



**SPECIAL PLANNING PROGRAMME (SPP)  
SECTOR – WAKEFIELD SECTOR**

**SUMMARY OF COMMENTS RECEIVED BY EMAILS**

**FOLLOWING AN INFORMATION HEARING HELD APRIL 21, 2016**

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1. **Ms. Barbara Stevenson is concerned that the parking lot at the Community center will be paved. She fears that her driveway will be flooded during heavy rain with the overflow of the creek nearby.**

*They are plans to replace the culvert crossing Riverside Road, which should solve the problem of the overflowing creek during heavy rains.*

2. **Ms. Jill Watkins notes that the SPP version presented on April 21, 2016 is very different from the preliminary sketch of June 2009. These comments relate to the following aspects:**

- **The concept of "smart growth" as presented refers to an "urban" development model, which does not apply to a "rural municipality". This gives the impression that the Municipality wishes to change the special character of Wakefield to give it an "urban suburb" appeal.**

*The concept of "smart growth" based on the general principles aims to limit urban sprawl and an optimal use of public facilities and infrastructure. The general orientations and development, specific objectives and the means identified in the preliminary version of April 2016 is based on the following specific principles:*

- ✓ *Growth and development of the Village while ensuring the protection of the quality of life of the community;*
- ✓ *Development of tourism, cultural and community activities;*
- ✓ *Improving pedestrian and vehicle movements;*
- ✓ *Protection and enhancement of the architectural heritage;*
- ✓ *Protection and enhancement of the natural environment and landscapes.*

- **The term "urban" is inappropriate in the English version.**

*What matters is not the terminology used because we could have a long dispute about it. Instead, it is best to refer to the general orientations, specific objectives and implementation means.*

- **The "cultural", "heritage" and "environmental" aspects are not well developed in the SPP. No definitions. There is no reference to artists, musicians and artisans who live and work here and who, in addition to the beauty of the Wakefield site, are the main reasons why they are established here and attract tourists. These are the main reasons why Wakefield's special character should be protected. There is also no reference to the "Algonquin" people. Wakefield was founded on their territory. This should be included in the history and heritage component of section 4.7 of the SPP.**

*Generally speaking, these aspects are the basic elements of the SPP and are referred too extensively, both at the general orientation level as specific objectives and implementation means.*

*As for reference to the "Algonquin" people, this aspect could indeed be added to section 4.7 and even be included in section 6.3.1 on the elaboration of a detailed concept of Roquebrune Place Park (Turntable Park).*

- **Regarding the architectural heritage of Wakefield, this aspect is treated very narrowly. Instead of focusing on the buildings individually, this aspect should be treated in a more comprehensive way, including their location, their environment, their dimensions, architectural styles, etc., contributing to the "special character" of the Wakefield sector. She wants the SPP to include more detailed concepts to address this aspect in a more appropriate manner.**

*As mentioned earlier, the "protection and enhancement of the architectural heritage", as well as the "protection and enhancement of natural environments and landscapes" are part of the basic premises underlying the SPP. They are treated in a specific way in the general orientations 1 and 2.*

*We must also remember that a SPP is a guidance document, identifying specific objectives and implementation means. Therefore, before establishing criteria for architectural integration, it is necessary to conduct a detailed inventory allowing both to establish criteria of integration and develop a "protection and enhancement guide", both in terms of architectural heritage than for landscapes.*

- **There should be a new part included to Section 4 that would be entitled "Prospective Sites to Protect", particularly on wetlands. There is no reference of threatened species (flora and fauna), while the NCC has identified 90 species of plants and 50 species of endangered animals in the Gatineau Park just nearby. There is also no reference to the "ecological corridors" between the Park and Village.**

**There is also a lack of reference to the Gatineau River, used for recreation by local people and a major tourist attraction. Hence, the importance to protect the "scenic views" by preserving the vegetation on the slopes.**

*Again, we must remember that a SPP is a guidance document, identifying specific objectives and implementation means. It should also be understood that the various topics addressed are interrelated. Among others, I refer you to the following general orientations:*

- ✓ *Orientation 2: Ensure the protection and enhancement of the natural environment and scenic landscapes.*
- ✓ *Orientation 3: Optimize land use and profitability of existing equipment and infrastructure by increasing the residential density of occupation within the central sector (Village Core).*
- ✓ *Orientation 6: Promote the consolidation and development of public and community services for social housing, health and social services, education and recreation and culture.*

*In addition to specific objectives, each of these orientations are identified by means or regulatory measures to put in place or modify. We also plan on the completion of certain studies that are expected to better support public investment and the adoption of more specific measures for the protection of the natural environment (including wetlands), the protection of landscapes (limiting tree felling) and the protection and enhancement of the Gatineau River (development / redevelopment of banks, riparian access, etc.).*

- **Another aspect of the protection of the environment that is not dealt with is the "light and noise pollution." It is important to control noise and light in some parts of the village to help protect the peacefulness of the residents.**

*Indeed, this aspect is not specifically addressed in the preliminary version of the SPP mainly because it was never identified as a problematic element or an irritant during public consultations held to date.*

- **There is only a brief reference to the "unofficial" walking trails. The Municipality should require that the course of these trails be protected during new developments. There should also be limits to the deforestation of surface areas and the cutting of mature trees to help protect the aesthetic appearance of the hills.**

*The theme of "walking trails" is widely discussed in the orientation 7 pertaining to "active transportation". Several means of implementation are identified there, including:*

- ✓ *7.4.1 Amend the By-law respecting Municipal Work Agreements in order to compel developers to create pedestrian paths linking existing or planned networks.*
- ✓ *7.7.1 Develop a "Master Plan for active transportation (pedestrians, cyclists, etc.)" for the entire municipality and adjacent municipalities.*

*On the other hand, orientation 2 specifically addresses the protection and enhancement of the natural environment and scenic landscapes. Again, several means of implementation are identified, including:*

- ✓ 2.1.1 Adopt measures for the protection of the forest cover, limiting the area of forested land can be developed.
- ✓ 2.2.2 Amend the relevant provisions of the Zoning and Subdivision By-laws (protection of riparian and wetlands, maximum area of deforestation, creation of pedestrian and cycling links, conservation areas, etc.).
- **She questions the premise to the effect that each parcel of vacant land in the village to be considered "underutilized" unless developed. She believes the municipality should exercise caution with respect to the under-utilization of the current sewer network and anticipating additional infrastructure (waterworks). She encourages developers to conduct studies to determine the capacity of the aquifer in supporting new development and increased density.**

*Section 4.11 actually refers to "locations with potential for development / redevelopment." That is one of multiple "elements" or "factors" to be considered in a detailed planning exercise as a SPP. This is one of the fundamental principles of "smart planning."*

*In this context, for each identified locations, defined specific aspects or various "constraints" must be considered for their potential development, including*

- ✓ *The rugged topography;*
- ✓ *The presence of wetlands;*
- ✓ *The presence of woodland;*
- ✓ *The obligation to connect to the municipal sewer system and to a common waterworks network.*

*First, the dimensions and area of land of any new development are determined by the presence or absence of a sewer system or waterworks system, with reference to accepted standards. On the other hand, when a common waterworks network is planned, the developer must carry out a hydrogeological study for determining the capacity of the water table and obtain a certificate of authorization from the Ministry of Sustainable Development, Environment and Fight for Climate Change (MDDELCC).*

- **In Section 4.11 covering sites with development potential, the designation of the Vorlage land, the old school land and the surrounding lands of the Wakefield La Pêche Centre appear reasonable.**

*It should be mentioned that the location North of Vorlage and near the Wakefield La Pêche Centre belong to the National Capital Commission (NCC), and their respective vocation is still under discussion.*

- **In terms the orientation 5 which deals with the development of commercial activities and services, she asks whether the Municipality could provide incentives favoring small local businesses compared to larger chains? If Wakefield is to become a regional service center for development, she wonders how it will affect the Masham area. She wants the Municipality to carry out other studies to assess the real potential for development and their impact on other areas of the Municipality**

*Municipalities have limited powers in regard to the establishment of new businesses and services. It can effectively introduce some incentives, but cannot distinguish between a small independent company and a great chain. By cons, we assume the adoption of regulatory measures including layout standards and architectural integration criteria for new buildings, taking into account the specific characteristics of each zone and to maintain the "special character of Wakefield".*

*Moreover, it is not the role of the Municipality to carry out studies of potential markets, but rather the role of private companies, small or large.*

- **In short, she believes that the vision of Wakefield must respect its uniqueness and not be comparable to other villages like "Merrickville." We can count on our strength in economic, environmental and social, to maintain the special character of the area that we like to call Wakefield.**

3. **Messrs. Dominique and Pierre Déry, are directors and managers of the "Domaine du Pont Rouge," a property of 600 acres acquired in the '70s, in order to achieve a residential development project. An initial draft of the whole property has also been approved by the Municipality in May 1979.**

Land sale contracts contain covenants limiting tree cutting and protection of the natural environment.

Their development plan provides for the creation of walking trails and protection of wetlands.

To date, over \$ 800,000 was invested in purchases of local products and services, taxes and infrastructure (road construction, etc.).

They say they agree with the development vision of the municipal territory in a sustainable development perspective, while trying to reconcile the expectations and aspirations of the community, the needs of municipal institutions and economic players. They subscribe without hesitation to the "smart growth" concept. While referring to the preliminary version of the Wakefield SPP, they are submitting the following observations and comments:

- **Use of taxes collected and funding for parks (8%):**

They want a large proportion of funds raised through cadastral operation be returned in their sector to improve access roads (Wakefield Heights and Clark) for the development of trails and infrastructure improvements and shops in the village.

*Amounts received during a cadastral operation is currently fixed at 8% of the value of the proposed lots and paid into a special fund that can be used only for purposes of development of parks and green spaces (including walking paths and the protection of natural environments). It cannot be used for improvement of the road network and other infrastructure (sewers, waterworks, etc.).*

- **Trails:**

Orientation 7.4.1 of the SPP mentions amendment to the regulation to force developers to develop trails. If the Municipality wishes to proceed with this practice, the development costs will have to be considered eligible in payment of 8%. The Municipality would like to allow developers decide the best approach depending on the geographical location of sites in choosing either a trail, an area of conservation or cash payment.

- **Protection of woodlands and scenic views:**

Nos contrats de vente contiennent des clauses de protection du couvert forestier afin de limiter la coupe d'arbres à un maximum de 50% de la superficie du lot, en plus de limiter la coupe d'arbres matures à l'extérieur de l'espace prévu pour la construction. Pour assurer la pérennité de ces clauses en cas de revente, une servitude perpétuelle de restrictions de construction est incluse dans nos actes de vente.

- **Wetlands:**

Nous avons noté dans le PPU la mention de milieux humides dans notre secteur. Tel que demandé par la municipalité et afin de protéger l'environnement, nous utilisons les services d'une firme reconnue pour faire l'évaluation des milieux humides et prévoir le développement en conséquence.

- **French school:**

Given the significant future development in the community of Wakefield and North of Chelsea, we want the Municipality and the Commission scolaire des Portages-de-l'Outaouais to make plans in the near future for a French school in the Wakefield area. This would fit well with the orientation 6 of the SPP that aims the development of public and community services.

4. **Mr. Jean-François Touchet, Director and Manager of two (2) residential development projects (Versant Riverside and Wakefield sur le Golf) would like to see in the near future the rehabilitation of Clark and Riverside Roads (from the Chelsea limit up to the entrance to the Village). He considers that this would promote both the tourist and residential development.**

**5. Mr. Richard McKenna makes several comments based on various themes:**

**• Pace of development:**

A carefully planned development is far better than rapid development. It is unfortunate that the Municipality approved the development of a large property in the East of the Gatineau River, between the filing of the 2009 preliminary sketch and the current project. At this pace, it will take several years before all lots are developed and the deforestation will accelerate soil erosion. He proposes several measures to slow down the pace development.

*The pace of development is determined according to demand. One of the roles of a Municipality is to ensure that the development of its territory is done in a harmonious way and ensure better quality of life for citizens and visitors. To do this, it must adopt a plan and planning regulations, whose purpose is precisely to monitor and control development. This plan and these regulations must be reviewed periodically to adjust to the reality of today. This is precisely the aim of this approach.*

*Thus, the present preliminary version, in addition to providing general orientations, identifies specific objectives and implementation means that will surely allow to better regulate the Wakefield sector development for the coming years.*

**• Realizing the vision:**

The vision presented in the SPP can be achieved through a process of responsible development and regulation. Regarding "the increase in density," the "commercial development" and "rural development", there are no specific recommendations for protecting the environment and quality of life for residents. It is important for the SPP to include clear guidelines for protecting the collective rights of the community.

*One should remember that a SPP is a guidance document on land use planning and development. The general orientations are based on different themes, which are interrelated.*

*A SPP must include broad guidelines, including specific objectives and means or regulatory measures to be put in place or modify. All precisely to enable the realization of the "vision".*

**• Increased development density:**

Referring to the principles of "smart growth", it seems that the Municipality is not very serious in its desire to make Wakefield a better community. It is not by adopting "development models" that the situation will improve. A densification process is not always easy to achieve, given the existing constraints (parking spaces, narrow roads, narrow sidewalks limiting the safety and ease of pedestrians and cyclists, etc.)

*As mentioned earlier, the themes underlying the general orientations are interrelated. In addition, for each general orientation, the main "issues" are identified following an analysis of the current situation both in terms of constraints as their potential.*

*We also expected that the completion of certain studies should allow to better frame public investment and the adoption of more specific measures always for the purpose of maintaining and improving the quality of life of the resident population and visitors.*

**• Commercial sector:**

Initiatives should be taken to attract and support businesses serving the local population and visitors, such as pedestrian access, parking outside the village core, shuttles, walking and cycling trails as well as residential intensification.

Our aim should be to avoid drawing large commercial companies to Wakefield to help protect the landscape, which is desired by the community. We must not allow commercial development decide the future of the community.

*All these aspects are addressed in the preliminary version of the SPP, and concrete measures are identified, precisely in order to support existing businesses and services while promoting the arrival of new businesses and services to better meet the needs of the resident population and visitors. While providing the regulatory measures to preserve the "special character of Wakefield," among other, at the levels of the protection of architectural heritage, environment and landscape.*

**• Development of rural areas:**

An important part of the Wakefield's natural landscape is located in areas planned for future development. Wakefield should not be developed on the Cantley model. To do this, it is important to take certain restrictive measures, including:

- Set aside green spaces;
- Provide restrictions for construction at the summit of hills;
- Require a minimum area surface greater than one (1) acre;
- Protect natural environment (waterways, wetlands, etc.);
- Limit outdoor lighting;
- Etc...

*Current regulation already imposes on most of the restrictions or standards mentioned. In addition, the preliminary version of the SPP includes the adoption of additional measures or standards and the reinforcement of certain measures presently in force.*

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