



STUDY ZONES OFFICIAL PLAN 2022

PLA-3-2022

Service de l'aménagement du territoire (SAT)

02-11-2022

For the 2022 Official Plan Exercise

The following report is simply an overview of the areas or properties that the Planning Department would like to study when exercising the 2022 Official Plan.

Below are general comments for each appendix attached to the report, based on the results of Hemson's study dated February 18, 2022 and presented in public to the UCPR Committee on February 23, 2022.

Annex 1 ST-ALBERT

The village of St-Albert has no need to expand its boundaries. The available vacant land supports the expected growth.

That said, we would like to redistribute the current area for better purposes to demonstrate the existing and also allow the use of connections built in 1992 for 3 vacant lots and one built lot (1503) along Route 900 West, just west of 1489.

At first glance, this meets the intention of the PPS.

Annex 2 "T&I" HWY 417 EXIT 79

The Planning Department is of the opinion that although Hemson's study explains that it currently has enough "Commercial and Industry" (T&I) land in The Nation, we would like to promote the possibility of having "T&I" land with very large areas and give a range of choices regarding accessibility to land with or without service.

Near the intersection of Limoges Road and Calypso Street, we would like to add an area of approximately 109 acres north of the highway. To do this, the SAT is of the opinion that we should redistribute the 42 acres of "T&I" south of the highway for land to the north and add the shortfall from a general redistribution across counties.

The 42 acres in question remained in rural policies, allowing it to be re-examined at the time the municipal services will be available on this side of the highway but also when a development plan is filed. This 42-acre has huge development challenges with proximity to the highway and natural waterways. Also, we must assess the arrival of the roundabout at the end of Highway 300 in the Township of Russell before establishing long-term access to these lands.

Annex 3 SAND PIT LIMOGES

The Planning Department is of the opinion that we need to introduce the land just west of the existing sand pit within the aggregate reserves. The sand existing in the region is essential for the construction of septic fields. This reserve must be protected at all costs.

At first glance, this meets the intention of the PPS.

Annex 4 INNOVATION PARK & SURROUNDINGS

Following discussions with the various agencies, the Innovations business park should be part of the "Trade and Industry" (T&I) policies. We are also in talks to include additional land to allow a second phase of this project.

Annex 5 ST-ISIDORE

The village of St-Isidore has no need to enlarge its boundaries. The available vacant land supports the expected growth.

That said, we would like to redistribute the current area for better purposes to maximize existing infrastructure and try to start some construction projects.

At first glance, this meets the intent of PPS.

Annex 6 HWY 417 EXIT 58

It is our view that following GFL's expansion south of the highway, the business opportunities related to this industry, would be a possibility. We are looking at the possibility of introducing these Highway commercial zoned lands within the "T&I" Policy.

Annex 7 QUARRY ST-ISIDORE

Simply correct what exists and also include a plot along the highway in order to create the possibility of a loop of the road network.

Annex 8 WITHDRAW OF "T&I" SOUTH OF HWY 417 EXIT 79

Le SAT est d'avis que le terrain, un peu comme les 42 acres à Limoges, sont difficiles à développer et nous croyons que cette aire serait mieux redistribuée dans la municipalité. Nous proposons de modifier ces parcelles avec une politique rurale au lieu de "T&I".

Annex 9 SEPTAGE FIELD CONC. 14

Just like our aggregate sites, these special properties, allowing the spreading of septic sludge are equally important.

These properties isolated according to their nature, allow us to serve our residents who use private services. Without this type of business, the costs of emptying septic tanks would be much more expensive.

Annex 10 ROAD ALLOWANCE

Simply increase to 26 meters instead of 20 meters, the right-of-way of Calypso Road, Pommainville and the one separating concessions 4 and 5 along the dotted segments.

Annex 11 LIMOGES

For the village of Limoges, we studied the possibility of redistributing the existing urban area to allow a better justification on the development of the east of the village. Since 2013, we know that a north-south road, joining Savage and Des Pins streets.

This change to the urban area will facilitate talks on the services and location of infrastructure in the future. Land leaving the zone will return to the zone at the appropriate time.

At first glance, this meets the intention of the PPS.

RECOMMANDATION:

As a final statement, the Planning Department calculated a shortfall of Commercial and Industry;

PH.1, 279 acres

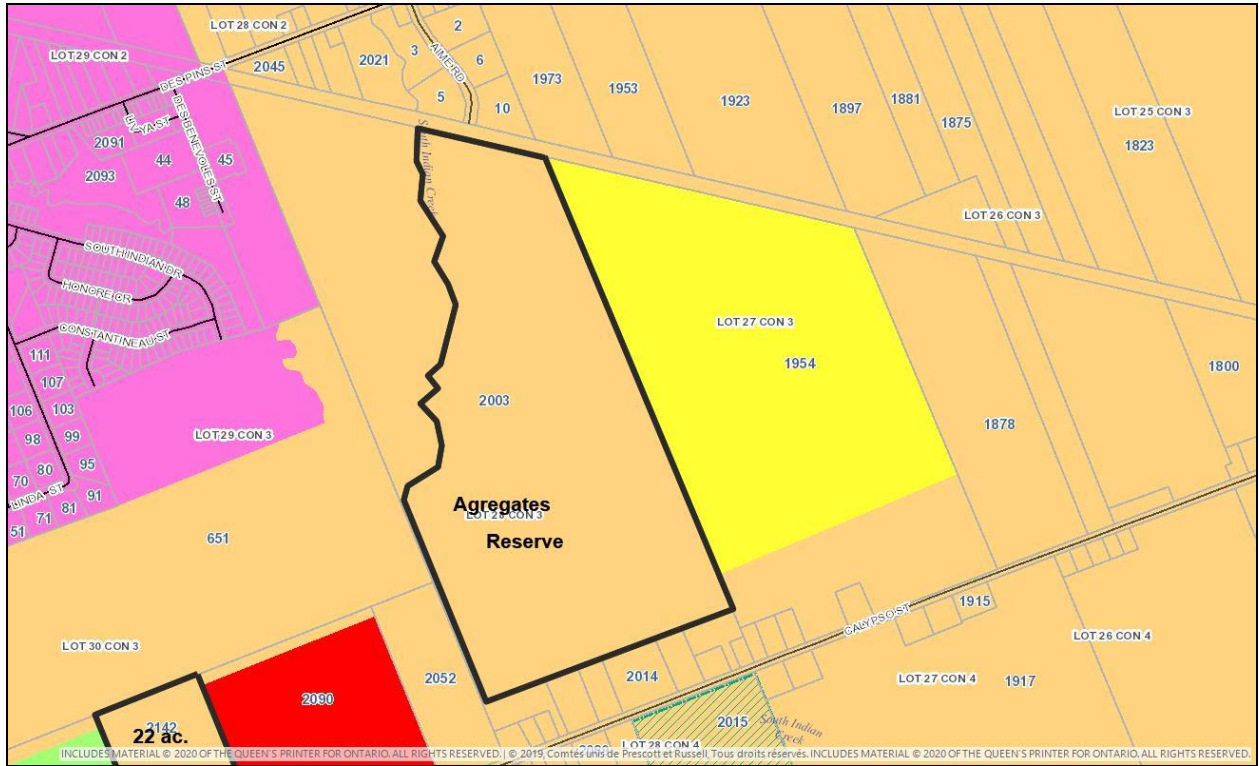
+ PH. 2 (Future) 499 acres

Minus (42 + 25 ac.) - 67 acres

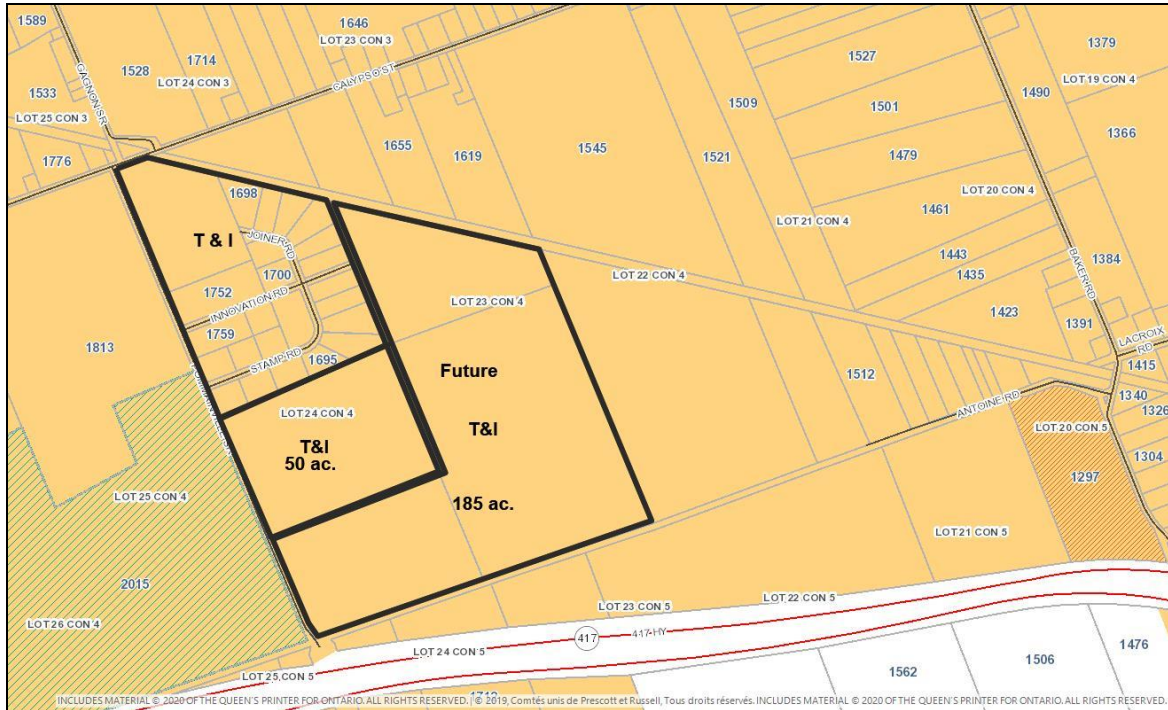
The SAT would like to provide a second report to the Council for approval.

Guylain Lafèche, MCIP, RPP
Planning Department Director

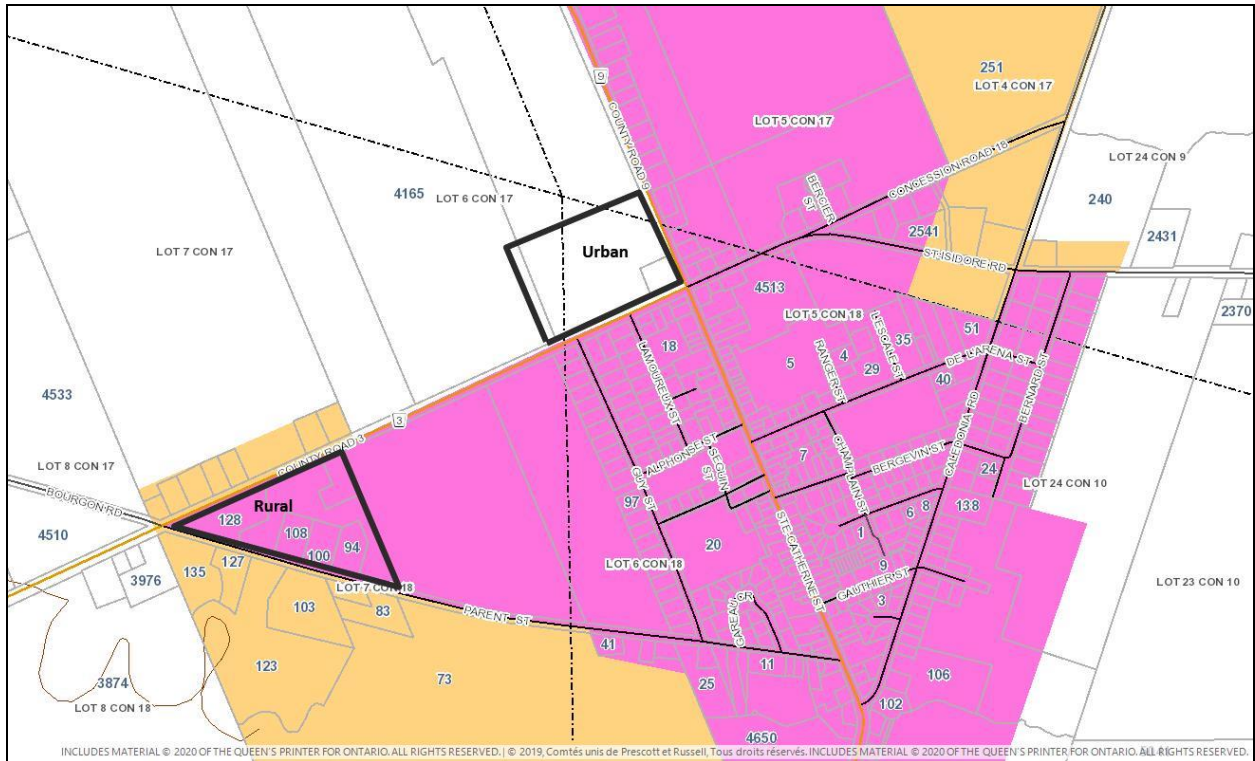
Annexe 3



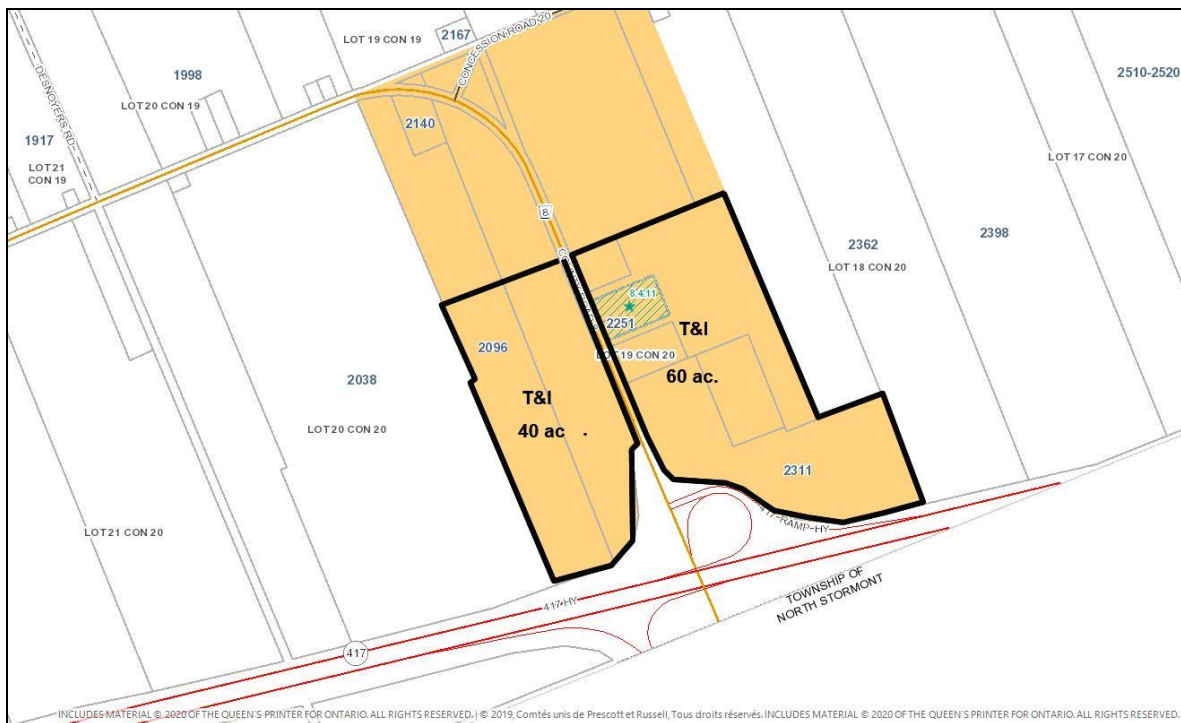
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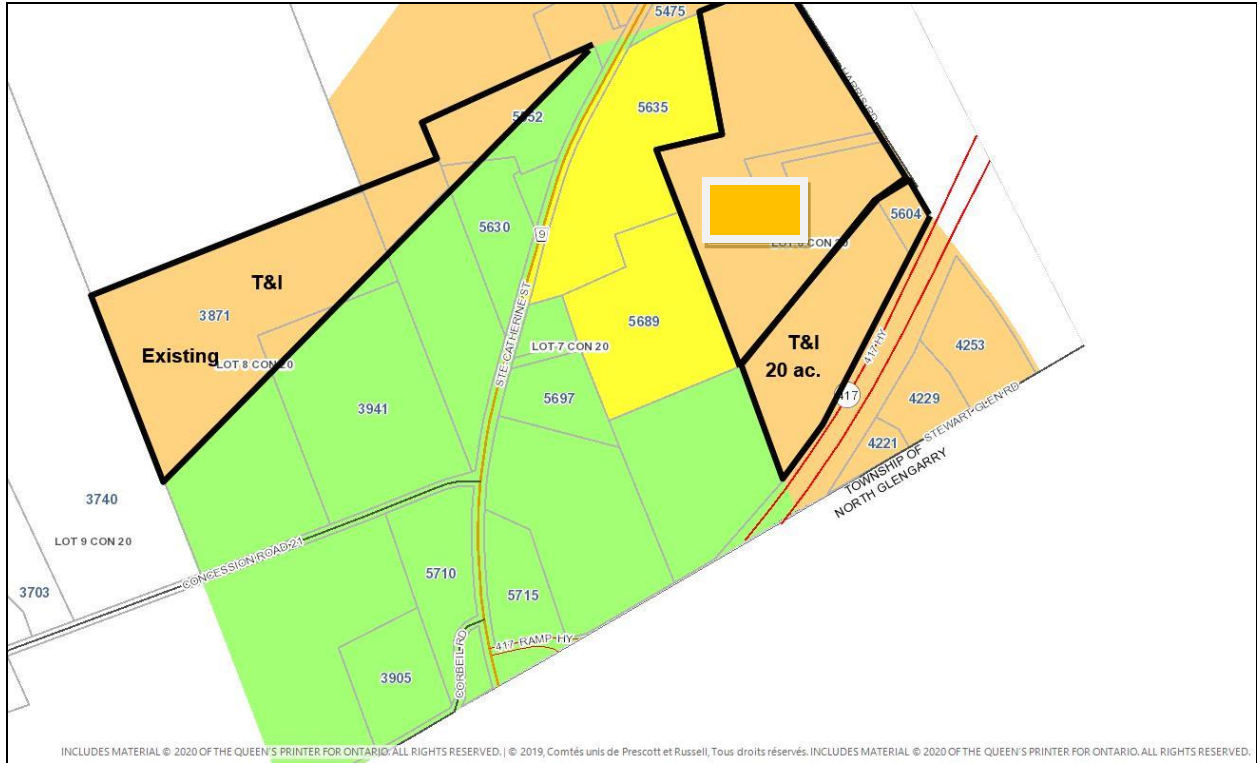
Annexe 5



Annexe 6



Annexe 7



Annexe 8



Annexe 11

