



**SPECIAL PLANNING PROGRAMME (SPP)
SECTOR – WAKEFIELD SECTOR**
**SUMMARY OF COMMENTS ISSUED DURING AN
INFORMATION HEARING HELD APRIL 21, 2016**

1. Ms. Lynn Berthiaume requests clarification on Table 10 regarding the functions (uses) that can be allowed in a CRT land use area: Commercial and recreational tourism services:

Mr. Marcel Marchildon explains that the land use areas for Wakefield are delimited on Plan # 1. According to the provisions of the Land Use Planning and Development Act, a SPP must include the predominant functions to be allowed in each of these land use areas. These predominant functions are marked with an "X" in Table 7: Predominant functions related to each major land use areas.

Still according to the Act, a SPP may also include detailed land use and densities of occupation. In fact, it is to clarify in a more detailed manner the functions (uses) that can be authorized in land use areas. Tables 8 to 21 come specify these functions (uses) that may be authorized in each land use areas.

Table 10 therefore addresses the specific functions (uses) that may be allowed in a CRT land use area: Commercial and recreational tourism services.

However, application is at the level of the Zoning By-law by designating what functions (uses) are allowed in a given area. Thereby functions (uses) specifically authorized in CRT-601 area may be different from those authorized in the CRT-602, CRT-603 or CRT-604 zones, for example.

2. Mr. Bruce Stockfish makes the following comments:

- The Wakefield-La Pêche Centre and the Wakefield-La Pêche Chamber of Commerce both agree to go ahead with the adoption of the SPP for the Wakefield sector.
- Gives thanks Mr. Marchildon for his efforts on this very long labour.
- The document is not perfect but it contains many good elements. It is realistic.
- It would be important to clarify matters regarding specific orientations, namely # 5: Development of commercial and service activities, # 6: Consolidation and development of public and community services and # 7: Improving road networks and parking.
- Wonders why this document is so different from that prepared by the Natural System Consulting (NSC) than the first version. It had sketches of concrete development proposals.

Mr. Marcel Marchildon points out that a SPP is intended to identify the general orientations with respect to the development for a particular area of a municipality. For each of these orientations, several objectives are also identified as well as the means and measures to achieve them. In many cases, it will be necessary to do more detailed studies before we can realize them (inventories, impacts, funding arrangements, etc.).

Mr. Claude Giroux explains that specific steps will follow thereafter, such as negotiations with some owners.

3. Mr. Thomas McKenna makes the following comments:

- Welcomes the arrival of new businesses generating tax revenues and creating good jobs. He is concerned, however with the influx of large specialized chains that set up on their own terms. He wondered what measures or means will be taken to supervise, notably in terms of aesthetics.

Mr. Marcel Marchildon states that a municipality has no power to prevent a company or a chain of stores to settle on its territory. It can, however, adopt bylaws to regulate the manner of construction and integration.

Mr. Claude Giroux states that a by-law can't be too specific or target specific companies, or else it would become legally questionable. A by-law can however specify areas where shops and services are allowed and layout standards to meet.

4. Mr. Peter Everett issues the following comments:

- Would like to see properties better identified (for instance, NCC land);
- According to him, there is an error on the delimitation of the Gatineau Park;
- Have there been any discussions with the NCC regarding their future use?

Mr. Marcel Marchildon says that since the beginning of the process there have been discussions with the NCC authorities regarding the use of their properties in the Wakefield Village, but also in conjunction with the Gatineau Park. More meetings and discussions are planned for these topics.

As far as identifying the NCC properties and the boundary of the Gatineau Park, we will check these out and if need be, changes will be made.

5. Mr. Andrew Salkeld wants to know the Municipality's intentions on the extension of the sewer system on Legion Road:

Mr. Robert Bussiere mentions that the intention of the council is to use part of the revenue from the excise tax on gasoline to finance work within ± 3 years if the population agrees.

6. Ms. Claire Albert, a resident of Legion Road, asks why she has to pay an additional tax for a study on the extension of the sewer system when this study was paid three years ago:

Mr. Robert Bussiere replies that the extension project is part of the SSP, but it is not adopted yet. Nonetheless, her question has been noted and a response will be transmitted to her.

7. Mr. Christopher Rompré issues the following comment:

- There are already several existing small businesses and several artists and creators;
- With the extension of the Highway A-5 we may well become a suburb of Ottawa;
- How will the development be undertaken while protecting the existing businesses?
- How do we encourage young families to settle at an affordable cost?

Mr. Claude Giroux recognizes that the Community (population being important, along with the peculiarities of the environment and creativity). He adds that the community initiatives are supported by the Municipality. He gives as an example the support for the construction of the Centre Wakefield –La Pêche Centre.

8. Ms. Jill Watkins issues the following comments:

- This version is very different from the previous one (2009);
- This is more than a document oriented on development;
- It is not sufficiently balanced in relation to the protection of the environment and the architectural heritage;
- Will the comments issued be published on the Municipality's website?

Mr. Giroux confirms that the comments made and responses will be posted on the Municipal website.

9. Mr. Neil Faulkner, a resident of the East side of the river is concerned about the number of proposed new homes, particularly in relation to the drinking water supply:

- How do we store the "water" resource with all this development?
- The importance to include a Village aqueduct network in the SPP.

Mr. Robert Bussiere mentions that the SPP will take into account an opportunity study for the installation of an aqueduct network for the Village Core.

Mr. Claude Giroux adds that we will have more details as the file progresses.

10. Ms. Nadine Lacasse says she often receives comments from people who come to her pharmacy and that would like a dog park.

11. Ms. Eva Mayer asks whether the municipality will be proactive with respect to the rails file, or whether we will follow in Chelsea's footsteps (conversion to trails). She would love the ideal of taking the train to get to the city.

Mr. Claude Giroux mentions that the SPP provides objectives and options. These are not stipulations (final decisions). He adds that communities who have dismantled an existing railway network are now regretted it. We must consider both options (rails and trails).

12. Mr. Lester Perreault says he is very inspired by the document. He considers that the Wakefield village forms a real community. However, he has concerns about some aspects of development:

- How to encourage young people to remain in the village?
- How can we ensure that the cost of homes remains affordable?
- There are plans to build affordable homes.
- There should be thoughts about having homes for seniors.

Mr. Claude Giroux says that the SPP contains general development, guidelines for recreation materials, culture, development, etc. The implementation will be done progressively by taking into account the concerns of the population. He adds that it has identified more than 800 volunteers working in various community organizations. This represents 10% of the population of the Municipality. It is a sign that the population is involved and vigilant. It's reassuring for continuity.

Mr. Robert Bussiere invites Mr. Perreault to contact the municipal office for an appointment with him to discuss his proposals.

13. Mr. Richard McKenna mentions that protection of the nature and the environment is part of the vision. However, the details show rather that it is a document for developers. What are the measures that will be implemented to ensure the protection of the natural environments?

Mr. Claude Giroux states that developers cannot do whatever they wish. They will need to comply with existing regulations and new measures that will be put in place after the adoption of the SPP.

14. Ms. Eva Katic asks the following questions

- What is the deadline to send comments?
- Will the comments and responses be posted on the municipal website?
- Will there be a time limit for making comments during the true public consultation?
- What measures will be put in place to preserve the character of the Wakefield village, given the problems identified and the general development guidelines?

Mr. Claude Giroux confirms that the comments and responses to questions will be posted on the municipal website.

Mr. Robert Bussiere indicates that comments will be accepted until the beginning of June. In terms of the duration of the public consultation prescribed by the Act, there is no time limit. It all depends on comments made.

Mr. Marcel Marchildon says that following the adoption of the SPP, there will be new regulations to be adopted, taking into account the particular context of each area and more specifically for the areas included in the "heritage sectors".

15. Ms. Jane Earle is concerned with the extension of the highway, big chains will want to settle in Wakefield, risking to change its image and affect existing businesses.

Mr. Claude Giroux states that businesses or industries that will want to settle in the Wakefield area must do so in accordance with municipal regulations put in place following the adoption of the SPP, in order to manage development and protect what is existing.

16. Mr. Ken Bouchard is concerned about a residential development project announced on the East side of the river for 474 lots in an area that includes wetlands. He asks if studies were conducted to identify these wetlands and the capacity to supply drinking water.

Mr. Marcel Marchildon explains that the purpose of the land use plan is to identify the vocation of different parts of the territory. By cons, at the application level and standards, we must refer to different regulations. A developer must submit detailed plans, including the delimitation of the natural high waters and wetlands. Current regulations already provide for the protection of waterways and wetlands. It is expected that these regulations will be revised in the near future to further strengthen the protection of these natural areas, as well as to limit the deforestation areas for new construction. All of which will ensure the protection of landscapes.

In terms of a hydrogeological study to determine the water supply capacity for individual wells, this was never planned in the regulation. We require such a study only for a well to supply water to a common waterworks network, public or private.

17. Ms. Carolyn McAskie congratulates the Committee members for their work. She adds that this plan is perhaps not ideal, but it's a good start. However, it should imminently go further.

Mr. Marcel Marchildon explains that the purpose of the land use plan is to identify the vocation.

18. Mr. Peter Hale asks if the SPP supports agriculture. According to him, it would be important to provide a market for garden crops.

Mr. Marcel Marchildon states that this aspect has been taken into consideration in the SPP.

19. A man asks where the CSL area? It does not appear in Table 7, and does not appear on the map. He also seeks clarification on what is meant by "additional uses".

Mr. Marcel Marchildon says there is no CSL land use area (businesses and local access to services) in the urban perimeter of the Wakefield sector.

In terms of "additional uses," Mr. Marchildon says they are allowed pursuant to the Zoning By-law in certain areas, but it varies from one area to another.

20. Ms. Turcotte Sheana on how to preserve certain areas for affordable housing. She is concerned that some people will have to leave the village to find expensive housing.

In reference to the general development 6, it is provided in the means on how to identify existing government programs for housing geared to low-income housing. We already have a 12-unit housing co-op in the Wakefield sector. Some incentive measures could also be considered.

END OF THE QUESTION PERIOD AND INFORMATION HEARING

Marcel Marchildon, Bachelor in Urban Planning

Director of Planning and the Environment

August 3, 2016