donné que la municipalité procède présentement à la révision de son plan d'urbanisme qui doit établir une vision d'ensemble de l'aménagement du territoire de Chelsea, n'est-il pas prématuré d'autoriser la subdivision des lots de Dunnderosa sans savoir si elle cadre avec le nouveau plan d'urbanisme?</li> </ol>	<p>Dans le cadre d'une demande visant un projet résidentiel, la municipalité exige aux promoteurs qu'ils soumettent une étude de circulation pour évaluer l'impact sur la circulation locale et les aménagements nécessaires à réaliser, le cas échéant. Puisqu'aucun projet résidentiel n'a été déposé, nous n'avons pas demandé au propriétaire de soumettre une telle étude.</p> <p>La demande de lotissement actuelle soumise par le Dunnderosa est conforme à la réglementation et au plan d'urbanisme en vigueur. Le conseil doit donc l'approuver.</p>
<b>3</b>	<p>Item 7.3 b) 11, chemin Notch - I have serious concerns about the proposal to develop 11 chemin Notch, the Dunnderosa Golf Course, into Chelsea's fourth large housing development (1), plus a hotel (2) and tubing park (3) by Mathieu Chénier et son partenaire Pierre Wistaff, propriétaires du Dunnderosa. My questions include the following:</p> <ol style="list-style-type: none"> <li>1. How can the village of Old Chelsea support the influx of traffic to this location, when the current infrastructure and roads cannot handle the traffic and pressure from tourists on regular weekends, let alone holiday weekends and special events? Will the municipality conduct a study on the impact of the potential worst case scenario of increased traffic on the current residents, on pollution levels, on the Gatineau Park usage, on wildlife, etc.?</li> <li>2. How can the the village support the strain on the availability of clean drinking water and the increased need for septic or sewage systems and how will this development impact the water table levels for all the current residents nearby on wells?</li> <li>3. How can the village support the intense urbanization of green spaces right next door to the Gatineau Park that will destroy the rural nature of Chelsea, and destroy the very qualities that make it so popular now as a refuge from the urban centres of Gatineau and Ottawa?</li> <li>4. Will the results of the environmental impact assessment conducted by the owners of the property be shared with the public?</li> </ol>	<p>1. The application submitted by the Dunnderosa and presented to Municipal Council this month is an application to subdivide the property into two lots to divide the mini-golf area from the rest of the golf course for as property management reasons.</p> <p><u>It does not concern a residential development or any of the projects mentioned in <i>Le Droit</i> newspaper.</u></p> <p>Any residential project on Dunnderosa land will require an amendment to the zoning by-law and the Chelsea Master Plan, including the approval of the municipal council <u>and public consultations</u>. As part of this approval process, the municipality would also require a <u>traffic study</u>, an <u>environmental impact assessment</u> and a <u>septic report</u>.</p> <p>The provincial government is asking municipalities to densify their urban perimeters to hold back urban sprawl. The maximum density allowed by current regulations in some areas of the centre-village is 4 dwelling per acre which is in fact considered by experts as rather low density.</p> <p>While the Municipality does not have the right to publicly distribute confidential reports submitted by developers without their consent, we will encourage developers to share their findings with the public.</p>

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<p>5. And will the Municipality of Chelsea conduct it's own independent environmental impact assessment and share these results with the public?</p>	<p>The Municipality hired environmental experts to prepare a study on the ecological value of the urban perimeter, including the Dunnderosa property, which will become a public document.</p>
<p>4 I understand from their Agenda that the Planning and Sustainable Development Advisory Committee (item 7.1) considered a subdivision proposal for 11 Notch Road, the former Dunnderosa Golf Club, at their June 3<sup>rd</sup> meeting. The Minutes of this meeting have not yet been posted as of the writing of this email (Monday, July 6, 11:45 AM).</p> <p>Could Council please advise as to the anticipated impacts of this proposed development on traffic management in the Old Chelsea core and, related to this matter, when we can expect to see the results of the promised Traffic Management Plan.</p>	<p>The Municipality hired an engineering firm to conduct a traffic and parking study of the Old Chelsea road, Kingsmere Road and Scott road area. This study is in development and its release date is still unknown at this time.</p> <p>As part of a preliminary subdivision application for a residential project, the municipality requires developers to submit a traffic study to assess the impact of the project on local traffic and the necessary improvements to be made, if any.</p>
<p>5 Item 7.3 b) 11 chemin Notch - I have serious concerns about the proposal to develop 11 chemin Notch, the Dunnderosa Golf Course, into Chelsea's fourth large housing development (1), plus a hotel (2) and tubing park (3) by Mathieu Chénier and his partner Pierre Wistaff, propriétaires du Dunnderosa. My questions include the following:</p> <ol style="list-style-type: none"> <li>1. How can the village of Old Chelsea support the influx of traffic to this location, when the current infrastructure and roads cannot handle the traffic and pressure from tourists on regular weekends, let alone holiday weekends and special events? Will the municipality conduct a study on the impact of the potential worst-case scenario of increased traffic on the current residents, on pollution levels, on the Gatineau Park usage, on wildlife, etc.?</li> <li>2. How can the the village support the strain on the availability of clean drinking water and the increased need for septic or sewage systems and how will this development impact the water table levels for all the current residents nearby on wells?</li> </ol>	<p><i>Même réponse que la question 3.</i></p>

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	<p>3. How can the village support the intense urbanization of green spaces right next door to the Gatineau Park that will destroy the rural nature of Chelsea, and destroy the very qualities that make it so popular now as a refuge from the urban centres of Gatineau and Ottawa?</p> <p>4. Will the results of the environmental impact assessment conducted by the owners of the property be shared with the public? And will the Municipality of Chelsea conduct it's own independent environmental impact assessment and share these results with the public?</p>	
<b>6</b>	<p>Item 7.3 b) 11 chemin Notch - My questions and comments pertain to point 7.3) b) Preliminary Subdivision proposal - 11 Ch Notch, ostensibly the property adjacent to the Dunn-D mini golf and the property of the Dunnderosa Golf Course. At the outset, I would like to say that I am not opposed to development nor the economic well-being of the community of Chelsea and its stakeholders, voters and business owners. I am opposed to the potential impact of development on the quality of life of the residence already established in the area, of the impact on the environment, and on the overall quality of life of those who visit Chelsea as a vacation or tourist destination.</p> <p><b>This proposal, as I understand, is to change the land use from recreation/leisure.</b></p> <p><b>Any other details are very shrouded and non-transparent. Will this council ensure that this review process is more broadly taken up by the community?</b></p> <p>1) Environment</p> <ul style="list-style-type: none"> <li>- First of all I would like to say that I am glad to see that the closed golf course is no longer using damaging pesticides and herbicides for which they have been fined in the past. These chemicals have already impacted the watershed and water tables and their damage needs to be reversed.</li> <li>- There needs to be a proper, thorough, environmental impact assessment completed for any development that would involve construction of any new buildings and the long-term impact of use of the property. This also needs to include current removal of trees while the proposal is being reviewed. No watershed or water table can be compromised because of development.</li> <li>- There are trees on this property that are older and more established than many trees in Gatineau park. The genetic integrity and resilience of these specimens are vital to the broader environment well-being of this region and they should be protected. Any current plans to alter or remove them should go to council immediately and without exception.</li> </ul> <p>If you are not familiar with the importance of preserving old or well established trees, I invite you to educate yourselves through the extensive work of <a href="#">Diana Beresford-Kroeger</a>.</p> <p>Both adjacent watersheds are vital animal corridors and habitat. There is a Great Blue Heron who lives in the ravine. There are fox, deer, racoons and countless bird, fish and frog species. These watersheds are animal corridors, meaning they provide safe and</p>	<p>That's incorrect. The current land use is already recreation/leisure.</p> <p>The current application submitted by the Dunnderosa and presented to Council this month <u>is not a zoning amendment application</u>. It is only an application for a preliminary subdivision proposal <u>to subdivide the property into two lots</u> to separate the mini-golf area from the rest of the golf course for property management reasons.</p> <p>This type of application is administrative and not open to public input.</p>



**Session ordinaire du 7 juillet 2020**  
**PÉRIODE DE QUESTIONS /**  
**Ordinary sitting of July 7<sup>th</sup>, 2020**  
**QUESTION PERIOD**

QUESTIONS	RÉPONSES
<p>uninterrupted movement of animals through already developed and restricted areas.</p> <p>2) Noise</p> <ul style="list-style-type: none"> <li>- I live on Ch Dunn. There is currently a fire pit that the owners of the golf course have allowed to be constructed on one of the greens closest to the southern stream. Every weekend for weeks I could hear, from my open window at night, people partying. This kept me up and night. If there is are houses, an open bar, a hotel, a tubing hill I believe the sound pollution will significantly impact the levels of noise that carry into my home and yard. This will lower my property value and impact my quality and my neighbours'.</li> </ul> <p>3) Traffic</p> <ul style="list-style-type: none"> <li>- Already getting onto Notch is a gridlock on weekends, almost year round. Adding more residential and commercial traffic will make it worse. More traffic means lower quality of life, lower property values and more municipal costs. There have been many attempts and proposals for increased bike use along Notch. These have not gone far enough. For children and families Notch still is not safe.</li> </ul> <p>4) Quality of life in Chelsea</p> <ul style="list-style-type: none"> <li>- You, the elected council of Chelsea, are at a crucial juncture in the development of the character of Chelsea. I am a relative newcomer to Chelsea. I moved here because I did not want to be a part of a suburban sprawl and I did not want the population density of the city or other developments.</li> </ul> <p>I wanted access to recreation that was nature based and environmentally rich. I wanted to be a part of a community that embraced and values biking, skiing, running, swimming, paddling, sailing and other self-propelled activities. People live and visit Chelsea to partake in these activities.</p> <p>There is a small scale to this community. There is still charm and good character in the core of Chelsea. It is not overly commercial. Any development that happens here can embrace and strengthen this character or it can move this community further towards population density, towards commercialization, and towards suburban sprawl.</p> <ul style="list-style-type: none"> <li>- In the past, ski clubs in the area have approached the golf course to use the space to teach cross country-ski lessons. This was denied by the owners. There is an opportunity here to collaborate with established groups to ensure that whatever is developed benefits the broader Chelsea community.</li> <li>- My main questions:</li> <li>- At the outset:</li> </ul> <p><b>Will this council ensure that this review process is more broadly taken up by the community and that more community members will have an active and valued voice in the process?</b></p>	<p>Any residential project on Dunnderosa land will require an amendment to the zoning by-law and the Chelsea Master Plan, including the approval of the municipal council <u>and public consultations</u>.</p>

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<ul style="list-style-type: none"> <li>- 1) a) Will the council commit to an extensive environmental impact assessment that specifically looks at the wildlife currently established in the two watersheds adjacent to the property?</li> <li>- b) Will council take immediate action to protect the existing trees from being cut, while there is a proposed development process being considered?</li> <li>- c) Will there be further opportunities for citizens to contribute to any environmental impact assessment and review?</li> <li>- 2) What steps will council take to ensure noise of development and any established buildings that may be developed keep noise pollution to a minimum?</li> <li>- 3) a) In any development proposals, how will council commit to measures to manage and reduce traffic along Notch?</li> <li>- b) How will council use this development proposal process to include concerns around bike use of Notch?</li> <li>- c) Will council commit any additional revenue from development back to increasing pedestrian and bike use of Notch and any land that gets developed?</li> <li>- 4) a) Will council commit to further consultations with residence to keep the character of Chelsea small, accessible, and integrated with the environment specifically on this project?</li> <li>- b) Will this council reach out to any other organizations, such as ski clubs, bike clubs or any other local recreation organizations that may be able to contribute to a land use agreement or development plan that would benefit the broader Chelsea community?</li> </ul>	<p>As part of this approval process, the municipality would require a <u>traffic study</u>, an <u>environmental impact assessment</u> and a <u>septic report</u>.</p> <p>Trees are protected by the zoning by-law and must be maintained. Any tree cutting, if unavoidable, requires a municipal permit. Recent tree cutting at the Dunnderosa property were done without a permit, and they will be fined.</p> <p>While the Municipality does not have the right to publicly distribute confidential reports submitted by developers without their consent, we will encourage the developers to share their findings with the public.</p> <p>Any construction work must comply with the “By-law concerning the maintenance of public peace and good order within the limits of the Municipality of Chelsea (19-RM-04)”</p> <p>Noise complaints must be made to the police <i>during the disturbance</i> so that they may investigate the source of the noise, assess the situation and act accordingly.</p> <p>As part of a preliminary subdivision application for a residential project, the Municipality requires developers to submit a traffic study to assess the impact of the project on local traffic and the necessary improvements to be made, if any.</p> <p>Active transport, including biking infrastructures, will be encouraged in any new development along Notch road and elsewhere in the centre-village.</p> <p>The public works and infrastructures department are analyzing the situation in order to put in place mitigation and protection measures for active transportation (educational radar, concrete curb and signage).</p> <p>Any residential project on Dunnderosa land will require an amendment to the zoning by-law and the Chelsea Master Plan, including the approval of the municipal council <u>and public consultations</u>. This issues will also be addressed as part of the Master plan review.</p> <p>Yes!</p>
<p><b>7</b> Item 8 a) Politique sur les mesures de modération de la circulation et sur la détermination des limites de vitesse</p> <p>I am a resident on route 105 (district 1) and have growing concerns regarding speed limits on the 105 and our safety.</p> <p>Motorists have been driving quite faster than the speed limit and have been inconsiderate of the residents entering and leaving their driveways to the point where we have been honked at many times.</p>	

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	<p>I feel as though this route is being taken for a highway before a residential route and so non residents get impatient when we slow down to enter our driveway. This brings stress given that I have a toddler and a baby on the way. Frankly, I am starting to fear for my security and of my family.</p> <p>1. Has there been any consideration to revise the speed limit or bring more control and awareness to motorists?</p> <p>I would also point out that I am not only concerned for my safety but that of the public who enjoys walking and biking on the 105 all year round.</p>	<p>Yes, the public works and infrastructure department and its committee are working on measures in this regard with "a policy on traffic moderation measures and the speed limit".</p>
8	<p>Item 7.3 b) 11 chemin Notch - En tant que résidente du chemin Dunn, j'aimerais obtenir les informations normalement contenues dans un plan intégré de transports, afin de bien comprendre les effets de ce développement résidentiel et commercial.</p> <p>Je comprends que le développeur doit fournir une étude de trafic dans son plan, mais ce dernier ne tiendrait pas en compte les autres initiatives de développement en cours ou futures à proximité ou en périphérie. Ces informations sont essentielles AVANT la prise de décision.</p> <p>1. Quand est-ce que la ville produira ce rapport?</p> <p>2. Et est-ce la ville consent à obtenir ce rapport AVANT de d'accorder les permis et les dérogations nécessaires pour le projet au 11 chemin Notch?</p> <p>De plus, les résidents du chemin Dunn, seul chemin public donnant sur Notch, méritent une considération spéciale compte tenu de notre situation. Je m'engage à être le point de contact pour la conseillère Chan afin d'obtenir une rencontre avec elle le plus rapidement possible.</p>	<p>Au contraire, la municipalité fournira aux ingénieurs engagés par le promoteur toutes les données et la liste de projets d'apaisement de la circulation en cours, pour s'assurer que l'étude de circulation visant tout projet au Dunnderosa prenne en considération ces initiatives municipales.</p> <p>L'étude circulation relative à un projet au Dunnderosa devra être réalisé par les ingénieurs du promoteur. Il y a aucune date de prévue, étant donné qu'aucune demande de projet résidentiel n'a été déposé par le Dunnderosa.</p> <p>L'étude de circulation sera effectivement prise en considération avant toute décision relative à un projet résidentiel au Dunnderosa (note : aucune demande de dérogation n'a été demandée).</p>
9	<p>Item 8 (b) on the agenda for tonight's meeting relates to solutions for possible problems of Right's of Way held by private property owners affecting the functioning of the community trail. However, there is no information on what these problems might be.</p> <p>1. QUESTION: what problems are envisaged that necessitate this resolution?</p> <p>On May 14, 2020 the CSC/CTC, at their meeting, promised that their minutes of the February 6, 2020 meeting would be tabled at the June Council meeting. They were not tabled nor are they being tabled this evening.</p> <p>2. QUESTION: do you agree that taking 5 months to table minutes related to a project that is costing taxpayers more than \$5 million is acceptable?</p>	<p>1. Along the community trail, several owners occupy public land for their own needs without any authorization from the municipality. These encroachments create several problems such as:</p> <ul style="list-style-type: none"> <li>private water pipes inside the municipal culverts,</li> <li>filling of municipal ditches without proper drainage</li> <li>or construction of stairs above municipal culverts.</li> </ul> <p>The resolution aims to:</p> <ul style="list-style-type: none"> <li>Establish the possibility of allowing right-of-ways to some owners;</li> <li>Establish the responsibilities of each party;</li> <li>and to charge to the owner the cost of the preparation of official documents, such as land surveyor fees and notary fees.</li> </ul> <p>If work is done by the municipality, the owner will pay the cost of those works in conformity with the tariffs established by the municipality.</p> <p>2. The minutes need to be approved by the committee and signed by the president before being tabled. In this case, many modifications were needed, which extended the publication delay. Finally, Covid-19 procedures in place also slowed the process.</p>