

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL

REVISED PLANNING PROGRAM

AUGUST 2002

**Daniel Arbour &
Associés**
Société en nom collectif
Bureau des Laurentides

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2195-41032-RU-01 rév.00

PU001

REVISED PLANNING PROGRAM

BY-LAW NUMBER 110

ADOPTED ON:

COMING INTO FORCE ON:

CERTIFICATE OF CONFORMITY:

CERTIFIED BY:

MAYOR

SECRETARY-TREASURER

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INTRODUCTION

Following the adoption of the *Act Respecting Land Use Planning and Development* by the Québec government in 1979, Québec municipalities began the process of planning the future development of their territories.

The first step was the creation of regional county municipalities (MRCs) whose main mandate was to prepare a development plan identifying the basic guidelines for organizing the varied regional features and activities within their territories. The first development plan of the MRC des Laurentides came into force on June 6, 1988. The local municipalities then adopted programs and planning by-laws in conformity with this development plan.

The MRC des Laurentides has since produced a revised development plan that came into force on June 29, 2000. The municipalities located within the territory of the MRC des Laurentides were given two (2) years after the coming into force of the MRC revised plan to modify their own programs and by-laws in conformity with this plan.

The revised planning program of the Municipality of Arundel takes into consideration changes in the regional framework while maintaining the basic development goals pursued by the Municipality since 1990.

Any reader interested in the description of the development goals and areas of concern for the Municipal territory on which this planning program is based, should consult the 1990 Arundel planning program which, in large measure, reflects the current situation.

1.0 AREAS OF CONCERN

Very little development took place in the municipal territory before the 19th century, and it was not until 1878 that the Township of Arundel was officially founded. Around 1926, several lots were ceded to create the Town of Barkmere and in 1928, the territory of Huberdeau split off from the Township of Arundel and became a separate municipality.

The Municipality of Arundel is bordered to the north by the City of Mont-Tremblant (Saint-Jovite), to the south by Harrington, to the east by Barkmere and the Township of Montcalm and to the west by Huberdeau.

Located in the southern part of the MRC des Laurentides, Arundel shares many of the same concerns as the MRC d'Argenteuil, with its agricultural activities and rural character, and its underdeveloped tourist and recreational potential.

The village centre is located at the intersection of two tourist corridors, routes 327 and 364. Figure 1 shows the geographic location of the municipality.

The main areas of concern and specific challenges for Arundel are as follows:

1.1 THE IMPACT OF TREMBLANT

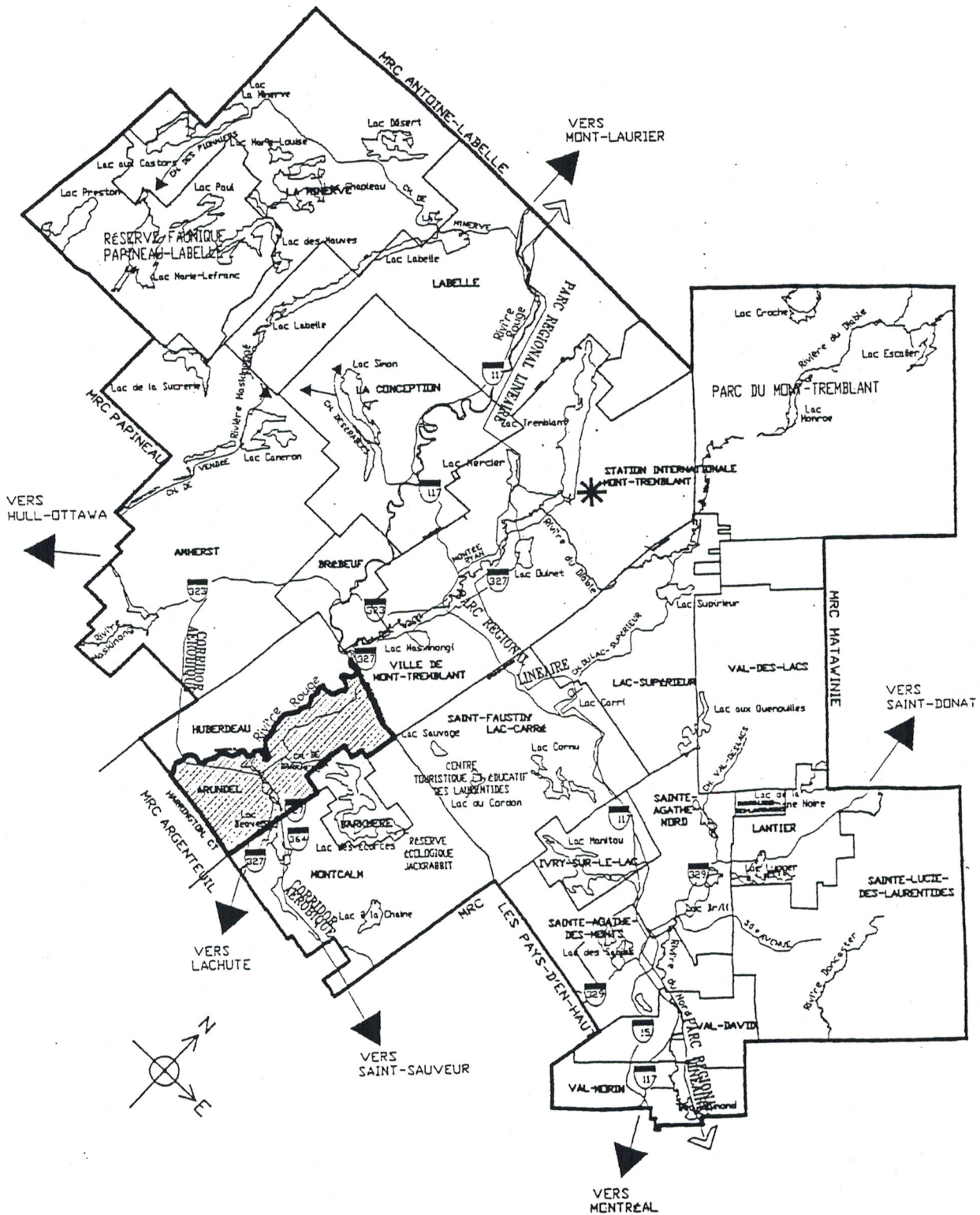
- Preservation of the rural and unique character of its territory, in a region where tourist and recreational facilities are growing at a fast pace.
- Maintenance of the vitality of the community by encouraging population growth and commercial development.

1.2 VILLAGE CENTRE

- Maintenance of population density despite the absence of infrastructure.
- Concern for local heritage features, the rural nature of the community and property improvement.

MUNICIPALITÉ DU CANTON ARUNDEL
PLAN D'URBANISME RÉVISÉ

FIGURE 1 : LA SITUATION GÉOGRAPHIQUE



1.3 RURAL ACTIVITIES

- Agricultural potential to be developed and integrated with rural and tourist land use.
- Risk of excessive forestry exploitation.
- Maintenance of carefully selected gravel pits and sand pits, avoiding the tourist corridors.
- Presence of Anglo-Saxon architectural styles.

1.4 TOURISM AND RECREATION

- Underdeveloped resort areas and recreational potential.
- Presence of valuable outdoor recreational facilities (golf courses, walking trails, tennis courts, skating rink, snowmobile trails, playgrounds).
- Diverse development along the tourist corridors (routes 327 and 364).

1.5 PRESERVATION OF THE LANDSCAPE

- The rich beauty of the agricultural landscape and the scenic nature of the Rouge valley.
- The presence of lakes and watercourses, risk of deterioration of lakeshores and riverbanks, and water quality in the agricultural and recreational areas.
- Fragile nature of the swamps and the habitat required by the white-tailed deer population.
- Presence of exceptional tree stands (cedar groves) undocumented by the MRC des Laurentides.
- Presence of flood and erosion zones where settlement is disallowed.

1.6 MUNICIPAL ADMINISTRATION

- Inadequate regional road network and need for intermunicipal cooperation in this area.
- Building and maintenance of public and private roads.
- Extreme wear and tear on roads due to very heavy truck traffic.
- Possibility of waste water polluting the environment, particularly in the village centre, where the lots are small.
- Continued dedication to regional efforts to improve the water quality of the Rouge river.
- Cooperation required for optimal maintenance and use of shared municipal sports, recreational or cultural facilities.
- Consideration of the aging population in making planning and development choices.
- Regional approach to garbage disposal to find a longer-term solution to the problem in the near future.
- Presence of high-voltage power transmission lines, which disfigure the rural and tourist landscape.

2.0 THE GENERAL AIMS OF LAND DEVELOPMENT POLICY

The areas of concern identified above formed the basis for the general aims of land development policy.

Table 1 shows the general aims of land development policy, the related objectives and suggested means of achieving them.

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL
REVISED PLANNING PROGRAM

TABLE 1
GENERAL AIMS OF LAND DEVELOPMENT POLICY

GENERAL AIMS	SECTOR	OBJECTIVE	MEANS
1. Preserving the village centre and heritage features	1.1 Centre	1.1.1 To preserve the population concentration in the village centre	<ul style="list-style-type: none"> - land uses - planning by-laws - PIA*
		1.1.2 To preserve the Anglo-Saxon architectural features of the village centre	
		1.1.3 To continue to maintain the properties in good condition	
	1.2 Heritage features	1.2.1 To preserve and improve heritage sites and buildings 1.2.2 To preserve the rural nature of the territory	<ul style="list-style-type: none"> - planning by-laws - information and developing awareness - PIA - land use - planning by-laws
2. Focus on the importance of integrating recreational-tourist activities and rural activities	2.1 Agriculture	2.1.1 To prioritize, in the agricultural zone, agricultural activities and uses linked to agriculture, such as agrotourism	<ul style="list-style-type: none"> - land use - planning by-laws
		2.1.2 To encourage the development of agrotourism in the agricultural and agroforestry sectors of the Rouge valley	
		2.1.3 To promote agricultural potential without neglecting other possible land uses in these sectors	
	2.2 Seasonal cottage use and recreational activities	2.2.1 To promote the potential for seasonal cottage use and recreational activities	<ul style="list-style-type: none"> - compliance with the agricultural zoning requirements of CPTAQ - give strong support to applications for exclusion from the agricultural zone when the potential justify this - and use - planning by-laws - development projects <p>* PIA refers to the listing of historic buildings mentioned on p. 23</p>

GENERAL AIMS	SECTOR	OBJECTIVE	MEANS
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	<p>2.3 Recreational networks</p> <p>2.4 Tourist corridors</p> <p>2.5 Rural character</p> <p>2.6 Sand pits and gravel pits</p> <p>2.7 Forest management</p>	<p>2.3.1 To develop recreational links with the parc régional du corridor aérobique</p> <p>2.3.2 To ensure continued maintenance of the recreational cross-country ski, cycling, hiking and snowmobiling networks in good condition</p> <p>2.4.1 To encourage careful choices in the development of the tourist corridors (327 and 364) in keeping with their diverse land use</p> <p>2.5.1 To distinguish by the choice of land uses the rural character of certain sectors which have a concentration of rural habitats</p> <p>2.6.1 To plan carefully the location of sand pits and gravel pits</p> <p>2.7.1 To encourage implementation of forestry operations in ways that minimize their impact on other forest uses</p>	<ul style="list-style-type: none"> - cooperation with the relevant parties - cooperation with the relevant parties - land use - planning by-laws (its complementary standards) - rules concerning signs, felling of trees, landscaping and construction - land use - land use - planning by-laws - land use - planning by-laws - information and developing awareness
3. Preserving the attractive qualities of the landscape and respecting the constraints to settlement	<p>3.1 Scenic areas and countryside</p> <p>3.2 Tourist corridors</p>	<p>3.1.1 To approach with particular care the Rouge river valley and the rich beauty of the agricultural landscape</p> <p>3.1.2 To preserve the quality of the rural landscape as the cornerstone of tourist development</p> <p>3.2.1 To preserve the quality of the landscape along the tourist corridors in keeping with standards developed at the MRC level</p>	<ul style="list-style-type: none"> - land use - planning by-laws - information and developing awareness - planning by-laws - sign regulations - commercial tree harvesting regulations

GENERAL AIMS	SECTOR	OBJECTIVE	MEANS
	3.3 Lakes and watercourses	3.3.1 To maintain the quality of the water in the lakes and watercourses by specifying an	<ul style="list-style-type: none"> - land uses - planning by-laws

	3.4 Fragile sites	<p>appropriate land occupation density, by conserving the forest cover in the drainage basins and by protecting the riverbanks and lakeshores</p> <p>3.4.1 To restrict activities in swamps and other wetlands</p> <p>3.4.2 To protect the habitat of the white-tailed deer</p>	<ul style="list-style-type: none"> - information and developing awareness - planning by-laws - information and developing awareness - planning by-laws (felling of trees, subdivision, construction) - identification and inventory of the tree stands - developing awareness - commercial harvesting regulations - planning by-laws - information and developing awareness
	3.5 Exceptional tree stands	3.5.1 To preserve an adequate proportion of tree species in the exceptional tree stands	
	3.6 Natural constraints	3.6.1 To limit activities on sites with constraints to settlement such as flood and erosion zones, soil with little bearing capacity and bedrock too close to the surface	
4. Planning and coordinated management of community infrastructures, equipment and public services	4.1 Road network	<p>4.1.1 To improve the quality and safety of the provincial road network (route 327 and 364)</p> <p>4.1.2 To continue the current approach to the construction and maintenance of public and private roads</p>	<ul style="list-style-type: none"> - intermunicipal cooperation - pressure on the ministère du Transport - subdivision by-law - improvement project
	4.2 Sewage	4.2.1 To eliminate the discharge of septic-tank effluent into the environment	<ul style="list-style-type: none"> - <i>Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings</i> - evaluate the possibility of a network for the village centre

GENERAL AIMS	SECTOR	OBJECTIVE	MEANS
	4.3 Clean water	4.3.1 To maintain regional cooperation in improving the water quality of the Rouge river	<ul style="list-style-type: none"> - intermunicipal cooperation

	4.4 Intermunicipal agreements	4.4.1 To use a management approach involving intermunicipal agreements regarding services	- study of possible agreements
	4.5 Aging population	4.5.1 To consider the “aging population” factor in planning future development	- study of needs
	4.6 Garbage	4.6.1 To take part in seeking an intermunicipal or regional solution to the management of household waste	- intermunicipal cooperation
	4.7 Major networks	4.7.1 To locate major power lines with care, for instance, outside sectors of aesthetic and tourist interest	- cooperation with the power company - land use

3.0 THE CONCEPT OF SPATIAL ORGANIZATION

This organizational concept summarizes the general aims of land development policy and provides guidelines for organizational decision-making in the municipal territory.

The Municipality of the Township of Arundel has many features that should be preserved and/or improved; agricultural activities, services in the village centre, recreational and tourist potential, to name a few. The qualities of the natural environment and the rural landscape are the basic cornerstones of land-use planning and development of the Municipality.

The planning program aims to increase recreational and tourist use of the community within the regional framework, while maintaining the attractive qualities of the environment. The program emphasizes the importance of ensuring that rural activities can be pursued in harmony with recreational and tourist activities.

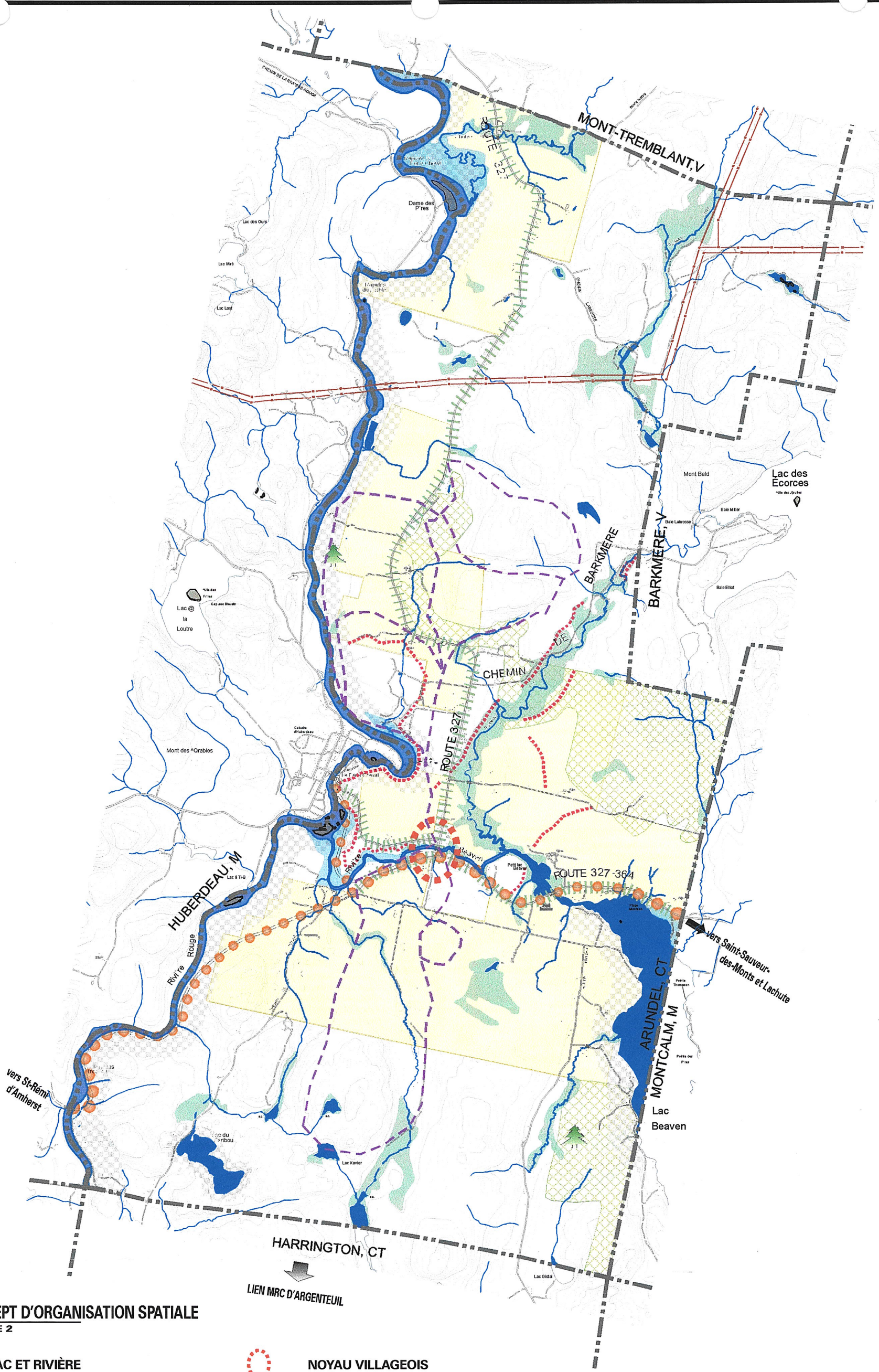
The planning guidelines are designed to promote activities in keeping with these aims. The map on the following page illustrates this concept. The remaining chapters detail the implications of these choices.

THE CONCEPT OF SPATIAL ORGANIZATION

FIGURE 2

KEY

LAKE AND RIVER
WETLAND
FLOOD ZONE
AGRICULTURAL ZONE
SEASONAL COTTAGE AND RECREATION POTENTIAL
WHITE-TAILED DEER YARD
VILLAGE CENTRE
TOURIST CORRIDOR
AEROBIC CORRIDOR
CROSS-COUNTRY SKI TRAIL
ZONE AT RISK OF EARTH MOVEMENT
EXCEPTIONAL STANDS OF TREES (CEDAR)
ELECTRICITY POWER LINES



CONCEPT D'ORGANISATION SPATIALE
FIGURE 2

- | | | | |
|--|---|--|------------------------------------|
| | LAC ET RIVIÈRE | | NOYAU VILLAGEOIS |
| | MILIEU HUMIDE | | CORRIDOR TOURISTIQUE |
| | ZONE D'INONDATION | | CORRIDOR AÉROBIQUE |
| | ZONE AGRICOLE | | SENTIER DE SKI DE FOND |
| | POTENTIEL DE VILLÉGIATURE ET RÉCRÉATION | | ZONE DE MOUVEMENT DE TERRAIN |
| | RAVAGE DE CERFS DE VIRGINIE | | PEUPLEMENT EXCEPTIONNEL (CÉDRIÈRE) |
| | | | LIGNE DE TRANSPORT D'ÉNERGIE |

PLAN D'URBANISME

RÉVISION DES PLAN ET
RÈGLEMENTS D'URBANISME

Municipalité du
Canton Arundel
Septembre 2001

Échelle graphique

0 m 500 m 1000 m 2000 m

Daniel Arbour & Associés

Société en nom collectif
Bureau des Laurentides

2195-41032-RA-001-rév.00



4.0 MAJOR CATEGORIES OF LAND USE

The major categories of land use are designed to assist in the medium-term planning of land use in the territory. The categories define a priority land use for a given space to encourage optimal use of that space.

The major categories are determined on the basis of actual land use, as well as land-use potential and constraints. The choice of land-use categories is designed to reduce nuisances resulting from incompatible land uses.

Permitted uses and specific standards are laid out in the zoning by-law. An approximate land occupation density, however, is established for each land use.

Following discussions, the municipal Council decided to take an active role in planning the land use in its territory and has chosen ten (10) categories of land use, which are delimited in the map appended to this document and described below.

4.1 VILLAGE CENTRE

This category comprises the existing village core. The concentration of residences and businesses is located at the intersection of routes 327 and 364. Beaven Creek flows through the village.

The category is designed to maintain the centre of the village as an area that fulfills a mixture of functions and serves both the local and transient population. The land occupation densities permitted reflect the standards normally required in an area without services, that is, from 2.5 to 3.3 dwellings per hectare, depending on the distance from a lake or watercourse.

4.2 OUTLYING RESIDENTIAL

This category comprises two (2) areas with groupings of single-family residences or businesses. One area is located along Barkmere road, the other is located along Mountain road.

Its purpose is to preserve the rural character of the areas and protect residential and commercial land use by limiting nuisances caused by rural activity. The residential density is identical to that of the village centre, which is from 2.5 to 3.3 dwellings per hectare.

4.3 RURAL

This category covers land along the tourist corridors and sectors adjacent to lakes. Some commercial activities and certain low-impact industries are authorized under certain conditions. Low-density housing is authorized for this category.

The land occupation density is average, a maximum of 20%, and the maximum residential density is 3.3 dwellings per hectare.

4.4 MIXED RURAL

The mixed rural category is the most liberal in the municipality in terms of uses. Only community and administrative services are excluded. The area lies to the north of the village, adjacent to route 327, and is readily accessible, close to the village centre and has empty lots available for development.

The maximum land occupation density is average and the maximum residential density is 3.3 dwellings per hectare.

4.5 SCENIC RECREATIONAL AND AGRICULTURAL

This category designates areas that lend themselves to recreational activities. It includes land along the Rouge river and parts of the tourist corridor (route 327) outside the agricultural zone. Residential use is allowed as well as some agricultural activities without environmental constraints. Some commerce is authorized. Development should give priority to maintaining the beauty and rural character of the landscape.

The maximum residential density is from 2.5 to 3.3 dwellings per hectare, depending on the distance from a lake or watercourse.

4.6 SEASONAL COTTAGE

This category includes the cottages around Caribou lake and along the Rouge river. It is designed to protect as well as develop the “water” resources and to discourage nuisances caused by less compatible activities such as forestry operations and extraction.

Construction of low-density seasonal cottages is permitted. The maximum residential density varies from 2.5 to 3.3 dwellings per hectare, depending on the distance from a lake or watercourse.

4.7 AGRICULTURAL

This category includes part of the agricultural territory decreed by the *Act to Preserve Agricultural Land and Agricultural Activities*. Agriculture is the main activity and uses other than agriculture are restricted in this area. Certain activities related to agriculture complement the economic activities allowed on agricultural land. Agrotourism is permitted and encouraged.

No destructured area is identified in an agricultural zone.

Since the protection of agricultural land and the landscape is the priority here, the maximum land occupation density is low, 10%, with a maximum residential density of one (1) dwelling per hectare.

4.8 AGROFORESTRY

This category includes part of the large area of the territory designated for agricultural use according to the *Act to Preserve Agricultural Land and Agricultural Activities*. The main activities are linked to agriculture, maple syrup production and forestry operations. There are two (2) areas located in the 2nd range of the Township of Arundel, to the south of the village centre.

The overall land occupation density permitted is relatively low, between 4% and 8%, with a maximum residential density of one (1) dwelling per hectare.

4.9 FORESTRY

The forestry category includes both public and private land. It covers, among other areas, the main wetland areas and white-tailed deer yards. It is found, for the most part, in the outlying areas of the Municipal territory. These areas are not intended primarily for residential development.

Uses other than forestry are authorized conditionally. The permitted land occupation density does not exceed 8%, while the residential density is between 1.3 and 2.5 dwellings per hectare. The residential density permitted in the white-tailed deer yards is lower.

4.10 CONSERVATION

In areas of conservation land use, only those agricultural and forestry activities essential to the maintenance of the forest and wildlife environment are authorized. The planning program confirms that these spaces must remain sanctuaries dedicated to the preservation of plants and animals.

4.11 COMPATIBILITY AND CLASSIFICATION OF LAND USES

Table 2 shows the compatibility between the different groups of uses defined in the revised development plan of the MRC des Laurentides and the land use categories established by the Municipality.

Table 3 shows the classification of the groups of uses in the revised development plan of the MRC des Laurentides.

MUNICIPALITY OF THE TOWNSHIP OF ARUNDEL
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**TABLE 2
COMPATIBILITY CHART**

	LAND USE CATEGORIES												
Groups of uses	max. floor area/mai n building	scenic recreational & agricultural	seasonal cottage	village centre	rural	outlying resident -ial	mixed rural	agriculture	agro-forestry	forestry	conservation		
SAR OF THE MRC CATEGORIES		RESIDENTIAL RECREATION	RESIDENTIAL RECREATION	RURAL	RURAL	RURAL	MIXED	AGRICULTURE	AGRO- FORESTRY	FORESTRY CONSERV- ATION	AGRICULTURE		
Residential 1- very low density	n.a.	1	1	1	1	1	1	2 ⁶	2 ⁶ 2 ¹⁰	2 ¹⁵	0		
Residential 2- low, medium & high density	n.a.	2 ³	2 ³	0	0	0	0	0	0	0	0		
Commerce 1-retail business	unlim.	0	0	0	0	0	1	0	0	0	0		
	150 m ²	0	0	2	2	2		2 ⁷	2 ¹⁰	0	0		
	100 m ²	2	2							2 ¹⁵ 2 ¹⁶	0		
Commerce 2- service station & tourist	n.a.	1	0	1	1	1	1	2 ⁷	2 ¹¹	2 ¹⁵ 2 ¹⁶			
Commerce 3-para-industrial	unlim.	0	0		0	0	1	0	2 ¹²	2 ¹⁵ 2 ¹⁶	0		
	200 m ²	0	0	2 ¹	0	2 ¹	0	2 ⁷	0	0	0		
Service 1-community service	n.a.	2 ⁴	2 ⁴	2 ⁴	2 ⁴	2 ⁴	0	0	0	0	0		
Service 2-service and administration	unlim.	0	0	0	0	0	0	0	0	0	0		
	150 m ²	0	0	2 ⁴	2 ⁴	2 ⁴	0	0	0	0	0		
Industry 1-limited constraints	unlim.	0	0	0	0	0	1	0	2 ¹²	2 ¹⁵ 2 ¹⁶	0		
	200 m ²	0	0	2 ¹	2 ¹	2 ¹	0	2 ⁷	0	0	0		
Industry 2-higher constraints	n.a.	0	0	0	0	0	2 ²	0	0	2 ² 2 ¹⁵ 2 ¹⁶	0		
Agriculture	n.a.	2 ⁵	0	2 ⁵	2 ⁵	2 ⁵	2 ⁵	1	1	1	1		
Forestry	n.a.	1	1	0	1	1	1	1	1	1	1		
Extraction	n.a.	0	0	0	0	0	1	2 ⁸	2 ⁸ 2 ¹³	1	0		
Recreation 1-intensive	n.a.	1	1	1	1	1	1	0	0	0	0		
Recreation 2-extensive	n.a.	1	1	1	1	1	1	2 ⁹	2 ¹⁴	1	1		
Public utilities and infrastructures	n.a.	1	1	1	1	1	1	1	1	1	0		

Key: 0 = incompatible

1 = compatible

2 = compatible with conditions

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- 1 Only uses with limited nuisances (smell, noise, dust, contamination) are authorized
- 2 Any new landfill site or in-trench site waste disposal site is prohibited
- 3 Subject to any comprehensive development projects
- 4 Any new community service is prohibited in this land use unless otherwise indicated
- 5 Agricultural establishment with more than 30 livestock units and many environmental constraints and any other type of agricultural establishment that exceeds 100 livestock units is prohibited in this land use
- 6 Residence linked to an agricultural operation or authorized by virtue of LPTAA and a residence in a destructured sector
- 7 Commerce or industry linked to an agricultural operation and located on the same property as the operation
- 8 Extraction for agricultural purposes or on a site already in operation
- 9 More extensive recreational uses such as campgrounds or golf courses are incompatible
- 10 Residence or retail sales business linked to agriculture or to local resources, on a landsite of a minimum width of 120 metres and a minimum area of one (1) hectare, along an existing road
- 11 Small commercial lodging linked to local resources, on a landsite with a minimum width of 120 metres and a minimum area of one (1) hectare — Restaurant service linked to agriculture or local resources
- 12 Commerce or industry linked to agriculture or local resources, on a landsite of a minimum width of 120 metres and a minimum area of one (1) hectare
- 13 Extraction site on landsites with no agricultural potential
- 14 Golf courses are incompatible with this land use category
- 15 Certain conditions concerning road access and subdivision apply, mainly in white-tailed deer yard zones
- 16 Uses linked to resources such as an outfitting operation or sawmill—small-scale businesses serving the day-to-day needs of seasonal cottage residents

TABLE 3
CLASSIFICATION OF GROUPS OF USES

GROUPS OF USES	CODE	DEFINITIONS
RESIDENTIAL 1 Very low density	H-1	<ul style="list-style-type: none"> Residential with a very low residential density¹, located outside urban or more developed centres and not equipped with waterworks and/or sewer services.
RESIDENTIAL 2 Low, medium and high density	H-2	<ul style="list-style-type: none"> Residential with a higher residential density, located in urban or more developed centres and generally equipped with waterworks and/or sewer services. Also includes groups of residences equipped with waterworks and/or sewer services, a common drinking water supply and/or waste water treatment, but whose total gross residential density is comparable to that of residential sectors in a rural milieu² (e.g. integrated housing projects).
COMMERCIAL 1 General retail business	C-1	<ul style="list-style-type: none"> General retail business such as retail sales of general merchandise, clothing and accessories, food, furniture, cars, recreational vehicles and other. Excludes commerce that generates major nuisances, such as that associated with C-3.
COMMERCIAL 2 Service station and tourist facilities	C-2	<ul style="list-style-type: none"> Business or service generally related to the everyday needs of car drivers, as well as tourist businesses, such as hotels, motels, inns, restaurants, bars, gas stations or service stations.
COMMERCIAL 3 Para-industrial	C-3	<ul style="list-style-type: none"> Business or service generating nuisances for the neighbourhood usually associated with artisanal or light industry, such as wholesale business and storage, heavy vehicle service and repairs, construction business, trucking business. Exterior storage as a main use (not associated with a main building on the same landsite).
SERVICE 1 Community service	S-1	<ul style="list-style-type: none"> Public or private educational, cultural or health service, such as school, hospital, public library, church, reception centre or administrative centre of a local municipality (town hall)

¹ Residential density is usually expressed in terms of the number of dwellings in a given area (e.g. number of dwellings per hectare).

² Detached single-family residence with an individual well and septic system.

GROUPS OF USES	CODE	DEFINITIONS
SERVICES 2 Service and administration	S-2	<ul style="list-style-type: none"> Personal, professional or administrative services related to the public or private sector, such as office buildings, financial services, commercial entertainment (cinema, sports complex), medical clinics or communication services. Excludes administration services related to a local municipality. Excludes services that generate major nuisances, such as those associated with C-3 or I-2.
INDUSTRIAL 1 Limited nuisance	I-1	<ul style="list-style-type: none"> Artisanal industry and manufacturing industry in general (also qualifies as light industry), which does not create a major nuisance in the neighbourhood. This group includes the textile or furniture industries, printers, high-tech companies. Excludes any industry associated with I-2.
INDUSTRIAL 2 Major nuisance	I-2	<ul style="list-style-type: none"> Industry, business or service generating significant nuisance, associated with heavy industry or the processing of raw materials, such as chemical product plants, concrete plants, sawmills, pulp and paper plants, bulk storage of petroleum products and scrapyards.
AGRICULTURE	A	<ul style="list-style-type: none"> Cultivation of the soil and plants, leaving land uncropped or using it for a forestry or livestock operation, and the construction and use of works, structures and buildings for these purposes, except residences; may also include storage and use on the farm of chemical, mineral or organic products, agricultural machinery and material for agricultural purposes.
FORESTRY	F	<ul style="list-style-type: none"> Production or improvement for commercial or industrial purposes of forest and wooded areas, including maple syrup production.
EXTRACTION	E	<ul style="list-style-type: none"> Extraction of mineral substances, plant and organic materials for commercial or industrial purposes, excluding sod. Primarily includes mining activities, exploitation of sand pits and quarries, including transformation, storing or on-site sale of the products of this exploitation.
RECREATION 1 Intensive recreation	R-1	<ul style="list-style-type: none"> Outdoor recreation requiring intensive or large-scale equipment or facilities, such as downhill ski centres, running tracks or zoos.
RECREATION 2 Extensive recreation	R-2	<ul style="list-style-type: none"> Outdoor recreation requiring extensive equipment or facilities, such as hiking or cross-country ski trails, cycle paths, parks, public green spaces, campgrounds or golf courses. Space linked to the overall conservation of wildlife or fragile natural areas (e.g. wildlife or ecological preserves).
PUBLIC UTILITIES AND INFRA- STRUCTURES	U	<ul style="list-style-type: none"> Public utility services and infrastructures such as waterworks and sewer infrastructures, water treatment plants, gas, electricity and telecommunication networks.

5.0 HERITAGE FEATURES AND RURAL CHARACTER

The municipality of the township of Arundel has a history that has influenced the layout and development of the territory and the result can still be observed today.

SITES BY CATEGORY ZONE OF ARCHITECTURAL INTEREST	LOCATION	MAIN FEATURES
Arundel village	Concentration of old buildings in the village of Arundel on rte 327	Well-preserved centre with buildings typical of rural communities of Anglo-Saxon origin, resulting from the settlement of people of Irish and Scottish origin along the Rouge river (around 1860) • Studies done by the ministère de la Culture et des Communications highlight the heritage value of the village of Arundel*
RELIGIOUS AND INSTITUTIONAL BUILDINGS Grace Anglican church	Route 327, Arundel	Built in 1889 and situated on a hill overlooking the village of Arundel, neo-gothic style
CULTURAL HERITAGE Old Canadian National train station	Station relocated on route 364 between Huberdeau and Arundel after the Canadian National railway line through Arundel was discontinued	Well-preserved small building, built in the first quarter of the 20th century, in an Anglo-Norman cottage style
Old railway bridge	Bridge across the Rouge river to the south of Arundel	Early 20th century railway bridge with a metal superstructure • The roadway of the bridge has been partially restored as part of the cycle path of the aerobic corridor

* Based on the three following criteria:

- the site: the site integrates geographic and natural elements with the built environment
- concentration: groups of buildings of architectural interest
- use of space: buildings with special layout or siting

Article 70 of the *Cultural Property Act* allows the Municipality to identify one or more historic buildings located in its territory. According to the law, a historic building is an immovable that is of historic or architectural interest. This law also allows the Municipality to establish standards concerning any alteration or restoration of the identified immovables.

In both the village itself and in the agricultural sectors of the rural community, there are buildings with architectural features that merit attention. For example, white clapboard houses with pitched roofs are representative of the village centre.

A campaign to promote heritage buildings would increase community awareness of its history and this, in turn, should encourage the community to preserve its historic buildings. Preserving this local heritage will add to the attraction of the community and highlight the unique identity of the territory.

6.0 THE NATURAL ENVIRONMENT AND RECREATIONAL ACTIVITIES

Certain precautions need to be taken to preserve the features of the natural environment in developing Arundel. For example, the presence of lakes and rivers means that protection of the lakeshores and riverbanks and management of their drainage basin is a priority. The low population density in the rural community makes it easier to integrate development into the natural environment.

Certain sites need to be protected, as for example, the swamps with their rich environments where a variety of animal species thrive. Such areas are essential to our ecological systems. The white-tailed deer yard also has to be protected; only low density land use is compatible with these places (see land uses).

A number of flood and erosion zones are found near the Rouge river (figure 2). Residential building is restricted on these sites and standards have been established to ensure public safety. Specific zones have been delineated in the MRC's planning program (figure 2) and these are covered under the zoning by-laws.

Forestry operations must be compatible with other uses of the forest and therefore these activities must comply with the standards specified in the by-laws.

The beautiful natural environment in Arundel puts some pressure on the municipality to develop or to allow the development of recreational facilities, particularly along route 327.

The municipal territory already possesses some recreational facilities, such as golf courses, cross-country ski trails and the Aerobic Corridor (hiking and bicycling in summer and snowmobiling in winter). The quality of life for full-time and seasonal residents is significantly enhanced by the maintenance of the cross-country ski network. The Rouge river, following its clean-up, provides clean water for swimming and opens up the possibility of a municipal beach.

Appropriate by-laws will encourage the opening of lodgings and holiday accommodations, for example, farm holidays.

figure 2-1

MUNICIPALITÉ RÉGIONALE DE COMTÉ DES LAURENTIDES
SCHÉMA D'AMÉNAGEMENT RÉVISÉ
Projet de règlement no.-2006 modifiant le schéma d'aménagement révisé
 - adopté le 23 novembre 2005

lots déstructurés en zone agricole **PLANCHE 4.7**
Municipalité de Arundel - lot du chemin Swail's Corner

DELIMITATION DE L'LOT DESTRUCTURE
POTENTIEL DE DEVELOPPEMENT RESIDENTIEL

ROUTE MORRISON
LAC BEAVEN
CH. SWAIL'S CORNER
CHEMIN WHITE
6B
5B
4B
3B

Échelle: 1:4 000
 CO. CARTES: CERN 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943,

figure 2-2

MUNICIPALITÉ RÉGIONALE DE COMTÉ DES LAURENTIDES

SCHÉMA D'AMÉNAGEMENT RÉVISÉ

Projet de règlement no.....-2006 modifiant le schéma d'aménagement révisé
- adopté le 23 novembre 2005

Lots déstructurés en zone agricole **PLANCHE 4.B**

Municipalité de Arundel - lot de la route Morrison

DÉLIMITATION DE L'LOT DÉSTRUCTURÉ

POTENTIEL DE DÉVELOPPEMENT RÉSIDENTIEL

ROUTE MORRISON (route 327-364)

ARUNDEL MONTCALM

LAC BEAVEN

Échelle: 1:5 000

**COR CORON: CHANTAL GONDY, GEORGES LEBLANC, ANNE LYNN TROTTIER,
MICHELLE WOOD, YVES, 2005-11
BASELÉE SUR LES DONNÉES HYDROLOGIQUES DU MINISTÈRE DE L'AGRICULTURE
DU PÊCHE ET DES PÊCHERIES DU QUÉBEC, 2005, 2006, 2007**

7.0 PUBLIC SERVICES AND INFRASTRUCTURES

This section deals with the services offered to members of the community, as well as infrastructures, that is, public utility networks, road networks, etc.

7.1 MUNICIPAL SERVICES

The Municipality already offers a number of recreational activities to community members. The library, the park, cross-country ski trails, snowmobile trails, tennis courts and the skating rink are all enjoyed by the community. The large number of associations and groups of all kinds is significant and their meetings promote community involvement and improve community life.

Some older members of the community currently live in a senior citizens home that is run in part by the Municipality. The aging population points up the growing need for some form of home adapted to this group. The Municipality plans to study this need and take further steps as required. In time, certain types of residences (accessory dwellings) could be considered in the by-laws. However, the present concentration in the village core makes it virtually impossible to increase this population without installing water and sewer systems and this has not been planned for.

Keeping the elementary school in Arundel is of great importance as the children do not have to spend a lot of time on a school bus, as they must when they go to secondary school.

While household garbage is currently taken to the Township of Marchand, it is important that steps be taken to find a longer-term solution to the generalized problem of garbage disposal for the many small Québec municipalities. The Municipality is working with the surrounding municipalities to seek solutions to this problem, but, in any case, no landfill site or garbage dump will be located in Arundel.

7.2 INFRASTRUCTURES

THE ROAD NETWORK

The road network hierarchy is shown in figure 3. The road network is basically structured around route 327 which links the Mont-Tremblant region and Lachute.

Heavy vehicles may circulate throughout the main road network of the Municipality, but are subject to certain restrictions.

The ministère des Transports du Québec has no immediate road projects planned for the municipal territory. For some years, the Council has voiced its concern regarding the dangerous curves on route 327 south of Mountain road. The Council should continue to pressure the ministère des Transports on this subject.

WATERWORKS AND SEWER SERVICES

Since Arundel has no waterworks or sewer services, it is important to ensure strict compliance with *the Regulation Respecting Waste Water Disposal Systems for Isolated Dwellings* of the ministère de l'Environnement.

MAJOR NETWORKS

There is no question that the presence of high voltage power transmission lines has an impact on the environment, primarily a visual one. Should any new power lines be envisaged, it is important that they be located where they will blend into the environment and cause the least nuisance. Cooperation between the municipal administration, the power companies and property owners will be essential to this process.

There is no guarantee that the Municipality will always be spared projects like the recently cancelled Grand-Brûlé/Vignan power line. The Council must remain vigilant in this regard.

8.0 CONCLUSION

This document is in keeping with the planning goals set forth by the MRC des Laurentides. It will help the Municipality plan its actions and ensure that land use in its territory respects the provisions laid out in the planning by-laws, which are based on these goals.

In essence, implementation of this planning program now depends upon the application of the revised by-laws and continued efforts on the part of the Municipal Council toward achieving the objectives of the program.

LAND USES

Af Agroforestry

Ag Agriculture

Cons Conservation

For Forestry

Pa Scenic recreational
and agricultural

Rc Outlying residential

Rm Mixed rural

Ru Rural

Va Seasonal cottage

Vi Village centre

Agricultural zone
(LPTAA)**MUNICIPALITY OF THE
TOWNSHIP OF ARUNDEL****LAND USES****PLANNING BY-LAWS**

