

CANADA
PROVINCE OF QUEBEC
DISTRICT OF HULL

MUNICIPALITY OF CHELSEA

MRC DES COLLINES-DE-L'OUTAOUAIS

DRAFT BY-LAW N° 798-11

**AMENDING THE SUBDIVISION BY-LAW NUMBER 637-05 IN ORDER TO
ENSURE THE CONCORDANCE FOLLOWING THE ADOPTION OF THE
SPECIAL PLANNING PROGRAMME FOR THE CENTRE-VILLAGE OF
CHELSEA**

WHEREAS the Municipality of Chelsea adopted a Subdivision By-law in order to insure that the lands be severed in a logical way;

WHEREAS the Subdivision By-law Number 637-05 was adopted on April 19, 2005 and entered into force on June 28, 2005;

WHEREAS the Municipal Planning Program Number 635-05 was modified on August 16, 2011 in order to integrate the Special Planning Program for the sector of the Centre-Village of Chelsea;

WHEREAS the Subdivision By-law must be modified in order to be in conformity with the Special Planning Program;

WHEREAS this By-law constitute a concordance By-law with respect to article 110.4 of the *Land Use Planning and Development Act*;

IT IS THEREFORE PROPOSED that this Council of the Municipality of Chelsea enacts what follows:

ARTICLE 1

Article 2.3 “Terminology” of By-law 637-05, as amended, is modified in order to add the following definitions :

SERVICED LOT Lot serviced by water and sewer systems, both approved by the ministère du Développement Durable, de l'Environnement et des Parcs.

PARTIALLY SERVICED LOT Lot serviced by only one service, either by a water system or a sewer system, duly approved by the ministère du Développement Durable, de l'Environnement et des Parcs.

ARTICLE 2

Article 2.3 “Terminology” of By-law 637-05, as amended, is modified by adding the following article :

5.11.1.2 Minimum lot size in the Central Area Multifunctional Node

Subject to the provision of article 5.11.1.1, the areas and minimum frontages that follow are applicable to the serviced lands located in the Central Area Multifunctional Node as identified in article 2.1.1 of Zoning By-law number 636-05, as amended, according to the use to be put in place:

Uses	Minimum Area (square metres)	Minimum Frontage (metres)
Isolated single-family dwelling	550	15
Multi-unit dwelling	650	16
Community housing	650	16
Isolated single-family dwelling	350	10,5
Public Utility Services, parks and comunity gardens	0	0
Other uses (including lands offering a mix of residential and commercial uses) in a detached dwelling unit	500	13,5
Other uses (including lands offering a mix of residential and commercial uses) in semi-detached buildings	325	10,5

The minimum dimensions that follow are applicable to lands partially serviced located within the in the Central Area Multifunctional Node as identified in article 2.1.1 of Zoning By-law number 636-05, as amended:

Land	Minimum Area (square metres)	Minimum Frontage (metres)
Partially serviced	2000	30

ARTICLE 3

This By-law will come into force according to the *Law*.

GIVEN at Chelsea, this __ day of the month of _____, 2011.

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Paul St-Louis
Director General /
Secretary-Treasurer

.....
Caryl Green
Mayor

NOTICE OF MOTION DATE:.....August 16, 2011
FIRST DRAFT ADOPTION DATE:.....August 16, 2011
PUBLIC CONSULTATION DATE:.....
SECOND DRAFT ADOPTION DATE:.....
ADOPTION DATE:.....
RESOLUTION NUMBER:.....
CERTIFICATE OF COMPLIANCE DATE:.....