MUNICIPALITY OF THE TOWNSHIP OF WENTWORTH

PROPOSED URBAN PLAN BYLAW NUMBER 2018-006

August 6, 2018

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CHAPTER 1 PLANNING CONTEXT

1. Urban Plan Objectives

In virtue of the *Loi sur l'amenagement et l'urbanisme*, Quebec municipalities must adopt and maintain an Urban Plan.

An Urban Plan is a planning tool which states the developmental directions of the territory, as well as the land allocation. To assure its implementation, the Municipality can use different mechanisms, in particular, the inclusion of standards, objectives and criteria in its Urban Planning Bylaws (Zoning, Subdivision, etc.). In other words, the Urban Planning Bylaws must conform to the Urban Plan.

The Urban Plan must conform to the RCM Management and Development Plan, which has been in force since 2009. The Township's first Urban Plan was adopted in 1989. The last was revised in 2004 and modified in depth in 2011, following the coming into force of the Management and Development Plan.

In 2017, the Argenteuil RCM made an important modification to its Management and Development Plan to take into account governmental directions in the matter of urban planning management, especially the direction toward peri-metropolitan territories. This modification has a significant impact on the Township of Wentworth's territory since it introduces a new approach for the territories situated outside the urban perimeters, i.e. the development priority areas. These changes, including the introduction of an ecological network at a regional level, have led the Township to revise its Urban Plan.

2. Bylaw Title

The present bylaw bears the title of Urban Plan Bylaw and bears the number 2018-006.

3. Effective Date

The present bylaw comes into force in accordance with the law.

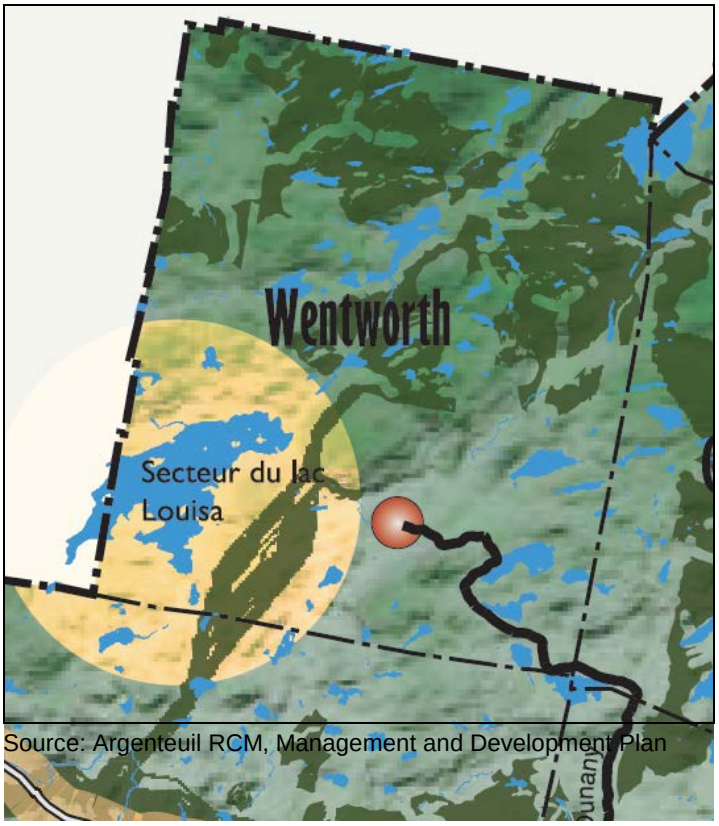
CHAPTER 2 MANAGEMENT ISSUES

4. The Territory and its Population

The Township of Wentworth is one of nine (9) municipalities in the territory of the Argenteuil RCM. Since the City of Lachute assumes the role of regional center, especially in terms of commerce and services, the Township plays a role of local center according to the spatial organizational concept of the Argenteuil RCM. At the regional level, the sector of Lac Louisa is one of the principal country-style living sectors of the RCM.

The Township of Wentworth, whose territory encompasses an area of 89 km^2, is characterized by a natural environment whose vocation with very low density, dominates the landscape.

Figure 1: Organizational Concept Extract of the RCM



Source: Argenteuil RCM, Management and Development Plan

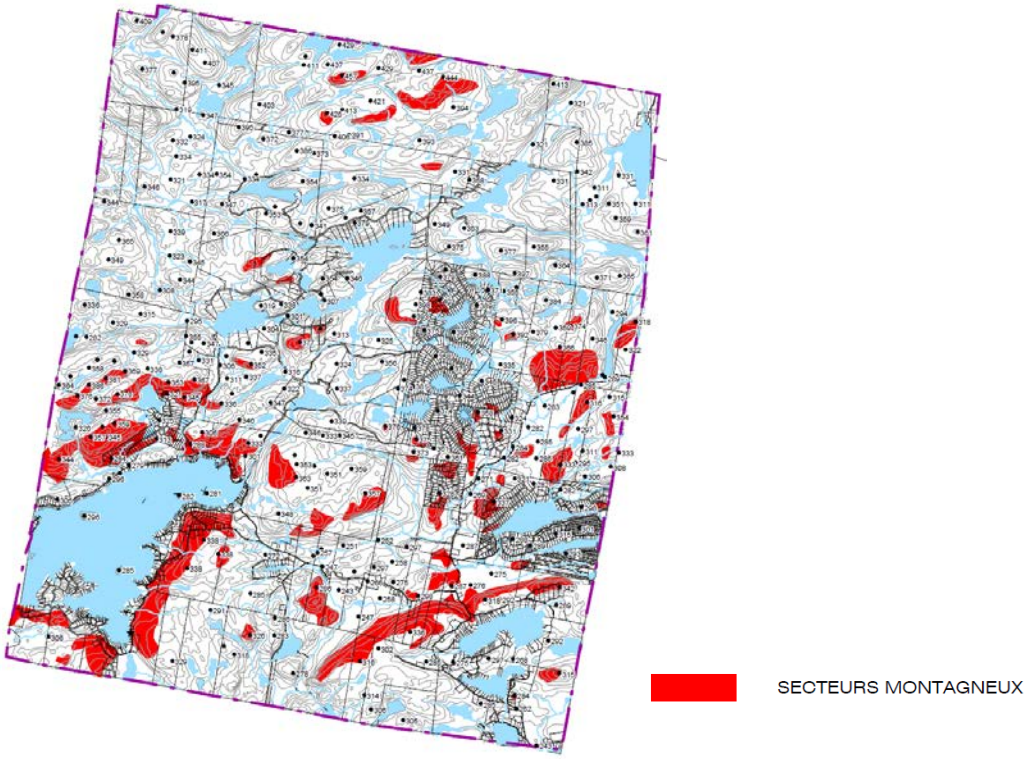
The permanent population rose to 548 residents according to the *Decret 2018 du ministre des Affaires municipales, des Regions et de l'Occupation du territoire* (MAMOT) which represents an increase of 15 residents between 2011 and 2018. On the other hand, the country-style living population is composed of approximately 2,000 residents who are essentially present in the summer season.

The Township's population has been relatively stable over the last few years, rising from 434 to 533 residents between 2001 and 2016 (15 years) according to Statistics Canada censuses. A little more than 30% of the population is 65 years old or over, therefore, 62% of the citizens are between 15 and 64 years of age. The older portion of the population is higher on the municipal territory (30%) compared to the regional territory (22%). Note that the censuses count only permanent residents (main address).

5. Natural Environment and Landscape

The natural environment and landscape of Wentworth is marked by its omnipresence over the whole territory. This situation stems in particular from the very low occupation density which has been maintained for many years. The topography is variable and presents a territory relatively mountainous (the mountainous areas with an elevation of 370 meters or more are illustrated in figure 2).

Figure 2 Mountainous Areas



The protection of lakes and watercourses, as well as their quality, should thus go through integrated management of the resources, for example, consultation with the other municipalities at the level of drainage basins and harmonization of the local shoreline bylaws which cross administrative limits, for example, for Louisa, Boyd, Clear, Grace and Anne Lakes.

Other than the concentration of residences bordering the principal lakes, the Township of Wentworth territory is largely wooded. The maintenance of the forest cover contributes to the preservation of landscapes and the maintenance of biodiversity. Note that the northern portion of the territory (12% of the territory) is part of public domain land which is regulated by the *Loi sur l'amenagement durable du territoire forestier* (intramunicipal public land).

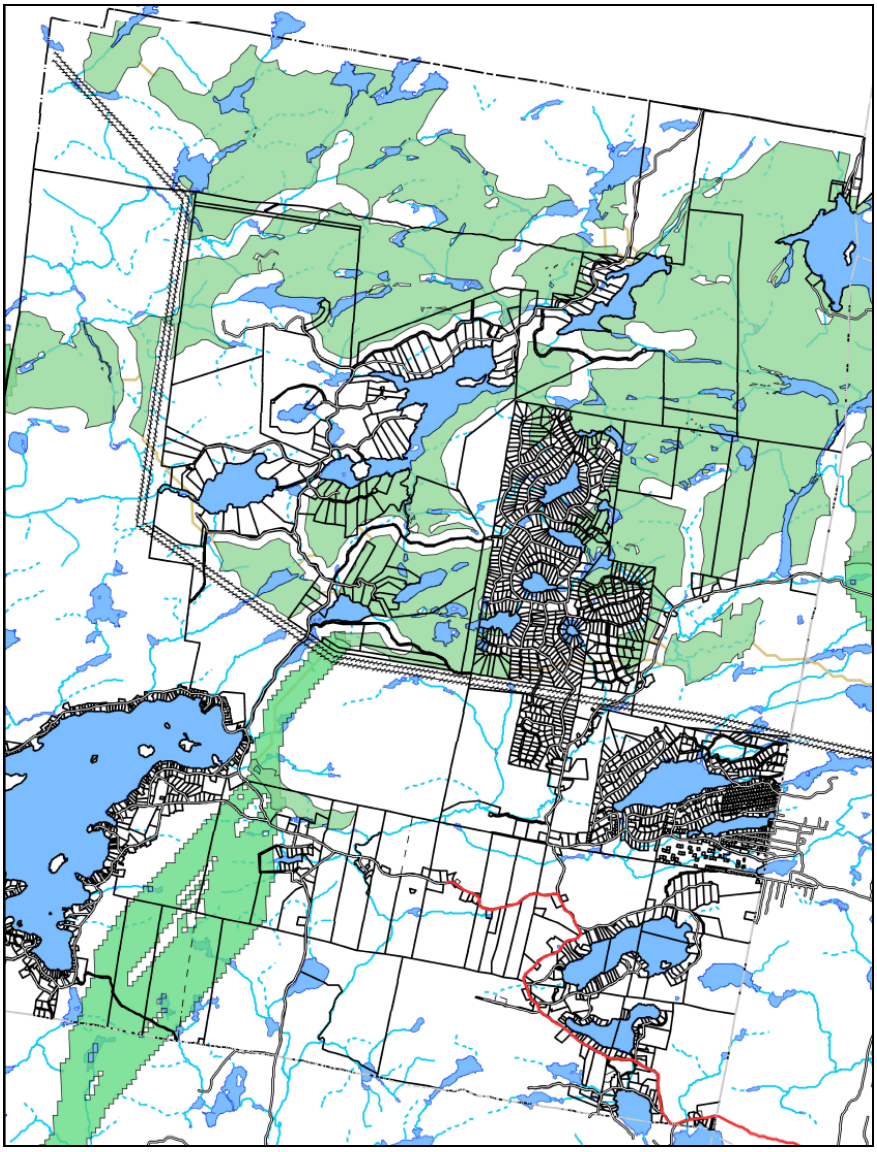
In any case, this part of the territory is subject to supply and forestry management contracts (CAAF in French) between the Ministry and industry. Therefore, following the exchanges between the *Ministère des Ressources naturelles et de la Faune*, the Argenteuil RCM may, for the short or medium term, ensure the management of these spaces. From the local point of view, these public spaces, which represent a point of interest at a forestry and wildlife level, are suitable for activities complementary to conservation, enhancement and interpretation by the management of these recreational networks.

Actually, few constructions, specifically chalets, are present on the public domain lands. In the long run, this is an area presenting an interesting potential for the integration of recreo-touristic activities, especially trails, all the while recognizing the economic value of the forest. Following the regional parameters, management measures for logging with the perspective of sustainable forest development would be applied over the whole of the municipal territory where logging is authorized.

In addition, the RCM introduced the concept of an ecological network at the regional level in 2017. This network aims to identify the environmental sectors of interest and to introduce objectives, management and construction criteria, within it. The ecological network touches an important part of the central and northern parts of the territory and continues southward, to the east of Lake Louisa. Identification of this network notably follows the adoption of a strategy by the RCM in 2016 to conserve the natural environments of Argenteuil. The object of this strategy is to set up a territorial management, more coherent and harmonious with the environments of interest. One of the strategies is the development of a network of interesting natural environments composed of the biodiversity nuclei and travel corridors. Ultimately, the identification and control of interventions within the ecological network, will allow the enhancement of

the natural environments and preserve their biodiversity. The ecological network is illustrated in Figure 3.

Figure 3: The Ecological Network

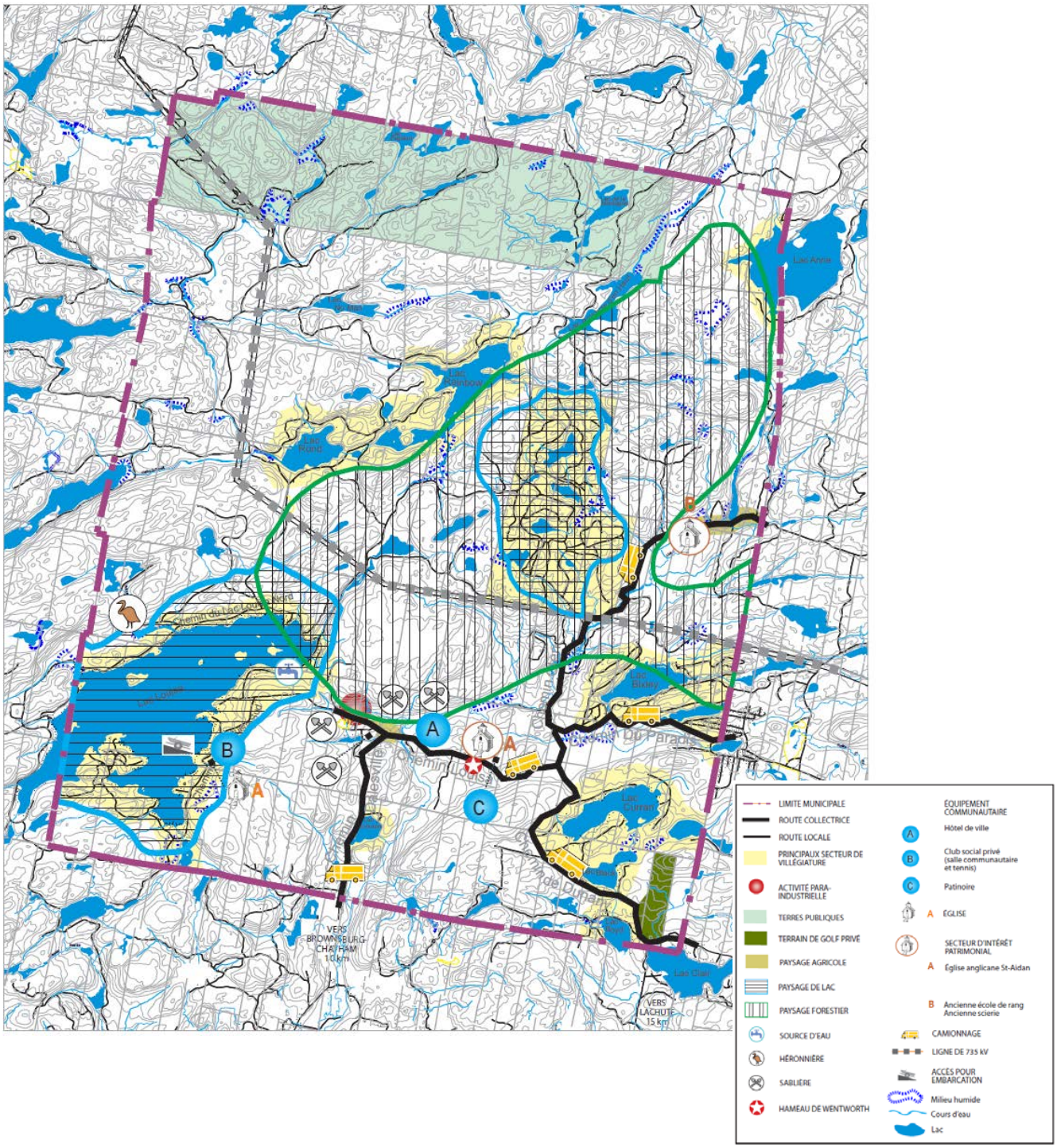


At the level of wildlife habitats, we find an interesting diversity on the territory, as well as the presence of a heronry near Lake Louisa

Finally, the Township of Wentworth, due to its natural characteristics, offers many interesting landscapes. In particular, according to the revised RCM Development and Management Plan,

the central part of the territory presents a forestry landscape. Furthermore, we find some lake landscapes as well as agricultural landscapes (all illustrated in Figure 4).

Figure 4: Territory Components



6. The Residential and Country-style Living Function

As previously mentioned, the residential function is characterized by a very low occupation density of the Township. Besides some denser sectors, notably the old development areas along the shoreline of lakes, the Township of Wentworth, by its bylaws in force, wishes to maintain this low occupation density.

The RCM estimates that in 2016, close to 72% of residences on the territory are secondary or seasonal residences (in comparison to an average of 31% for the whole of the RCM).

Among the permanent residences, we essentially find single-family dwellings on the territory of which the majority, that is 92.4% according to Statistics Canada (2016), are occupied by their owners. Since no data is available for the country-style living residents, the same proportions are presumed for the secondary residences. The quality of the built-up environment of Wentworth is quite variable depending on the types of development and the sectors of the Municipality.

The presence of numerous country-style living residents means extra pressure for the municipality to offer municipal services, including the Fire Department and the road network, considering the extent of the territory. It is important to mention that several developments have been installed on private roads.

At the center of the municipal territory, it is noted, the presence of the Association du territoire des lacs where a residential development is situated at the edge of the private road network. The occupancy density is lower than the rest of the territory. Two accesses allow residents to reach their properties (in the south, near Lake Louisa, and, in the north, near Lake Upper Rainbow).

In the course of future years, one of special challenges will be, besides the harmonious development of the residential function with the natural environment, the maintenance of quality services and the retention of the population. In effect, the Municipality is conscious of its aging population, of the distance to healthcare services and the desire of several citizens to remain in to Wentworth. Consequently, an alternative source of habitation would be interesting, in particular, intergenerational dwellings or small senior residences. At this time, the Management and Development Plan does not permit the authorization of senior residences on the territory, with the exception of CHSLD-type (long term care lodging center) residences.

On the other hand, there is pressure for residential and country-style living development on the edge of non-developed or very slightly-developed lakes. As well, to conserve the low occupation density, to maintain or even better the water quality, shorelines and landscapes and, finally, to assure a sound management of waterfront, standards should be introduced to maintain low occupation density for traditional development and to allow, where appropriate, integrated projects. (subdivision more sensitive to the natural environment, for example, in clusters). Equally, particular attention should be paid to interventions authorized on lakebeds and shorelines, notably at the level of accesses.

As previously mentioned, in 2017, the Argenteuil RCM undertook an important modification of its Management and Development Plan in order to provide government direction in terms of urbanization management, particularly the direction aimed at peri-metropolitan territories. This modification has a significant impact on the territory of the Township of Wentworth since it introduces a new approach for the territories located outside the urban perimeters, i.e., the priority areas of development.

The priority areas for development are the restriction, consolidation and reserve development areas. The restriction areas represent sparsely or undeveloped and residential settlements and will have to be directed along the existing streets, according to the conditions prescribed in the Management Plan. For their part, the consolidation areas represent existing country-style living areas, which are particularly present at the edge of water bodies. The objective pursued is their consolidation in areas according to the prescribed conditions. Lastly, reserve development sectors are sparsely or undeveloped areas where projects can be developed, or areas that can be interchanged with restriction sectors, always in accordance with the conditions prescribed in the regulations and the RCM Management and Development Plan. The Urban Plan must, therefore, extend these areas in order to guide the development and the one-time settlements.

7. Economic and Recreo-touristic Activities

Very few commercial activities are present on the territory. Essentially, there is a para-industrial activity on Louisa Road, consisting of a transportation, snow removal and excavation company (David Riddell) as well as four (4) sand pits still in operation.

In addition to these activities, there is the Lake Louisa Corporation, a private social club, Dunany Country Club Inc., a private golf club located in the south of the territory, and Jacol Realty Holdings Inc., a private fishing club. It should also be noted that certain services and businesses are present in dwellings, including a bed and breakfast and a general contractor. Note that a campground is under construction near Glen Road.

However, the establishment of future local businesses, para-industrial businesses or industries with low impact on the neighbourhood, could be located along Louisa Road, within the "village core" allocation, as well as at the intersection of Louisa and Dunany Roads, where appropriate.

At the recreo-tourism level, in addition to the golf club and the fishing club, there are only activities involving low density land use, without major infrastructure. For example, there are many trails, including snowmobile trails. Eventually, a bicycle access could be developed to join the aerobic corridor and the Laurentian linear park. The Township wishes to support the development of trail systems and allow the construction of a small refuge for hikers.

The Wentworth territory offers great potential for light recreational and tourism development, but these uses will have to be carried out in harmony with the prevailing residential, country-style living and the natural environment. In addition, recreational networks would benefit from being integrated into the networks of neighboring municipalities.

At the agricultural level, a few farms exist on the territory and special attention should be paid to the integration of this use in the natural and developed environment. It should be noted that no part of the territory of the municipality is part of an agricultural zone decreed by the government. In addition, there is a demand from citizens to develop a residence or a project to achieve food self-sufficiency and promoting eco-housing and energy efficiency. Self-sufficiency, in the context of personal autonomy (and not production and sales), requires the authorization of gardens, greenhouses and animal facilities (hobby farm type).

8. Facilities and Infrastructure

Municipal facilities are concentrated mainly in the south of the territory. Alongside Louisa Road, there is the Municipal Office and a skating rink nearby (note that it is a non-profit organization that owns and manages the skating rink - Wentworth Recreative Center) and a community center. A private social club with community hall and tennis courts is located at Lake Louisa. It is noted that no health or education services are present on the territory.

At the infrastructure level, buildings are served by autonomic wastewater treatment systems and are fed from wells and surface water catchment structures. The Municipality owns a spring near Lake Louisa. Only one privately owned potable water well, serving more than 20 people, is present on the territory.

Also noted is the presence of a 735-kv power line (Hydro-Québec) that crosses the territory. Nearby, special provisions must be put in place, for example, at the level of distance standards. With respect to telecommunications, there are no cell phone towers present on the territory (other than those destined for emergencies and the Fire Department). If necessary, these will be managed using the technique of conditional uses.

Finally, the Township of Wentworth hosts two (2) places of worship that represent buildings of historical and heritage interest, namely St. Aidan's Church and the Monastery of the Protection of the Mother of God. As well, the regional inventory of the cemeteries has identified 6 cemeteries on the territory: the Robinson Family Cemetery, the burial site of Thomas Aiken that has been abandoned and the Seale Family, Cemetery, Matthews Family Cemetery and Vary Family Cemetery which have disappeared. Only the Louisa Cemetery remains active. At the heritage level, there is also the former country school that is of interest.

9. The Road Network

The Wentworth Township road network hierarchy is illustrated in Figure 5. The Wentworth Township road network hierarchy consists of collector and local roads, in addition to logging roads on public lands.

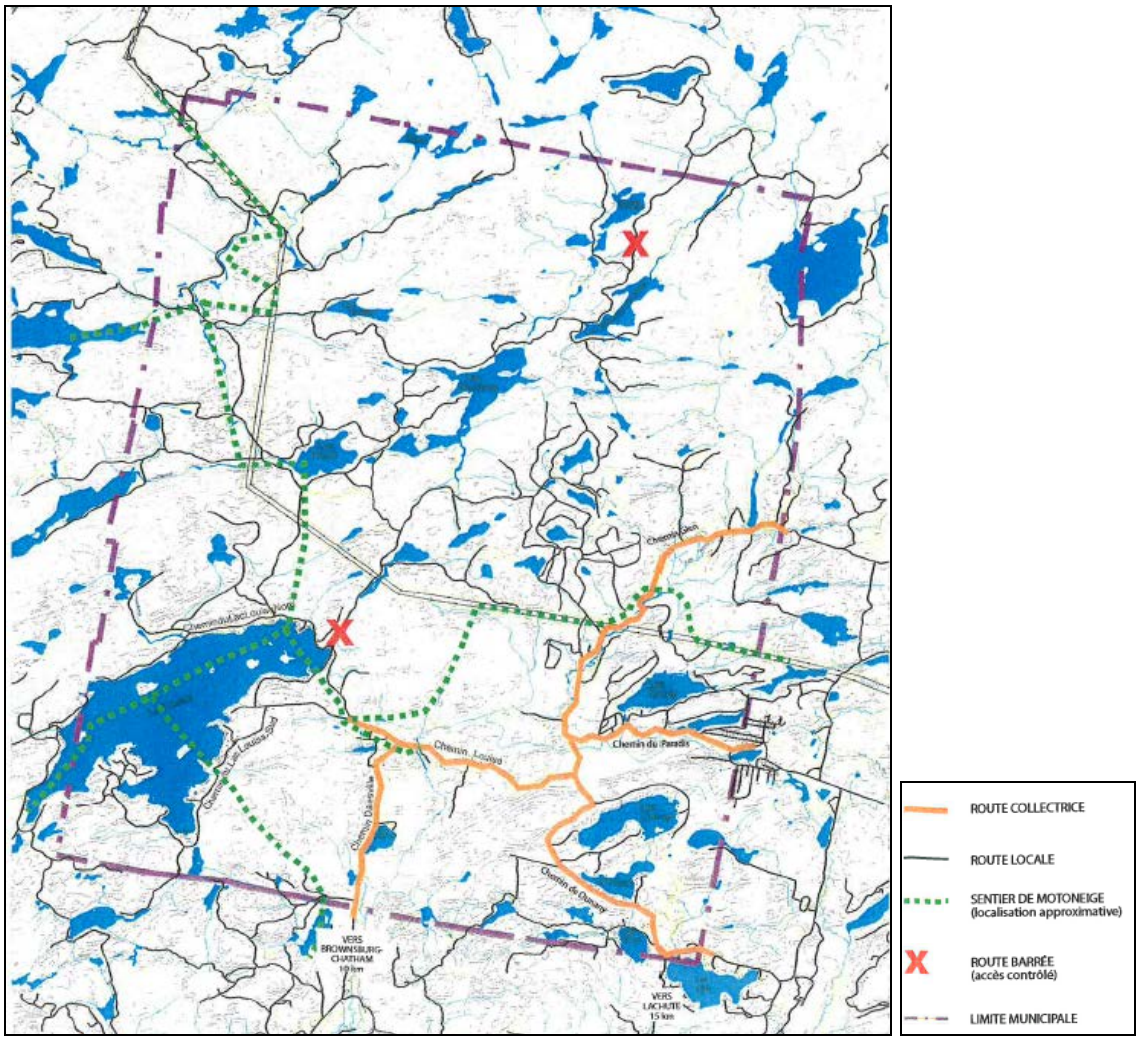
Collector roads, namely Louisa, Dalesville, Dunany, du Paradis and Glen Road, serve to travel to neighboring municipalities and to service centers in Lachute, Brownsburg-Chatham, Morin-Heights and Saint-Sauveur.

Several local roads are long dead-end roads. Some sections of the local road network are forbidden to traffic (blocked road). The main problem with the road network lies in its length, considering the vast territory to be served and, consequently, its maintenance. Thus, constant improvements are needed (problematic intersection, drainage management, etc.).

However, the presence of many private roads eases the financial burden of the municipality since the maintenance is the responsibility of their owners. Note that road signage is sometimes deficient on the private network.

The Township of Wentworth will participate in community and regional efforts to ensure that those who need it can benefit from adapted transportation that is affordable and efficient.

Figure 5: The Road Network



CHAPTER 3 TERRITORY PLANNING AND DEVELOPMENT CHOICES

10. The Major Development Guidelines

The major land use planning guidelines reflect the intentions of the Township of Wentworth regarding the planned development of its territory and its management. The main guidelines are accompanied by specific objectives and means to achieve the desired ends, and this, according to the various aspects treated.

In general, the major development guidelines are aimed at preserving the rural and country-style living character of the Township of Wentworth. This special character is the reason people choose to settle and stay here.

The major guidelines and the accompanying objectives make it possible to make choices in terms of planning and developing the territory as well as to evaluate, if necessary, the relevance of the requests for changes to the planning or minor derogation bylaws. Similarly, municipal or private projects can be evaluated according to municipal guidelines and objectives to ensure that projects meet the intentions of the Township of Wentworth.

Chart: Major Development Guidelines

DIRECTION 1: **Consolidate the Rural and Country-style Living Vocations of the Territory and a Cohesive Community**	
Objectives:	***Means:***
1.1. Ensure the development of country-style living areas in harmony with the natural environment, by promoting the establishment of dwellings with low environmental impact.	- - Land use and zoning - - Urban planning bylaws - - Limitation of occupation density at the edges of water bodies and in natural environments - - Supervision of major projects
1.2 Maintain a very low occupation density throughout the territory, while promoting a compact form of development for the profitability of facilities and services.	- - Land use and zoning - - Urban planning bylaws - - Authorization of integrated projects with a minimum % for conservation of natural areas. - - SPAIP Regulations (Integrated

		Project)
1.3	- Ensure the management of residential buildings according to priority areas of development, introduced by the RCM, to preserve natural areas and direct priority to buildings bordering existing roads.	- Land use and zoning - - Urban planning regulations - - Conditions of development according to the sectors of restriction, consolidation and reserve development - - Prioritization of spaces outside the ecological network
1.4	- Limit the presence of incompatible activities in or near residential areas.	- - Land use and zoning - - Urban planning bylaws - - Bylaw respecting conditional uses or specific projects
1.5	- Adapt the architectural style of residences to the topography, the natural features and the vocation of surrounding country-style living ambiance	- Urban planning regulations - SPAIP Bylaw
1.6	Recognize the existence of sectors with different community dynamics.	- Variation in the regulatory provisions by zone
1.7	Include the authorization of accessory uses for residential function (home office, services, artisanal, etc.).	- Land use and zoning Urban planning bylaws
1.8	Promote commercial and service functions close to the village core and meet the needs of permanent and seasonal residents.	- Land use and zoning - Urban planning bylaws - Management of accessory uses
1.9	Authorize commercial roadside services at the intersection of Louisa Road and Dunany Road	- - Land use and zoning - Urban planning bylaws
1.10	Maintain a level of community and public services responding to the needs of the population.	- Land use and zoning - Analysis of citizens' needs - Community Facilities Development Program - Punctual municipal interventions (equipment, etc.) - Continue efforts in the management of residual and recyclable materials

DIRECTION 2: Maintain and Improve Transport Networks		
Objectives:		***Means:***
2.1	Ensure proper management of the main road arteries.	- Subdivision Bylaw - Road Network Management and Maintenance Program - Collaboration with the Ministère

		des Transports - Policy for the transfer of private roads to the Municipality - Gradual acquisition of private roads - Control of access to certain sectors (public or private liability barriers)
2.2	Ensure adequate maintenance of the main road arteries.	Implementation of an intervention plan for local road infrastructure Proper staff training Road Network Management and Maintenance Program
2.3	Gradually improve various sections of the road network.	- Implementation of an intervention plan for local road infrastructure Knowledge of assistance programs for the repair of the road network Maintain directional signage
2.4	Renew the requirements and restrictions for public and private roads, including access lanes (integrated project) according to the priority areas of development.	- Land use and zoning - Urban planning bylaws - Conditions for the opening of roads according to the restriction, consolidation and reserve development area
2.5	Maintain the network of snowmobile and ATV trails and ensure their integration into the environment.	Develop a master plan for green spaces, recreational networks, and community facilities Surrender for purposes of parks or servitudes
2.6	Provide a transport service adapted to people with reduced mobility.	- Regional project
2.7	Incorporate standards for access management, in particular, along collector roads to ensure safety.	Urban planning bylaws

DIRECTION 3: **Ensuring Harmonious Resource Development with the Natural Environment**		
Objectives:		***Means:***
3.1	To ensure forestry exploitation in respect of its capacity for regeneration and its impact on the image of the country-style living environment.	- Urban planning bylaws Raising awareness of forestry producers Application of the regional bylaw
3.2	Optimize the use of public lands	- Make representation to the RCM, the contiguous municipalities and the MRNF to target the spaces that can be used for parks and trails in a regional planning context

3.3	Limit extraction uses to restricted areas and prohibit them from detracting from the landscape areas of interest.	- Collaboration with the RCM for knowledge concerning underground resources - Land use and zoning - Planning bylaws (acquired rights)
3.4	Promote the diversification of agricultural activities (agrotourism) and projects relating to self-sufficiency	-Land use and zoning - Urban planning Bylaws - - Management of accessory uses for agriculture - - Management of accessory uses for the residential function (self-sufficiency) - - Support for producers' initiatives
3.5	Ensure the protection of potable water intakes and the underground water resources.	- Urban planning bylaws - - Standards for the protection of potable water collection installations (Public and Private) and the Municipal Spring - - Identification, with the help of the partners concerned, of areas where the groundwater is vulnerable due to human activities which are practiced on the territory - - Works in collaboration with stakeholders on integrated watershed management

DIRECTION 4: Protect and Enhance Natural Attractions		
Objectives:		***Means:***
4.1	Control access to Lake Louisa	- Maintenance of existing access - - Improved control over existing access
4.2	Develop a network of recreational trails (pedestrian, bicycle, cross-country skiing)	- - Develop a master plan for green spaces, recreational networks, and community facilities - - Authorize the establishment of shelters along the networks (additional use)
4.3	Maintain and improve the water quality of lakes and watercourses	- - Urban planning bylaws - - Improved knowledge of the water quality of lakes and rivers - - Establishment of a monitoring

		program for water quality - - Relationship with lake associations - - Improvement of the bylaw on pesticides and supervision of the use of fertilizers - - Management of shoreline and lake bed interventions to minimize interventions - - Acquired rights regime on the shoreline and littoral, adapted to environmental concerns - - Work in collaboration with stakeholders on integrated watershed management
4.4	Ensure proper functioning of the territory's septic systems.	- Application of Provincial Regulation - - Maintain a septic system monitoring program
4.5	Protect sensitive natural environments and interests (ecological network, wetland environment, heronry, etc.).	- - Urban planning regulations - - Sensitization - - Collaboration with the RCM for the realization of the regional plan for water and wetland environments - - Regulation on heronry - Control of interventions within the ecological network - - Filing of an ecological characterization by the applicants (according to the requirements of the RCM)
4.6	Supervise recreational tourism and tourist accommodation activities	- - Urban planning regulations - - Management of additional uses related to the residential function (bed and breakfast, tourist home)

DIRECTION 5: Protect and Enhance Aesthetic and Heritage Attractions		
Objectives:		***Means:***
5.1	Preserve landscapes of interest (places of worship, forestry, lake and agricultural landscapes, Glen and Louisa Roads and	- - Urban planning regulations (architectural standards ensuring the interest of the already built

	mountainous areas)	environment in landscapes) - - Definition of the elevation level from which mountainous installations will be regulated by an SPAIP bylaw - - SPAIP bylaw - - Maintain architectural components of places of worship and favor transformation into institutional or cultural use (if closed) - - Supervision of telecommunication antennae (regulation on conditional uses)
5.2	Preserve and enhance buildings of heritage interest	- - Urban planning regulations - - Establishment of heritage interpretation plaques - - Protection of the Anglican Church, and country school (SPAIP or citation) - -Work in collaboration with those responsible for the Louisa Cemetery to maintain and enhance its vocation
5.3	Improve the treatment of entrances to the territory and municipal properties (streets, lots)	- - Municipal signage - - Entrance identification and beautification program - - Awareness by the Public Works Department
5.4	Promote the restoration of exhausted extraction sites	- - Sensitization and collaboration with the owners concerned - - Grant programs
5.5	Promote the development of the film industry in the territory	- - Collaboration with the Argenteuil and Laurentian Film Bureau

11. Land Allocations

The purpose of land use allocation is to plan, in the medium term, the organization of the various functions of the territory. They constitute a concrete means of expressing the priority vocations of the territory of the Township of Wentworth for an optimal use of the different environments in accordance with the municipal directions.

The proposed municipal allocations also take into account the directions and allocations of the Argenteuil RCM set out in the revised Management and Development Plan. In the plan, most of the territory is part of the "rural" regional area, with the exception of the village core area which is part of a regional "local urban, local service nucleus" area. In addition, the plan introduces the priority management sectors (restriction, consolidation and reserve development areas), which must be translated by local allocations.

An allocation is determined and characterized by a search for compatibility between current and projected land uses, taking into account the constraints and potentials, and integrating land use planning.

In relation to the municipal directions and objectives, as well as regional requirements, four (4) land use areas are proposed to regulate the development of the territory of the Township:

- "Village Core" (NV) Allocation;

- "Rural" (RU) Allocation;

- “Country-style Living” (V) Allocation;

- "Conservation" (CONS) Allocation.

It should be noted that the Country-style Living zone corresponds to the consolidation areas included in the RCM plan while the rural area corresponds to the restriction areas and parcels identified as reserve development areas.

These allocations, as well as the prescribed densities, make it possible to balance the development and preservation of natural and landscape environments, in accordance with the requirements of the Management and Development Plan of the Argenteuil RCM.

The allocations are shown in Figure 6, attached to this Urban Plan. The limits of allocation areas normally coincide with municipal boundaries, the axis or prolonged axis of a road, the centerline of a watercourse or lot line and its extension.

12. Main and Complementary Use Allocations

Chart 2 presents the dominant and complementary uses allowed for each land allocation. Special provisions will be introduced in the urban planning bylaws for the purpose of specifying the norms relating to the exercise of uses, subdivision, the road network and the criteria for building layouts.

Overall, the groups of uses are defined as follows (the latter are specified in the Zoning Bylaw):

- Housing: includes single-family dwellings, including developments such as an integrated project, if applicable.

- Commerce: includes commercial uses, namely retail consumer goods and services establishments, personal and professional services, roadside businesses, service stations, indoor sports and recreation businesses, intensive and extensive outdoor recreation businesses, catering and accommodation.

- Industry: includes enterprises with light constraints on the neighbourhood and para-industrial commerces (e.g. transportation enterprises and construction-related enterprises).

- Community: includes spaces and buildings for recreational purposes (parks, green spaces, trails, etc.), local and municipal community facilities.

- Public Utility: includes spaces and buildings of light public utility (networks, infrastructures, etc.), medium public utility (snow depots, municipal garages, etc.) heavy public utility (ecocenter and recuperation centers) as well as telecommunication antennae.

- Production: includes activities related to crop cultivation and animal husbandry (livestock and small animal production, i.e. hobby farms) and forestry activities. Includes processing and packaging activities of forest and agricultural products.

Chart 2: Dominant and Complementary Uses by Allocation

Allocations / Use groups	Village Core (NV)	Rural (RU)	Country-style Living (V)	Conservation (CONS)
Housing	●	●	●	X
Commerce	● (1)	○ (4)	○ (7)	○ (8)
Industry	● (2)	X	X	X
Community	● (3)	X	X	X
Public Utility	●	○ (5)	○ (5)	○ (5)
Production	X	○ (6)	○ (6)	● (9)

● Main Use ○ Complementary Use X Prohibited Use

(1) The number of accommodation units is limited to 20. In addition, campgrounds are prohibited.

(2) Only light industries without constraints on the neighbourhood and para-industrial enterprises.

(3) Only local and municipal.

(4) Only commercial activities and uses related to forestry, agriculture and recreo-tourism (which excludes indoor recreation and entertainment). In the case of an accommodation establishment, the number of accommodation units is limited to 100 (a project with more than 100 accommodation units may be authorized under a Procedure for Overall Development Plan Bylaw, (a currently non-existent procedural bylaw). Also, commercial roadside uses are permitted, but only at the intersection of Louisa and Dunany Road.

(5) Only light utility services.

(6) In the case of processing and packaging of forestry or agricultural products, forestry or agricultural products must come from the forest or agricultural enterprise where they are located or, incidentally, from other forestry or agricultural enterprises.

(7) Only commercial activities and uses related to forestry, agriculture and recreo-tourism (which excludes indoor recreation and entertainment). In the case of an accommodation establishment, the number of accommodation units is limited to 100 (a project with more than 100 accommodation units may be authorized under a Procedure for Overall Development Plan Bylaw, a currently non-existent bylaw procedure.

(8) Only activities and uses related to resources (agriculture and forestry) and complementary to existing agricultural and forestry enterprises.

(9) In the case of processing and packaging of agricultural or forestry products, agricultural or forestry products must come from the agricultural or forestry enterprise in which they are located.

Parks, green spaces, multifunctional recreation trails, bicycle paths and other similar light recreational activities are permitted throughout the territory.

Certain uses are exclusively regulated by the Conditional Uses Bylaw, notably the telecommunication towers, bed and breakfast projects and lodging.

Finally, throughout the territory, the following uses are prohibited: extraction activities, landfills, depots or landfills for dry materials, flea markets, mobile homes, large-scale commercial uses, car cemeteries and scrap yards, heavy industries and public uses of a regional nature (administration, education, health or culture).

Authorization and supervision of additional uses (home services, light artisanal, secondary lodging, tourist residences, bed and breakfast establishments, shelters, farm animal husbandry, etc.) are carried out under the Zoning Bylaw, in accordance with the requirements of the Development Plan.

13. Land Occupation Densities

The concept of land occupation density refers to the number of dwellings allowed on a given area of territory (housing per hectare). Thus, the land occupation density can only be prescribed for residential uses that are permitted in the allocations.

For example, when the maximum occupation density is set at 3.33 dwellings per hectare, this means that the minimum size of land for housing (single-family dwelling) is 3,000 square meters. The planning bylaws prescribe other measures of density to ensure the concordance of the regulations, to the densities authorized in this Urban Plan.

The maximum allowable occupation densities for each allocation (net density) are:

- Village Core:	3.33 dwellings per hectare
- Rural:	0.5 dwellings per hectare *
- Country-style Living:	1 dwelling per hectare

* The maximum occupation density for reserve development areas can be increased to 1 dwelling per hectare in the case of an integrated project.

No occupation density is prescribed for the Conservation allocation since residential use is prohibited.

14. Specific conditions related to the allocated areas

Here are some specific conditions applicable by allocation in terms of opening roads and water and sewer systems:

The Village Core Allocation Area:

- The opening of new roads, including the looping and the extension of roads as well as circulation lanes as part of an integrated project, is authorized to the extent that they connect to a public or private road and are carried out in accordance with the provisions prescribed in the planning bylaws.

- In the event that the Municipality or a private developer wishes to set up networks, the installation of new water or sewer systems is authorized (including their prolongation).

The Rural Allocation:

- Only the opening of new public roads, including the looping and extension of roads, is authorized to the extent that they connect to a public or private road, and are carried out in accordance with the provisions prescribed in the urban planning bylaws (private roads and traffic lanes as part of an integrated project are prohibited).

In all cases, road planning and subdivision must be assessed under the SPAIP Bylaw and an ecological characterization must be produced in support of the request. Special conditions apply if the road will encroach inside an ecological network.

- In the event that the Municipality or a private developer wishes to set up networks, the establishment of new water or sewer systems is prohibited (including their extension), except in the case of an integrated project. In other cases, only the installation of new water or sewer systems intended to serve "residential pockets" existing on June 1, 2009 is authorized. However, the realization of this work should not have, as an objective, to increase the number of residential constructions, but to settle situations of conflict on the environmental and health plan (e.g. saturation of the sanitary facilities, problems of supply of potable water quality, etc.) or to complete the construction and thus make the establishment of a network profitable.

The Country-style Living Sector – Reserve Development Sectors

- The opening of new roads, including the looping and prolongation of roads, as well as traffic lanes as part of an integrated project, are authorized if they connect to a public or private road and are carried out in accordance with the provisions prescribed in the urban planning bylaws. A minimum of 20% of the natural area of the planned sector must be enhanced (concept plan) and specific conditions apply, notably in regard to tree felling.

In all cases, road planning and subdivision and traffic lanes must be assessed under the SPAIP Bylaw and an ecological characterization must be produced in support of the request. Special conditions apply if the road will encroach inside the ecological network.

- In the eventuality that the Municipality or a private developer wishes to set up networks, the establishment of new water or sewer systems is prohibited (including their prolongation), except in the case of an integrated project. In other cases, only the installation of new water or sewer systems intended to serve "residential pockets" existing on June 1, 2009 is authorized. However, the realization of this work should not have, as an objective, to increase the number of residential constructions, but to settle situations of conflict on the environmental and sanitation plan (e.g. saturation of the sanitary facilities, problems of suppling quality potable water, etc.) or to complete the construction and thus make the establishment of a network profitable.

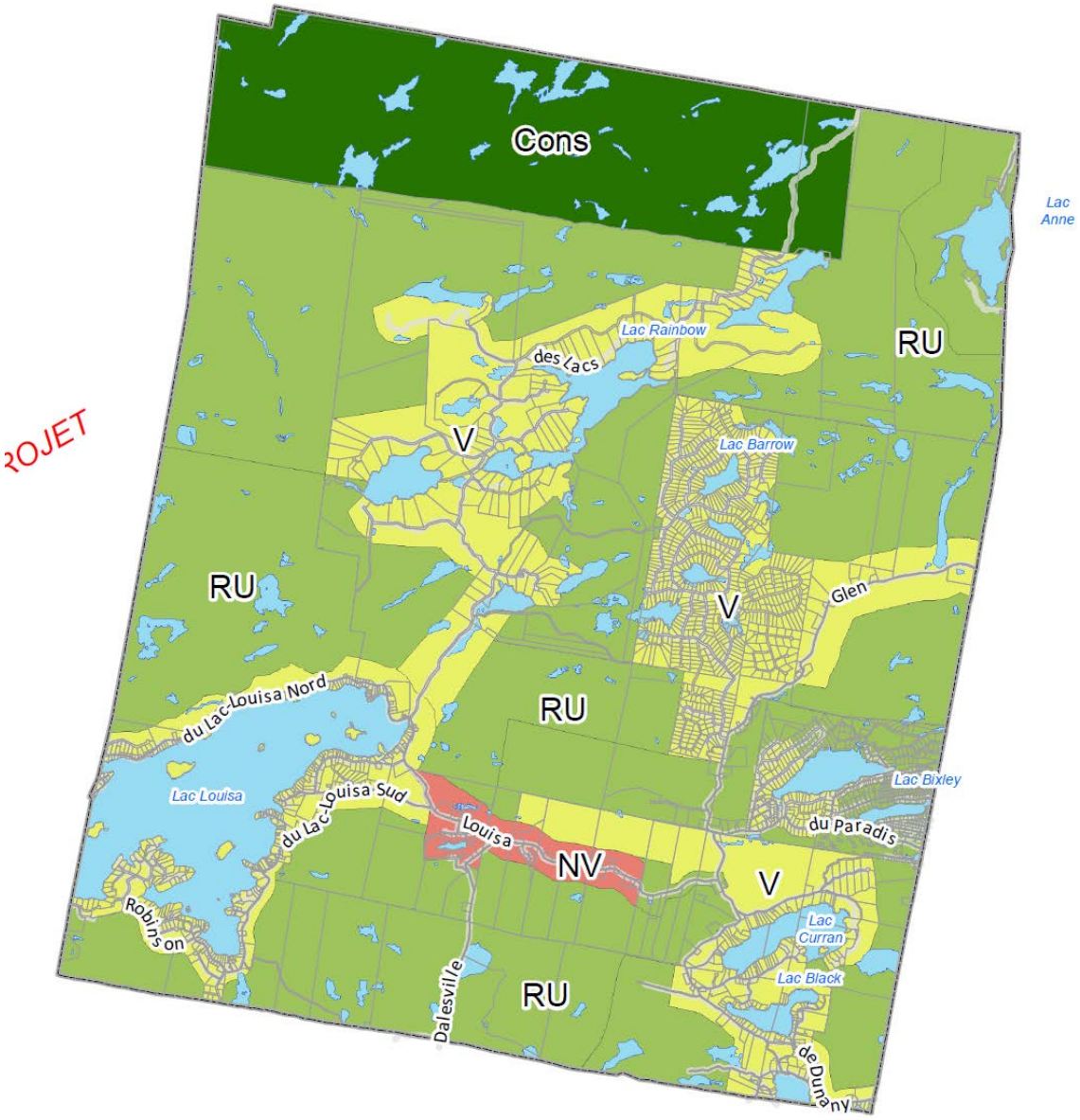
Conservation Allocation

- Only forestry roads are permitted. However, the looping of streets is authorized, for reasons of adequate service to a sector and fire safety, under the conditions prescribed in the planning bylaws.

- The installation of new water or sewer systems is prohibited.

These conditions will be expanded in the urban planning bylaws.

Figure 6: Land use



Affectations du sol

- Noyau villageois (NV)
- Rurale (RU)
- Villégiature (V)
- Conservation (CONS)