



100 Old Chelsea Road, Chelsea, QC J9B 1C1

MUNICIPALITY OF CHELSEA

By-law Number 681-06 respecting Site Planning and Architectural Integration Programmes

"In the case of a difference and/or an incompatibility between the French and English texts of any provision of this By-law, the French text shall prevail".

EFFECTIVE DATE: OCTOBER 19, 2006
Administrative compilation # 4 effective January 24, 2012

Update No.

4

BY-LAW N°681-06 RESPECTING
SITE PLANNING AND ARCHITECTURAL
INTEGRATION PROGRAMME (S.P.A.I.P.)

ADMINISTRATIVE COMPILATION

This current edition of the by-law with respect to Site Planning and Architectural Integration Programmes N° 681-06 of the Municipality of Chelsea contains all of the regulatory texts that have been adopted since its effective date of October 19, 2006. The following table illustrates the amendments made as of this date: **January 24, 2012.**

Update No.	Notice of Motion	By-law No.	Description	Effective Date
1	January 7, 2008	706-07	Provisions for the development of lots including the establishment and architecture of buildings to ensure the implementation of the CDP of the Chelsea Creek Estates in the zone PAE-220	March 19, 2009
2	October 4, 2010	774-10	Provisions respecting construction limits with matters concerning landslide zones in the boundaries of the Chelsea Creek Domain project	December 16, 2010
3	April 4, 2011	784-11	Extend the application of the By-law to commercial zones bordering the Route 105 in the Farm Point sector	September 15, 2011
4	August 16, 2011	799-11	Ensure the concordance with the adoption of the SPP for the Centre-Village of Chelsea	January 24, 2012

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1. INTERPRETIVE CLAUSES

1.1 VALIDITY ⁽³⁾

Municipal Council approves this By-law respecting Site Planning and Architectural Integration Programmes (SPAIP) for the Centre-Village sector and the commercial zones in the Farm Point sector in its entirety and well as chapter by chapter, clause by clause, section by section, and sub-section by sub-section. In the event that any chapter, clause, section, or sub-section of this by-law is declared null and void in a decision of the courts or any other body, all other provisions shall remain in effect.

1.2 INTERPRETING HEADINGS, TABLES AND SYMBOLS

In the event of a contradiction between headings, tables and/or symbols and the text, the text shall prevail.

1.3 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 terminology established in Section 1.10 of Zoning By-law No. 636-05 and its amendments, with the exception of the following:

Annex or building annex Extension or addition to a main building, located on the same property as the main building. A garage attached to a main building is not considered an annex.

Building façade Any exterior wall of a building.

Historic building A building recognized for its historic or architectural value.

Main façade or front of a building Any wall of a building that faces a road or public space.

Outdoor café Exterior construction or arrangement, covered or uncovered, adjacent to a main commercial building and designed for the consumption of food or alcohol, other than the exterior of a motor vehicle.

Parking area On a given property, any space assigned to parking, including among others laneways, walkways and parking slots.

⁽³⁾ Amended by **By-law N° 784-11** (effective September 15, 2011)

PSDAC Refers to the Chelsea Planning and Sustainable Development Advisory Committee.

Sign Any writing (letters, words, numbers), pictorial representation (illustration, drawing, engraving, image), emblem (device, symbol or trademark), flag (banner, streamer or pennant), or any other device having similar characteristics and meeting the following conditions:

- a. Is attached, painted, or represented in any way whatsoever on or in a building or other structure, supported or freestanding;
- b. Is used to advise, inform, announce, claim, promote or for any other like purpose; and
- c. Is visible from the building exterior.

Signage Refers to all signs.

SPAIP Designates a Site Planning and Architectural Integration Programme.

Zone Any portion of municipal territory regulated by municipal by-laws governing construction, subdivision, and/or use of property or buildings.

1.4 SUBJECT TERRITORY OR SECTOR ⁽³⁾

This by-law applies to any land or property located within the zone identified as a SPAIP zone according to the specifications grid in Zoning By-law No. 636-05, particularly to buildings and building façades and any afferent components (e.g. sign, terrace, landscape feature, etc.).

Zones identified as a SPAIP in the specification grid of the Zoning By-law N°636-05 located in the Centre-Village sector are shown on the map, "Zones subject to a SPAIP in the Centre-Village Sector" in Appendix 1 of this By-law.

Zones identified as a SPAIP in the specification grid of the Zoning By-law N°636-05 located in the commercial zone of the Farm Point section are shown on a map, "Commercial zones subject to a SPAIP in the Farm Point sector" in Appendix 2 of hereto.

1.5 OBLIGATION FOR SPAIP APPROVAL

1.5.1 OBLIGATION FOR A SPAIP APPROVAL IN CENTRE-VILLAGE SUBJECTED ZONES ⁽³⁾⁽⁴⁾

The prior approval of a SPAIP is a condition to the issuance of any permit or certificate of authorization for the work described below:

- a. All work relating to the construction, addition, reconstruction, restoration, renovation, repair, alteration or extension, or may not include elements of secondary architecture (porch, terrace, balcony, etc..) any principal or main part of the building;
- b. All work relating to the construction, addition, reconstruction, restoration, renovation, repair, alteration or extension of any secondary building or part of a secondary building only in areas

⁽³⁾ Amended by **By-law N°784-11** (effective September 15, 2011)

⁽³⁾ Introduced by **By-law N°784-11** (effective September 15, 2011)

⁽⁴⁾ Amended by **By-law N° 799-11** (effective January 24, 2012)

RA-201, RA-214, RA-224 RA-229 RA-250 RA-251 RA-252 RA-259, RA-260 RA-261 RA-262
RA-263 RA-264 RA-267, CA-202, CA-216, CA-219, CA-266, CA-268;

- c. All work related to the relocation or demolition of all or part of the main building main building;
- d. All work relating to the development, construction or expansion of a terrace or café;
- e. All work related to the installation, expansion, reconstruction, alteration, repair, removal or finishing of a sign under the applicable provisions of this By-law;
- f. All work relating to the construction of a parking lot, a delivery area or a free outdoor space built only in areas RA-201 RA-214 RA-224 RA-229 RA-250 RA-251 RA-252 RA-259 RA-260 RA-261 RA-262 RA-263 RA-264 RA-267, CA-202, CA-216, CA-219, CA -266, CA-268;
- g. In areas RA-201 RA-214 RA-224 RA-229 RA-250 RA-251 RA-252 RA-259 RA-260 RA-261 RA-262 RA-263 RA-264, RA-267, CA-202, CA-216, CA-219, CA-266, CA-268, the approval of a site plan is also a condition to the issuance of a subdivision permit. ⁽¹⁾⁽²⁾

Notwithstanding the preceding paragraphs, the approval of a SPAIP is not required in the following cases:

- 1. Minor repairs that require the normal maintenance of any building, including painting, provided the foundations, structure, exterior walls, the size, shape, materials, as well as the type of architectural details are not changed and the floor area is not increased in any way;
- 2. Installation, repair, replacement of any mechanical or electrical equipment located outside of the main facade;
- 3. Repair or replace any roof or roof part not changing the shape of the roof and the type of coating;
- 4. Maintenance of a sign as long as there is not any modification of materials, lighting, colors and structural elements thereof;
- 5. Repair or replacement of any door or window of the building has not been inventoried as historic or heritage building in the central sector and whose inventory appears in Appendix 3 of this By-law.

1.5.2 OBLIGATION FOR SPAIP APPROVAL: COMMERCIAL ZONES SUBJECTED IN THE FARM POINT SECTOR ⁽³⁾

A SPAIP for commercial zones subjected in the Farm Point sector must be approved before the issuance of any permit, licence or certificate of authorization for the work described below:

- a. Any work involving construction, renovation, repair, conversion or extension, including secondary architecture components (porch, terrace, balcony, etc..) of a building or part of a building used for the purposes of a primary use belonging in the business and services group;

⁽¹⁾ Introduced by **By-law N° 706-07** (effective March 19, 2009)

⁽²⁾ Amended by **By-law N° 774-10** (effective December 16, 2010)

⁽³⁾ Introduce by **By-law N° 784-11** (effective September 15, 2011)

- b. Any work involving construction, renovation, repair, conversion or extension of any secondary building or part thereof that serves a building used for the purposes of a primary use belonging in the business and services group;
- c. Any work related to the development, construction or extension of a terrace or an outdoor café;
- d. Any work related to the development, construction of a gas station or service station;
- e. Any work related on the construction of a parking lot, a loading dock or an outdoor open area on land occupied by a building used for the purposes of a primary use in the business and services group.

Notwithstanding the foregoing paragraphs, the approval of a SPAIP is not mandatory under the following circumstances:

- 1. The various repairs required for normal maintenance of any structure insofar as foundations, structure, exterior walls, the size, shape, materials, typology or decorative details are unaffected and floor surface area does not increase in any way;
- 2. Repair or replacement of a roof, in whole or in part, with no change to the shape of the roof, the nature of the coating and color.

1.6 REGULATORY COMPLIANCE

Issuance of a permit, approval of plans and specifications, and inspections by the administering authority in no way release the owner or applicant from the obligation to execute the work, or have the work executed in compliance with the provisions of this by-law or with any and all current regulations.

In the event that the requirements of this by-law are more stringent than standards established by other current regulations, the more stringent standards shall apply.

1.7 ADMINISTERING AUTHORITY

The application of this By-law is entrusted to the Director of Planning and Sustainable Development as well as any other responsible officer designated for this purpose.⁽⁴⁾

The designated official may institute criminal proceedings against an offender under any provision of this by-law and issue offence reports for this purpose.

⁽⁴⁾ Amended by **By-law N° 799-11** (effective January 24, 2012)

2. GENERAL PROVISIONS

2.1 CONTENTS OF A SPAIP

2.1.1 GENERAL CONTENT

A Site Planning and Architectural Integration Programme shall contain all of the information, elements and documents required to obtain a construction permit, licence or certificate of authorization.

Likewise, the Site Planning and Architectural Integration Programme shall indicate how it complies with the objectives and criteria established in this by-law.

Furthermore, the PSDAC may request and obtain any other document or information needed to ensure full understanding of the project.

2.1.2 SPECIFIC CONTENT

In addition to general content, and depending upon the nature of the proposed project, the SPAIP shall contain the following:

- a. For the renovation, repair, or conversion of an existing building or part thereof
 - 1. Photographs, taken within 30 days prior to submission of the application, showing the portions of the building visible from the adjacent road or roads or any public property;
 - 2. A text describing the nature of the proposed work;
 - 3. Sketches, elevation diagrams, or schematics showing the architecture of the building and the impact of the proposed intervention, as well as a description, dimensions, and colour of proposed components, including exterior finishing materials;
 - 4. A plan showing the condition of the property and proposed landscape management (landscaping, parking and ramp, plantings, septic system and buildings).
- b. For the construction of a new building
 - 1. Plan showing the following:
 - Location of the property, adjacent roads and public properties;
 - Location of existing and proposed structures on the property in question and on adjacent properties;

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- Components to be affixed on the exterior, including exterior finishing, with indications of colour, size and installation;
 - Architectural components to be used, including windows, doors, stairways, eaves, etc.;
 - Roof shape and pitch;
 - Illustration of the final elevations of the proposed building and those of existing adjacent structures;
 - Property condition and proposed landscaping (landscaping, parking, plantings);
 - Existing or proposed rights-of-way affecting the property;
 - Existing and proposed soil elevations;
 - Locations of any tree 15 cm or more in diameter and any existing woodlot; and
 - Lighting details.
- 2. Photographs from several angles of buildings in the area of the proposed construction; and
- 3. Agreement protocol or joint ownership agreement for jointly owned projects.
- c. For a relocation or demolition project
 - 1. A text detailing the reasons for relocation or demolition;
 - 2. A consultant's report containing a summary of a structural and historical analysis demonstrating the extent of decay and describing the heritage background of the building to be relocated or demolished;
 - 3. Photographs, taken within 30 days prior to submission of the application, showing all buildings located on the site of the building in question;
 - 4. A plot plan showing the building to be relocated and the location of any trees 15 cm or more in diameter and any existing woodlot or road abutting the property; and
 - 5. A plot plan showing the location of any existing or proposed rights-of-way affecting the property.
- d. For a terrace or outdoor café project
 - 1. Plan showing the following:
 - Proposed surface area, dimensions, location, number of tables, and seating arrangement;
 - Materials to be used, safety features (railings, stairs) and type of illumination;
 - Planned location of the patio or terrace on the property and its access to the building;
 - Landscaping and decorative components (trees, flower boxes, waste bins); and
 - Property lines, existing sidewalks and fences.

2. Photographs from several angles showing existing structures on the site proposed for the patio or terrace.
- e. For a signage project
1. Plan showing the following:
 - Shape, style, materials, dimensions, lettering type, colours and illumination for the proposed sign;
 - Proposed location of the sign on the property or building;
 - Landscaping features in relation to a freestanding sign (if any); and
 - Photographs from several angles showing current signage on the property and/or building and on the properties and buildings in the area.
- f. For a project to install parking for more than two vehicles
1. Plan showing the following:
 - The property, adjacent roads and public properties;
 - Location of any trees 15 cm or more in diameter and any existing woodlot;
 - Location of any existing or proposed rights-of-way affecting the property;
 - Location of the parking area on the property in relation to existing or proposed structures;
 - Number of parking slots; and
 - Landscaping features.

2.2 PROCEDURE

2.2.1 REQUESTING PERMITS OR CERTIFICATES

Any applicant for a permit, licence, or certificate for a project in the Chelsea Village Centre sector must submit, along with the application, all of the documents listed under minimum content for the Site Planning and Architectural Integration Programme, as identified in this by-law.

2.2.2 PSDAC REVIEW⁽⁴⁾

Once the application has been duly completed and includes all of the required documents, the administering authority will forward a copy of the request unto the PSDAC for review and recommendation within 6 days.

A copy of the SPAIP is transmitted to the PSDAC who will analyse the project and may ask the administering authority or the applicant any additional information needed to complete the review. The Committee may appoint any person as it deems appropriate in order to obtain relevant technical expertise and may also appoint any Council committee, especially the Cultural Development and

⁽⁴⁾ Amended by **By-law N° 799-11** (effective January 24, 2012)

Heritage Committee, the Roads and Sustainable Transportation Committee, the Fires and Public Safety Committee as well as that pertaining to natural resources.

The PSDAC may also visit the property in question requesting a permit or certificate. The analysis should take into account the objectives and assessment criteria prescribed in this By-law.

2.2.3 PSDAC RECOMMENDATION

Within 30 days following transmission of the request by the administering authority, the PSDAC will transmit its recommendation to Municipal Council. The evaluation shall include a recommendation to approve, modify or reject the SPAIP. The PSDAC may also suggest amendments to render the SPAIP acceptable under this by-law and/or recommend the convening of a public consultation regarding the project.

Notwithstanding the above, the PSDAC may transmit its recommendation to Council after the 30-day period when the case is a major one calling for in-depth study, including a public consultation.

2.2.4 PUBLIC CONSULTATION

Municipal Council may accept or reject the PSDAC recommendation and order the plans to be submitted to public consultation pursuant to sections 125 and 127 of the Quebec *Land Use Planning and Development Act*.

2.2.5 COUNCIL DECISION

Once Council has received the PSDAC recommendation and following public consultation, if any, Council will pass a resolution to approve or reject the plan, in the event that it fails to comply with this by-law. Reasons for a Council resolution to reject a plan request must be detailed and may suggest amendments needed to render the plan acceptable.

2.2.6 OTHER CONDITIONS FOR APPROVAL

As a condition for SPAIP approval, Municipal Council may require the applicant to cover the costs for some or all elements of the plan, for example infrastructures or facilities, to complete the work within a pre-established timeframe, and/or to provide financial guarantees to be determined by Council.

2.2.7 INFORMING THE APPLICANT OF THE DECISION

A copy of the resolution approving or rejecting the SPAIP will be forwarded to the applicant within 30 days following Council's decision.

2.2.8 AMENDING A SPAIP

Once Council has approved a SPAIP it cannot be amended. To effect any changes, applicants must submit a new SPAIP pursuant to the provisions of this by-law.

3. EVALUATION OBJECTIVES AND CRITERIA FOR THE VILLAGE CENTRE MULTI-PURPOSE AREA

3.1 APPROACH

According to law, a Site Planning and Architectural Integration Programme will be assessed according to objectives and criteria. Paragraph 2 Subsection 145.16 of the *Land Use Planning and Development Act* stipulates that the by-law “must determine objectives regarding site planning and the architecture of constructions or the development of the land, and set out criteria permitting to assess whether the objectives have been achieved.”

The Municipality of Chelsea, wishing to protect and enhance the character and physical identity of the village, and to take the consensus of its citizens into account, adopts this SPAIP by-law for the following reasons:

- Protect the features of Chelsea’s architecture and built heritage;
- Permit new architecture that takes the dominant features into account to better integrate new buildings; and
- Ensure the village character and rural nature of the territory are protected, while encouraging development that considers current residential needs.

3.2 RESTORING, RENOVATING, REPAIRING, CONVERTING OR EXTENDING EXISTING BUILDINGS

3.2.1 OBJECTIVES RESPECTING THE RESTORATION, RENOVATION, REPAIR, CONVERSION OR EXTENSION OF EXISTING BUILDINGS

Favour interventions that ensure the integrity of existing buildings in terms of the architectural style, character and features of each structure to ensure harmony with the type of construction specified for Chelsea Village Centre.

3.2.2. EVALUATION CRITERIA RESPECTING THE RESTORATION, RENOVATION, REPAIR, CONVERSION OR EXTENSION OF EXISTING BUILDINGS

3.2.2.1 Architectural and heritage features

- a. Use accepted practice to perform all construction work, i.e. treatment employs traditional construction techniques selected according to the nature, age and style of the building to ensure quality work that lasts over time.
- b. Perform basic research of historical photographs and observe the original construction details of the building and that of neighbouring buildings of similar age and style to ensure proper judgment regarding the value of the changes and the significance of preserving or enhancing them.
- c. Preserve the greatest possible number of architectural details and building components of architectural, heritage or historical value, particularly with respect to roof, fenestration, galleries, projections, dormers, cornices and materials.
- d. For a historic building, preserve and repair rather than replace damaged original components; complete or rebuild missing components or features using existing components as models.
- e. Strive to retain high quality alterations (in terms of architectural style or features) performed on a building during its lifetime and that have acquired their own significance.
- f. Base proposed conversions or alterations on historical precedent and avoid creating an appearance inconsistent with the age, architectural style or period of construction of the building.
- g. Harmonize replacement windows and doors with the age and style of the building. In the event that alterations are required, base the choice of openings and their placement on the building façade (number of windows, dimensions, frames, spacing) largely on the type of fenestration typical of Village Centre buildings.
- h. Build or preserve at least one (1) direct entry from the sidewalk at the main façade to the ground floor of the building.
- i. Build any addition to an existing structure so as to avoid hiding or altering the appearance or perception of the initial volume; an annex must not overwhelm the original building in terms of volume. The annex must be conceptually separate from the construction of the original, while integrating and harmonizing with the original. This separation may be achieved, for example, by placing the annex slightly behind the main building or by using more modest height and surface area for the addition.
- j. Minimize the visibility of mechanical and electrical facilities from the road, either by locating them on top of the building, integrating them into the construction or using a well-harmonized architectural or plant screen.

3.2.2.2 Specific architectural components⁽⁴⁾

- a. Where appropriate, for fenestration on the commercial ground floor level, give priority to or enhance showcase-type windows to add dynamics to the street and catch pedestrians' interest.
- b. Maintain, restore and highlight existing galleries of architectural interest, covered or uncovered, located on the front.
- c. Minimize the use of large, more contemporary openings, such as garage doors and sliding doors, electric or manual, by adding volumetric or architectural components; French doors are recommended.
- d. Use a single architectural treatment for all building walls (including side and back walls) in terms of the building's architectural style and its specific historical development.
- e. Prefer or retain direct entrances from the street for separate uses or establishments in a building.

3.2.2.3 Materials and colours⁽⁴⁾

- a. Preferred coating materials for all parts of the building (including the roof) should be the building's original materials. Any other similar materials having good physical and visual quality that blends well with the original material may be approved;
- b. A quantity of two types of exterior cladding materials should be preferred on the walls of a building or group of associated buildings excluding the foundation part of the building;
- c. Original materials, such as ornamental wood and wrought iron are preferred in the restoration of galleries and balconies on the front side of the building;
- d. For buildings that have been inventoried as historic or heritage building in the central sector and whose inventory appears in Appendix 3 of this By-law, in addition to favouring original materials, the original color is favoured for the exterior cladding and roof. This color is consistent with that of adjacent buildings representative of the architectural heritage of the Centre Village, the range of colors of the original building is preferred for any external building while it harmonizes with the natural environment and existing buildings;
- e. A quantity of two (2) complementary colors or tones may be used on the exterior walls of a building along with a quantity of two (2) colors or tones is preferred for architectural and decorative details;
- f. A mural depicting a historical event, community recreational event or a work of art may be placed on a blank (non-prominent) portion of a rear wall or side of a building. No advertising or promotional element may be incorporated into the mural. The mural shall receive prior approval by the Planning Commission and its execution shall not conceal the building's architectural elements or details.

⁽⁴⁾ Bullet "a" repealed and numbering adjusted by the **By-law N° 799-11** (effective January 24, 2012)

⁽⁴⁾ Amended by **By-law N° 799-11** (effective January 24, 2012)

3.3 SITE PLANNING AND INTEGRATION OF NEW BUILDINGS

3.3.1 OBJECTIVES RESPECTING SITE PLANNING AND INTEGRATION OF NEW BUILDINGS

Reinforce the urban organizational structure of Village Centre (alignment, site planning, volume of building, reinforcement of density, access, townscape, template) while favouring architecture that establishes continuity with adjoining buildings and makes a positive contribution to the overall character of the sector.

Favour high quality architecture that reinforces Chelsea Village Centre's dominant traditional components, while developing a distinctive, harmonious style inspired by those developed over time but with a more contemporary treatment that contributes to maintaining its rural character.

3.3.2 EVALUATION CRITERIA RESPECTING SITE PLANNING AND INTEGRATION OF NEW BUILDINGS

3.3.2.1 Construction and volume

- a. Harmonize new building construction with the predominant alignment features of other buildings on the street (maximize closure of the constructed environment on the street).
- b. Ensure new construction does not affect the exposure of other buildings in the sector, i.e. it must not mask a building or significant part of a building of architectural or heritage interest.
- c. Adapt new construction to the natural topography of the property and preserve existing vegetation as much as possible.

3.3.2.2 Architectural features

- a. The building envelope (height, volume) for new constructions must resemble that of other buildings in the sector.
- b. The difference in height between two adjacent, non-contiguous buildings must not exceed one half storey. Where the new structure is contiguous (attached by a side wall), the new building will be the same height as the existing building.
- c. Base the architectural components of the new building on those found on other representative, immediately neighbouring buildings.
- d. Select roof shape and pitch based on those of other buildings in the sector.
- e. The upper portions of the front and side walls of a building with a single-pitch roof or a flat roof shall have a cornice and decorative frieze.
- f. The width of the façade of the new building will not differ significantly from other buildings in the sector.
- g. The façade of a new building shall include a certain number of architectonic details and adornments in the spirit of neighbouring buildings, especially for entrances, windows, eaves,

parapets, etc. so as to evoke ornamentation typical of Village Centre buildings.

- h.** Use the type of fenestration typical of Village Centre buildings as a model for the choice and placement of openings on the façade (number of windows, dimensions, framing, spacing).
- i.** Install at least one (1) direct entrance from the sidewalk to the building main façade.
- j.** Mechanical and electrical equipment must not be visible from the street. In the event that these items cannot be suitably located (due to significant technical constraints), minimize visibility and noise either by incorporating them into the construction or by using a well harmonized architectural or plant screen.

3.3.2.3 Specific architectural components

- a.** On the main façade of a commercial building, display a decorative fascia board or entablature fixed to the front between the ground floor and upper story. Likewise, a fascia board must include appliqués, mouldings or relief to interrupt the linearity of flat surfaces.
- b.** Minimize the use of large openings, such as garage doors and sliding doors, by adding volumetric or architectural components. For this purpose, the use of French doors is encouraged.
- c.** Use a single architectural treatment for all building walls (including side and back walls), particularly with respect to exterior cladding.
- d.** For fenestration on the commercial ground floor level, give priority to or enhance showcase-type windows to keep pedestrians' interest.
- e.** Strive to use separate entrances for each establishment.

3.3.2.4 Materials and colours⁽⁴⁾

- a.** Clay brick and wood are preferred materials for exterior covering. Any other similar materials of high physical and visual quality that blend well with the original may be approved.
- b.** A quantity of two (2) types of exterior cladding materials will be preferred on the walls of a building or group of associated buildings;
- c.** Traditional materials such as wood and wrought iron are preferred in realizing galleries and balconies in front side of the building;
- d.** Use roof and cladding materials as well as the preferred color of the material should harmonize with representative buildings nearby;
- e.** A quantity of two (2) complementary colors or tones is preferred on the exterior walls of the building along with a quantity of two (2) colors or tones is preferred for architectural and decorative details.

⁽⁴⁾ Amended by **By-law N° 799-11** (effective January 24, 2012)

3.4 RELOCATING OR DEMOLISHING BUILDINGS

3.4.1 OBJECTIVES RESPECTING BUILDING RELOCATION OR DEMOLITION

Maintain the wealth and diversity of the village built environment, and retain Chelsea's unique style and rural and historic nature.

Promote the conservation of buildings of architectural or historical heritage interest on their original sites. Relocation should only be contemplated as a last resort, while ensuring a substitute site that contributes to strengthening rural character.

3.4.2 EVALUATION CRITERIA RESPECTING BUILDING RELOCATION OR DEMOLITION

- a. Buildings belonging to a group of historical or heritage interest should be preserved and remain on their original sites.
- b. Preference is given to the preservation of secondary buildings belonging to a group of heritage interest.
- c. The relocation of a building of historical or heritage interest will not be approved. Relocation of a secondary historical or heritage building will be considered based on its significance to the new location versus the former site.
- d. The relocation of a building without historical interest must contribute to the enhancement of the building and its immediate environment.
- e. Building renovation must take priority over demolition.
- f. The building to be demolished must be in an irrecoverable state of dilapidation and have lost most of the distinctive components of its original architecture.

3.5 SIGNAGE

3.5.1 SIGNAGE OBJECTIVES

Harmonize signs with the Village Centre image, promoting the warm, friendly atmosphere typical of people-friendly design.

Ensure that signage takes the architecture and potential of each building into greater consideration, while providing visibility for shops and services.

3.5.2 EVALUATION CRITERIA RESPECTING SIGNAGE

- a. Use conservative signs and notices.
- b. Limit the number of items on each sign; the messages shall clearly show the nature or name of the shop and not list the available products or services.
- c. Harmonize sign dimensions, positioning, shape, design, message format, colour, materials, and

illumination with the architecture of the building, maintaining the rural, village image of Chelsea Village Centre.

- d. Give preference to flat or projecting, beam-supported signs over any other type of sign.
- e. Signs must not hide the building's characteristic architectural components or adornment and shall be placed appropriately.
- f. Signs must ensure proper clearance with respect to a public road and cannot constitute by its display any sort of danger or a hazard to the public's safety and a nuisance to snow removal operations performed by municipal equipment.
- g. Position signs supported by an independent structure to allow for landscaping at the base.
- h. Harmonize any signs associated with more than one commercial use of a building for all uses.
- i. A temporary sign may be permitted to announce an opening or closing, a community promotional event or a special sale provided that it does not conceal any openings, is smaller than the permanent sign or those permitted by the Urban Planning By-law, and does not remain on display for more than three (3) consecutive weeks.

3.6 OTHER STRUCTURES

3.6.1 OBJECTIVES RESPECTING LANDSCAPING ELEMENTS, TREE PRESERVATION AND DEVELOPMENT OF PARKING AREAS

Promote development of the constructed environment by creating attractive, functional exterior spaces with emphasis on preserving existing vegetation and minimizing the visual impact of parking areas from the street angle.

Provide more landscaped, safe spaces for pedestrians and cyclists.

3.6.2 EVALUATION CRITERIA RESPECTING LANDSCAPING ELEMENTS, TREE PRESERVATION AND DEVELOPMENT OF PARKING AREAS

3.6.2.1 Landscaping elements

- a. Landscape the front setback in an attractive, conservative manner.
- b. Landscape open spaces more than two (2) metres wide between buildings.
- c. Install a visual screen to hide exposed exterior equipment (heating or air conditioning units, tanks, loading docks, waste storage areas, parabolic antennas, etc.). For a visual screen, strive for a balance between deciduous and coniferous trees and bushes for year-round utility.

3.6.2.2 Building or site lighting

- a. Incorporate lighting into the landscaping of the site and respect rural characteristics: design it to avoid negative impact on neighbouring sites or on traffic safety.
- b. Direct lighting downwards, not towards the sky, and plan it to avoid creating a nuisance for

the immediate environment; its scope should be confined to the site it lights.

- c. Light a building only to highlight architectural features or ensure safe access to the building.

3.6.2.3 Tree preservation

- a. Conserve valuable trees; replace felled trees with others to maintain the abundance and quality of the surrounding vegetation.
- b. Preserve existing trees instead of replacing them with plantings brought to the site.
- c. Maintain the natural elevation of the ground around trees by limiting backfilling or by installing protection for the trees in the form of ground level tree wells.

3.6.2.4 Development of parking areas

- a. Parking areas for commercial uses should be located on portion of the site that are less visible from the road and incorporate landscaping elements. When parking cannot be located elsewhere than in the front setback, a strip of land with ground cover must be placed between the road and off-road parking to help create a visual separation. This strip of land must also include vegetation (shrub flower beds, hedges).⁽⁴⁾
- b. Prefer group parking lots behind commercial buildings for use by several firms.
- c. Give precedence to the maintenance of current buildings and landscape components over the development of parking areas.
- d. Mark entrances and exits and vehicle ramps clearly, with specific indications and various vegetation components.
- e. Design islands and parking spaces to make them safe for pedestrians moving around or going to them, and ensure safe access for pedestrians.

3.7 OBJECTIVES RESPECTING TERRACE AND OUTDOOR CAFÉ DEVELOPMENT

Promote the development of attractive, safe terraces in keeping with the vocation of Chelsea Village Centre.

Encourage the development of outdoor spaces promoting pedestrian traffic.

3.7.1 EVALUATION CRITERIA RESPECTING TERRACE AND OUTDOOR CAFÉ DEVELOPMENT

- a. Position and dimension the terrace in harmony with the rural, pedestrian image of Village Centre to avoid hindering the flow of pedestrian traffic.
- b. Integration and installation: An outdoor café should complement an existing main use associated with food or beverage service; it must be built on the same property as the main

⁽⁴⁾ Amended by By-law N° 799-11 (effective January 24, 2012)

use.

- c. Use attractive, solidly built furnishings.
- d. Use individual parasols for each table by preference. Installing walls and/or awnings to cover all or part of the terrace is not recommended.
- e. Seasonal use and dismantling: During the portion of the year when the outdoor café is not in use, dismantle furniture, awnings and shelters, and store them indoors.
- f. Install an outdoor café on private property without obstructing pedestrian traffic.
- g. Enclose the space an outdoor café occupies with an ornamental fence, hedge or flower box arrangement.

3.8 OBJECTIVES FOR BUILDING AND STRUCTURE MAINTENANCE

Promote and encourage regular building and landscaping maintenance to keep the components in good condition.

Maintain the special character of Chelsea's urban, architectural and natural landscape.

3.8.1 EVALUATION CRITERIA FOR BUILDING AND STRUCTURE MAINTENANCE UNDER OTHER THAN RESIDENTIAL USES

- a. All buildings and structures shall be maintained to preserve their inherent qualities and present a high-quality visual impact, avoiding a neglected look.
- b. No component or part of a building or structure shall endanger or be a hazard to public safety due to a lack of maintenance or poor repairs.
- c. While maintenance work is performed, care shall be taken to ensure that the equipment and methods used do not endanger people's safety.

3.9 OBJECTIVES AND CRITERIA FOR ZONES RA-201, RA-214 RA-224 RA-229 RA-250 RA-251 RA-252 RA-259 RA-260 RA-261 RA-262, RA- 263, RA-264, RA-267, CA-202, CA-216, CA-219, CA-266, CA-268⁽⁴⁾

Ensure that new constructions and their implementation meet the environmental features of the area and blend in with Chelsea's rural and village character;

Protect the village character and rural nature of the territory, while promoting development that takes into account the needs of modern living;

Seek new forms of architecture that draws on the predominant architectural features that create the rural, village image of Chelsea and also contribute positively to the visual landscape: through efforts of blend harmoniously with the village atmosphere while creating architectural details that adapt new constructions in the image of Chelsea;

⁽⁴⁾ Amended by **By-law N° 799-11** (effective January 24, 2012)

Consider the aspects of sustainable development in different spheres of the project.

3.9.1 EVALUATION CRITERIA FOR ZONES RA-201, RA-214 RA-224 RA-229 RA-250 RA-251 RA-252 RA-259 RA-260 RA-261 RA-262, RA-263, RA-264, RA-267, CA-202, CA-216, CA-219, CA-266, CA-268

3.9.1.1 Subdivision

Objective A. Accommodate characteristics of the surrounding environment.

The criteria:

- a. The project is developed in accordance with the carrying capacity of the land, having both quantitative and aesthetic quantities.
- b. The design of the buildings and their locations help retain a human dimension.
- c. The project promotes the integration and maintenance of the natural environment and the consolidation and sustainability of existing ecosystems.
- d. An array of blocks of various sizes is proposed to promote the construction of buildings of different sizes and shapes.
- e. The project includes recreational trails, pedestrian and cycle paths in connection with the woodlands and Chelsea Creek that promote non-motorized modes of transportation of people.
- f. Public gathering spaces, passive recreation and/or parks are developed and integrated into the overall plan and are accessible by pedestrian and cycle trails from all dwelling units.

Objective B. Identify of a traffic network with the development sector.

The criteria:

- a. Streets and blocks are arranged so as to promote the development of cluster housing.
- b. The road network is designed to promote alternative means of transportation on the main roads.
- c. Roadways are reduced to minimize ecological disturbances and the flow of rainfall.
- d. Across the region, the general layout of buildings creates circulation and paths that minimize the use of motorized traffic to move between units as well as between them and the main streets.
- e. The network of recreational trails, pedestrian and cycle paths are designed to promote safe and functional movements.

3.9.1.2 Implementation

Objective A. Locate buildings to form a coherent and harmonious whole.

The criteria:

1. Detached single family dwellings which meet the following ways that establishes traditional structures: clearances and setbacks from public roads, foundations height from ground level, scale buildings, etc.
2. The choice of residential typologies and the pace of construction of buildings consist of road sections or plots having harmonious character.
3. Changes in the types and the pace of implementation along the same road, a plot or between adjacent segments are introduced by the progressive succession of densities or types along the road or the intersection of 'transitional spaces such an intersection, a road, a park, a recreational trail, a pedestrian trail, a landscaped buffer.

Objective B. Preserve the harmony of the visual landscape of the road by allowing a gradual succession of residential densities and types.

The criteria:

- a. A diverse housing typology is privileged to meet the needs of people of all age, income, ethnicity and social class.
- b. Buildings that are a part of a series of buildings of the same typology form a regular alignment with the front property line.
- c. Changes in the alignment must adapt to the uneven contours of a road.
- d. The layout of buildings preserves visual interests.

Objective C. Implementing new constructions by optimizing on the enhancement of the surrounding natural environment.

The criteria:

- a. The layout of buildings adapts to the natural topography of the land in order to save as much as possible existing vegetation and to restrict by a minimum the cut and fill around a building.
- b. The layout of buildings promotes passive solar heat.
- c. Buildings are built so as to maximize natural lighting and reduce energy demand for heating, cooling and lighting.
- d. Buildings are built to minimize environmental disruption and encourage energy efficiency.

3.9.1.3 Architecture

Objective A. Design a project encompassing an architectural language unique to the site while taking into account the dominant rural and village characteristics of Chelsea.

The criteria:

- a. All facades of a building (front wall, rear wall and side walls) receives the same treatment in terms of architectural type of wall covering and quality materials.
- b. The architectural language developed within the project is diverse while forming a coherent and harmonious whole, both within the project and in relation to the dominant architectural characteristics of the rural and village image of Chelsea.
- c. The following materials are preferred exterior coverings: wood (clapboard or shingles), clay brick and stone.
- d. New buildings have windows with generous proportions similar to traditional buildings in Chelsea and this, primarily on walls not exposed to prevailing winds.
- e. Foundations are masonry.
- f. Commercial buildings are designed to give a distinctive image and quality and should harmonize with other businesses located in the area.
- g. The architecture supports a distribution of volumes, setbacks, shapes and colors that breaks the linearity of the building.
- h. The architectural components of the commercial building (roofs, openings, windows, colors) for an aesthetic layout is favored.
- i. A pitched roof for commercial buildings is favored so it can fit the architecture of houses in the adjacent residential areas.
- j. The use of ornamentation elements such as game bricks, headband stones, copings and projections are privileged.
- k. The main entrances of commercial buildings are distinguished by the development of canopies or any other element which blends the architectural style.
- l. Spatial planning for loading and unloading is favored on the sides or rear of the yards. Otherwise, they are hidden from the public's view and harmoniously integrated into the architecture with screened wall of appropriate height. The coating materials of the screened wall are of the same nature as those used on the main building.
- m. In the event spaces that loading and unloading are built in the backyard, the mitigation measures such as increasing the width of the buffer strip and tree planting are planned.
- n. The visibility of mechanical and electrical equipment is reduced and masked by the inclusion of a well-designed and solid architectural screen.

Objective B. Design a project incorporating features that related to sustainable development.

The criteria:

- a. Favor the use of materials from local resources.
- b. Sustain the use of materials having a life cycle with low environmental impact.
- c. The integration of wooden porches offer shade to residents. The use of porches and stairways made of concrete is limited to the front portion of the residences.

- d. Residential roofing consisting mainly of long-life asphalt shingles.
- e. Metal roofs allow for the recovery of rainwater to be collected inside tanks incorporated within the commercial buildings.
- f. The buildings incorporate features designed to achieve objectives related to sustainable development (i.e., dual flush toilets, low-flow shower heads, water-efficient appliances, information system providing data on energy and water consumption, temperature and humidity controls offering other environmental rates etc.).
- g. The use of geothermal energy is, if at all possible, the preferred means for heating and cooling buildings included within the project.
- h. Windows and roofs are chosen to exploit the natural means for regulating temperature and lighting.
- i. Green roofing is preferred to help reduce the effects related to heat islands, in the case of commercial buildings.

Objective C. Promote architecture having coordinated volume measurements.

The criteria:

- a. The buildings have stalls, variations in volumes and in heights.
- b. Promote the construction of roofs games based on the nature of the project.
- c. The housing cells have uniformity in their arrangement of volumes.

Objective D. Encourage harmonious architectural arrangement within the housing cells.

The criteria:

- a. Housing cells promote alternation in the arrangement of buildings.
- b. Housing cells promote the development of residential buildings accessible directly on the ground level and eliminating the need for stairs with too many steps.
- c. When possible, the consolidation of driveways, access and parking areas is encouraged, depending on the nature of the project.

Objective E. Develop constructions suitable to the ambient noise generated by the proximity of the highway.

The criteria:

- a. The buildings are equipped with triple-glazed windows on the facade overlooking the highway.
- b. Constructions promote the location of bedrooms away from areas affected by the noise from the highway.
- c. The building design incorporates the relevant provisions contained in Appendix A of the "Quebec Building Code - Chapter 1, Building and National Building Code - Canada 1995 (amended)," Section A-9.11.1.1.1 respecting soundproofing construction.

- d. The components forming the outer shell exposed to noise generated by the activities of the highway must meet soundproofing standards as defined in Chapter six (6) of the CMHC Publication "Road and Rail Noise: Effects on Housing".
- e. Soundproofing factors apply to windows, exterior doors, exterior walls exposed to noise from the highway.

3.9.1.4 Land Development

Objective A. Design development aimed at reducing water consumption.

The criteria:

- a. In-ground pools are preferred.
- b. Filtration in swimming pools is carried out by a salt water filtration system.
- c. Structures to collect rainwater are integrated into the landscaping on-site.

Objective B Design landscaping on-site that contributes to the project's signature.

The criteria:

- a. Landscaping of the site contributes to the enhancement of buildings and backdrop setting.
- b. All new construction is accompanied by landscape integrating local species of plants to help promote the creation of an environmental wooded, natural image, and low density.
- c. Landscaping helps to give an identity to the project and highlights the buildings and the site as a whole. The choice of plants favors games textures and attractive colors during every season.
- d. Massive multi-plants of the same species are arranged to create a mass effect.
- e. The entrances into the project are subject to a distinctive and neat landscaping.
- f. Tree planting medium and large deployment is favored along roads.
- g. The project emphasizes the preservation of existing trees as well as tree planting and landscaping distinctive at key intersections of roadways.
- h. The road's right-of-way is the subject of tree planting to enhance the natural image and low density development project, while developing purposely routes that encourage non-motorized movement of people.
- i. The landscaping integrates with the architectural forms and the building's volume. Landscaping preference is given to shrubs, perennials, inert materials, sidewalks, etc.
- j. The type of lighting units and road furniture contributes to the project's signature.
- k. Road furniture is easy to reproduce in order to simplify its renewal.

Objective C. Create biodiversity on-site while protecting existing trees, while protecting and by re-naturalizing streams as well as encouraging the planting of native species appropriate to the site.

The criteria:

- a. The use of native plants in the region in the preferred choice of landscaping.
- b. Streams are re-naturalized in every area where the bank has deteriorated by considering the preservation of the natural features.
- c. Forested areas are protected.
- d. Promote the harmonious integration of ditches and retention basins in the general drainage map of the site.

Objective D. Landscaping that promotes a friendly atmosphere in compliance with the principles of sustainable development.

The criteria:

- a. The empty spaces are covered with dense vegetation consisting of trees and shrubs in order to reduce the impact of hard surfaces.
- b. Public spaces are designed and constructed to be accessible and functional for all different age groups.
- c. Green and collective spaces are designed to support a vibrant community life.
- d. Community gardens are made available to residents of the project.
- e. Interpretative signs (fauna and flora) are placed along the pedestrian paths, recreational trails and bike network.
- f. Lighting is directed downward to minimize distractions to nocturnal species, protect the night sky while contributing to the safety of the premises.
- g. Residual wood chips are used in the construction of thoroughfares and landscaping.
- h. Trees and vegetation are chosen to exploit the natural means of controlling temperature and lighting.
- i. The use of edible plants, fruit trees and shrubs is preferred for the development of community parks.
- j. Selected trees and vegetation require minimal maintenance and irrigate naturally.

Objective E. Accommodate space for vehicles and parking areas to minimize their visual impacts as well as traffic conflicts.

The criteria:

- a. Road side parking is favored because it reduces the need for paved parking areas.
- b. Parking areas are either located underground or on the side or rear of the yards to minimize their visual impact and traffic conflicts.
- c. Large expanses of asphalt are belted and fragmented by creating green areas, planted with trees, shrubs and perennial plants to reduce their visibility and help mitigate the effects related to the creation of heat islands produced by these rigid surfaces. If

necessary, the parking areas edges can also be subject to modulated ground in order to achieve the desired objectives.

- d. All motorized traffic lanes are lined and delineated with plantations aligned or furnished aesthetically to give them a framed vegetation cover, reducing both the visual impact of these roads as well as the effect on the creation of heat islands produced by these rigid surfaces.
- e. Access to off-road parking is set by considering the extension of the sidewalk rather than the road and/or parking.

Objective F. A buffer zone along the highway aimed at mitigating the effects of highway noise.

The criteria:

- a. The design of the buffer zone is done with the purpose of mitigating the impacts of highway noise.
- b. The layout of the buffer zone includes land modulation in places where space permits where gentle slopes allow the introduction of plants and limit the effects associated with drainage that is too rapid.
- c. The ends of the buffer zone are bent towards the inside of the project.
- d. Species of plants resistant to salt spray and drying winter winds.
- e. A set of textures and attractive colors in any season by plants used to help produce an anchor into the project.
- f. The massive amount of several plants of the same species grouped together to create a mass effect.
- g. The design of this buffer handles the visual perspective of highway 5 so as to ensure natural dominance characterized by the presence of trees.

Objective G. Maintain the buffer space in its original state when its quality is found to be satisfactory.

The criteria:

- a. To maintain maximum efficiency in terms of sound absorption, encroachment and alteration of buffer space, if its quality is found to be satisfactory, will not be changed.

Objective H. Concealing technical equipment and/or public utility.

The criteria:

- a. Mechanical and electrical equipment are attenuated and masked by the inclusion of a plant screen well designed and durable.

3.9.1.5 Display

Objective A. Ensure proper integration of signs with building facades and harmonization of the display in the sector.

The criteria:

- a. The size, location, design, color, quality of materials, lighting, signs and their support should integrate and harmonize with the architecture of the main building (wood materials, installation of awnings, etc.).
- b. Signs should harmonize in their size, shape and size of their claims on a building.
- c. Signs are affixed flat or overhang on the building.
- d. Encourage site animation by providing elements expressing activities (banners, etc.) that are fully integrated into the main building and/or facilities of the private sector.

4. EVALUATION OBJECTIVES AND CRITERIA FOR COMMERCIAL AREAS OF THE FARM POINT SECTOR ⁽³⁾

4.1 APPROACH

The objectives and evaluation criteria applicable to commercial areas adjacent to Highway 105 within the multi-functional pole in Farm Point are intended to ensure the quality of physical development of the sector while respecting its rural village character and its natural forestry environment.

Also, the intention of the SPAIP By-law for this sector is to ensure that its commercial development meets the criteria of sustainable development

4.2 SITE PLANNING AND ARCHITECTURAL INTEGRATION OF COMMERCIAL BUILDINGS

4.2.1 Objective applicable to the implementation and architecture of commercial buildings

Integration of criteria on sustainable development should be promoted in the implementation and architecture of commercial buildings.

A contemporary style of architecture, unique to a rural village setting should be encouraged.

4.2.2 Evaluation criteria applicable to the implementation and architecture of commercial buildings

4.2.2.1 Criteria on establishing commercial buildings

- a. Buildings should be located so as to frame the Route 105 in order to create a sense

⁽³⁾ Introduced by **By-law N° 784-11** (effective September 15, 2011)

of village entrance.

- b.** Buildings should be built close enough to each other by maximizing their presence in front street giving an impression of density appropriate for a village.
- c.** In general, the implantation and size of buildings on land located West of Route 105 should maintain proper view corridors of the forest and agricultural landscape located in the backdrop of the road.
- d.** Buildings should be located to ensure some sort of alignment to the street without preventing them to be moved back or forward or in part when participating in the integration of a harmonious architectural ensemble. In the same way and when, for example, to respect the topography of land, a building could be slightly misaligned.
- e.** Take into consideration land elevation when establishing buildings.

4.2.2.2 Criteria on the architecture of commercial buildings

- a.** The corporate image of businesses must transpire discreetly in the architecture of buildings.
- b.** The buildings that house several commercial premises should be designed so that each space is easily identifiable from the outside, for example, by varying the building height, the axis of the roof or even by physically separating the local by a small corridor inside visible from the outside.
- c.** The facades of a building should be designed be attractive, that is to say, by incorporating architectural elements such as porches, balconies, galleries or even pergolas.
- d.** Fioritures and other architectural embellishments unrelated with the contemporary context and without valuable functions should be avoided.
- e.** The overall facades of a building should be treated with the same architectural quality.
- f.** The main entrances of buildings should be positioned to facilitate pedestrian access from the street.
- g.** Roofs should be sloped and preferably incorporate changes of direction in the frame to provide variation to the architectural ensemble.

4.2.2.3 Criteria for sustainable architecture of commercial buildings

- a.** Openings, windows and doors should be predominant on walls not exposed to prevailing winds.
- b.** Sloped roofs should not only be decorative: the interior spaces under them should be used up.
- c.** The type of materials and colors of roofs should help achieve a good balance between the effect of reverberation and climate control within buildings.

- d. Exterior lighting used on buildings should not be designed to contribute in the night sky light pollution.
- e. The proposed architectural concept should include sustainable construction techniques, such as the use of recycled building materials or the use of locally sourced materials.
- f. Means of recovering rainwater for reuse within and outside the buildings could be part of the proposed architectural concept.
- g. Measures for reducing water & energy consumption inside and outside buildings could also be integrated in the proposed architectural concept.

4.2.2.4 Criteria for materials and colours

- a. Cladding made of wood or similar materials should predominate on the facades of buildings.
- b. The use of stones and bricks could be included on portions of building facades to help break the monotony.
- c. Other casing materials can be utilized to provide a distinctive and contemporary look without necessarily be predominant.
- d. Whenever possible, choosing colors of casing materials who are closest to their natural colors. On the other hand, a balanced range of man-made colors is suitable.
- e. The materials and colors used in roofing should match the architectural ensemble.

4.2.2.5 Criteria for architecture of buildings or for specific structures

- a. Mechanical and electrical equipment used in the operation of a building should not be visible from the street.
- b. Secondary commercial buildings should benefit from having architecture that harmonizes with the main commercial buildings.
- c. When a roof covers gas pumps at a gas station or service station, it should be very discreet so as to preserve in as much as possible the rural landscape, forestry and village image.
- d. The use of terraces in the food or hospitality businesses should be attractive and safe while remaining consistent with the nature of the sector. They should be utilized on a seasonal basis and as a result, not set up as permanent structures.

4.3 LANDSCAPING AND COMMERCIAL BUILDINGS

4.3.1 Objective applicable to the landscaping of land including commercial buildings

The landscaping should be designed in harmony with the intrinsic nature of the sector.

4.3.2 Evaluation criteria applicable to the landscaping of land including commercial buildings

4.3.2.1 Criteria on the access to land including commercial buildings

- a. Vehicles must be able to access private land safely.
- b. Paths from the street and intersections as well as from parking lots should allow for safe pedestrian travel, pleasant and offer direct entries to the business premises.
- c. Landscaping of properties located East of Route 105 should provide for pedestrian and bicycle connections within the neighbouring residential sectors.
- d. Outdoor properties in the area should try to be interconnected to allow pedestrians, cyclists and cars through without having to go onto Route 105.
- e. Parking spaces for bicycles should be provided in sufficient quantity near the entrances of commercial buildings.

4.3.2.2 Criteria for sustainable landscaping

- a. Whenever possible, the land on which buildings are located should maintain the natural condition of the premises or recreate it.
- b. Give preference to vegetation of indigenous nature to avoid the overuse of water and provide minimal maintenance.
- c. Parking spaces should preferably be located in the back side of properties.
- d. Parking spaces in front yards should be avoided.
- e. The outdoor property edges of land should be filled with wide borders of plants and greenery or, if applicable, maintained in a natural state in order to achieve a transition or buffer zone between the commercial zone and the residential or greenbelt areas.
- f. Parking spaces should include islands planted with trees to create adequate canopy to help diminish the effect of reverberation.
- g. The parking area should be sufficiently permeable to rainwater.
- h. To avoid environmental pollution, a network of stormwater runoff containing natural filtration basins should be integrated and harmonized with the concept of landscaping.
- i. Means of recovery of rainwater for reuse on the outside and possibly inside the buildings could be used as part in the proposed landscaping concept.
- j. Exterior lighting used in landscaping should not be designed to contribute in the night sky light pollution.

4.3.2.3 Criteria for the development of specific outdoor areas

- a.** Whenever possible, the station for delivery of goods should not be visible from the street or from neighbouring residential properties being, for example, hidden behind a wall of vegetation or screen wall.
- b.** Waste storage areas should be hidden from view, for example, by being concealed in enclosures specifically designed for this type of use.
- c.** The outdoor storage of materials should be avoided whenever possible or concealed in enclosures specifically designed for this purpose.

5. PENALTIES AND SANCTIONS⁽³⁾

5.1 PENALTIES

In the event that an offender refuses or neglects to comply in all or in part with any provision of this by-law or with any order issued by the administering authority, the appropriate authority may petition the Quebec Superior Court pursuant to the *Land Use Planning and Development Act* (R.S.Q., Chapter A-19.1) to abide the following:

- a. Issue a stop-work order with respect to any work or use failing to comply with this by-law;
- b. Order, at the owner's expense, execution of work required to render the use or construction compliant with this by-law or, failing the existence of a workable solution, order the demolition of the structure and restoration of the property; and
- c. Authorize the Municipality to carry out the required work, demolition, or restoration, if the property or building owner fails to do so within the prescribed timeframe, and to recover incurred costs from the owner via a lien registered on the tax assessment roll.

Furthermore, any and all offenders are also subject to the sanctions prescribed in this by-law, as well as to any and all penalties and sanctions prescribed by legislation and regulations currently in effect in the Municipality of Chelsea.

5.2 GENERAL SANCTIONS

Any person who contravenes any or all of the provisions of this by-law is guilty of an offence and, in addition to paying the costs for each infraction, is liable to a set fine of ONE THOUSAND DOLLARS (\$1,000) if the offender is a physical person, or a set fine of TWO THOUSAND DOLLARS (\$2,000) if the offender is a corporation or other legal entity.

In the event of a repeat offence committed within two years of declaration of guilt for the same infraction, the offender, in addition to paying the costs for each infraction, is liable to a set fine of TWO THOUSAND DOLLARS (\$2,000) if the offender is a physical person, or a set fine of FOUR THOUSAND DOLLARS (\$4,000) if the offender is a corporation or other legal entity.

If an infraction continues for more than one day, it shall constitute a separate offence for each day during which it continues, and may be detailed in a single charge.

⁽³⁾ Adjusted by **By-law N° 784-11** (effective September 15, 2011)

5.3 CIVIL JURISDICTION

Without prejudice to proceedings under the criminal justice system, Council may institute any proceedings necessary under civil jurisdiction to enforce compliance with the provisions of this by-law.

6. ENTRY INTO FORCE ⁽³⁾

6.1 ENTRY INTO FORCE

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

GIVEN AT CHELSEA, QUEBEC, this 2nd day of the month of October 2006.

.....

Secretary-Treasurer

.....

Mayor

NOTICE OF MOTION DATE:	August 8, 2006
FIRST DRAFT ADOPTION DATE:	August 8, 2006
RESOLUTION NO.:	137-06
PUBLIC CONSULTATION:	September 7, 2006
ADOPTION DATE:	October 2, 2006
RESOLUTION NO.:	177-06
CERTIFICATE OF COMPLIANCE:	October 19, 2006
DATE OF ENTRY INTO FORCE:	October 19, 2006

⁽³⁾ Adjusted by **By-law N° 784-11** (effective September 15, 2011)

APPENDICES⁽³⁾

Appendix 1 – Zones subject to SPAIP - Centre-Village sector ⁽⁴⁾

Appendix 2 – Zones subject to SPAIP - Commercial zones of the Farm Point sector

Appendix 3 – Table of buildings and historic sites in the central area ⁽⁴⁾

⁽³⁾ Introduced by **By-law N° 784-11** (effective September 15, 2011)

⁽⁴⁾ Introduced by **By-law N° 799-11** (effective January 24, 2012)



EFFECTIVE DATE: OCTOBER 19, 2006
Administrative compilation # 4 effective January 24, 2012



EFFECTIVE DATE: OCTOBER 19, 2006
Administrative compilation # 4 effective January 24, 2012

APPENDIX 3 – Table of buildings and historic sites in the central area

Table of buildings and historic sites in the central area:

	Address	Name	Estimated date of construction	Source of information		
				RPCQ	Bergeron Gagnon Report	GVHS
1	461 Route 105	McDonald/Prentiss House	towards 1850		x	x
2	465 Route 105	Lottie-Prentiss House		x	x	x
3	469 Route 105	Henry Burrows Tavern				
4	474 Route 105	Maison Scanlon/Wills	towards 1913			x
5	482 Route 105	Gardner Church House	towards 1870		x	x
6	486 Route 105	Horace Church House		x	x	x
7	489 Route 105	Selden Church House and Barn-stable	towards 1895	x	x	x
8	537	Ste. Marie-Magdalene Church	1957	x		
9	550 Route 105,	Currie/former United Church Manse				x
10	554 Route 105	United Church/Nankin/Morrison	towards 1909			x
11	562 Route 105	Anglican rectory	towards 1888	x		x
12	577 Route 105	Kingsbury/O'Neil House	towards-1875		x	x
13	587 Route 105	Pioneers Cemetary	towards 1837	x, Heritage Site	x	x
14	11 Old Chelsea	Dewar/O'Meara				x
15	15 Old Chelsea	Brownrigg/McCloskey				x
16	100 Old Chelsea	Part of Town Hall	towards 1920	x		x
17	165 Old Chelsea	Link/Hendrick House				x
18	181 Old Chelsea	Former Chelsea Town Hall	towards 1950			x
19	212 Old Chelsea	Presbytère St-Stephen Presbytary St. Stephen Church St. Stephen Cemetary	towards 1900 towards 1879 towards 1850	x		x
20	232 Old Chelsea	Les Saisons café				x
21	238 Old Chelsea	Dean's Hotel/Chelsea's Pub		x	x	x
22	241 Old Chelsea	Edmond House	towards 1910	x	x	x
23	249 Old Chelsea	Old Chelsea Protestant Cemetary	towards 1835	x, Heritage Site	x	x
24	253 Old Chelsea	Dunn House	towards 1900	x	x	x
25	254 Old Chelsea	Former gatehouse from Gilmour's Mill operations				x
26	10 Scott	Hanratty/Reynolds	towards 1890	x	x	x
27	12 Scott	Chamberlin Little House				x
28	22 Scott	O'Meara House	towards 1880	x	x	x
20	9 Padden Lane	Brigham-Chamberlin House	towards 1840			x
30	8 Mill Road	United Church	towards 1875	x		

Sources :

Bergeron Gagnon Inc., Inventaire du patrimoine bâti de la région de l'Outaouais, rapport d'étape no 4, 13 August 2010;
Repertory of the patrimoine culturel du Québec, ministère de la Culture, des Communications et de la Condition féminine du Québec, www.patrimoine-culturel.gouv.qc.ca, Accessed 19 April 2011;
Personnal communication with a representative of the Gatineau Valley Historic Society, 8 October, 2010.