Regional County Municipality of Pontiac

REVISED LAND DEVELOPMENT PLAN

By-Law Number 65-99

Adopted on May 25, 1999
Effective on February 23, 2001
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Bristol
Bryson
Campbell's Bay
Chichester
Clarendon
Fort-Coulouge
Grand-Calumet
Leslie-Clapham-and-Huddersfield
L'isle-aux-Allumettes
Litchfield
Mansfield-and-Pontefract
Portage-du-Fort
Rapides-des-Joachims
Shawville
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Thorne
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REGIONAL COUNTY MUNICIPALITY
OF PONTIAC

REVISED LAND DEVELOPMENT PLAN

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LIST OF ACRONYMS

ATO      Association touristique de l'Outaouais
         (Outaouais Tourist Association)

CAAF    Contrat d'aménagement et d'approvisionnement forestier
         (Timber Supply and Forest Management Agreement)

CLD     Centre local de développement
         (Local Development Centre)

Council Council of the Regional County Municipality of Pontiac

CPTAQ   Commission de protection du territoire agricole du Québec
         (no official translation)
         The Commission is responsible to secure the preservation of the
         agricultural land in Québec.

CRDO    Conseil régional de développpement de l'Outaouais
         (Outaouais Regional Development Council)

DOR     Document sur les principaux objets de la révision du schéma
         d'aménagement
         (Document Concerning the Main Subjects of the Revision of the Land
         Development Plan)

LAU     Loi sur l'aménagement et l'urbanisme
         (Land Use Planning and Development Act)

MAPAQ   Ministère de l'Agriculture, des Pêcheries et de l'Alimentation du Québec
         (Québec Ministry of Agriculture, Fisheries and Food)

MRC     Municipalité régionale de comté
         (Regional County Municipality)

MRN     Ministère des Ressources naturelles du Québec
         (Québec Ministry of Natural Resources)

MTQ     Ministère des Transports du Québec
         (Québec Ministry of Transport)

ZEC     Zone d'exploitation contrôlée
         (Controlled Operations Zone)
INTRODUCTION

REVISION PROCESS OF THE LAND DEVELOPMENT PLAN

The elaboration and revision of the Land Development Plan were made in accordance with the Land Use Planning and Development Act (LAU).

The revision of the Land Development Plan is the result of a study and coordination process begun with the Document Concerning the Main Subjects of the Revision of the Land Development Plan (DOR) and followed by the First and Second Drafts of the Revised Land Development Plan of the Regional County Municipality (MRC) of Pontiac.

This document was drawn up by taking into account the governmental opinion in matter of land use planning and development and of the opinions of local municipalities on the First and Second drafts of the Revised Land Development Plan (PSAR I and PSAR II). It also takes into account most of the opinions mentioned during the public consultations on the Second Draft of the Revised Land Development Plan (PSAR II).

CONTEXT OF THE REVISION OF THE LAND DEVELOPMENT PLAN

The Land Development Plan represents more than a simple amendment of the document since the planning context has very much evolved since the coming into force of the first Land Development Plan of the Regional County Municipality of Pontiac in 1988.

Firstly, works used as a framework have come or are in the process of coming to modulate the exercise that is the planning and development of the territory. The Regional Strategic Plan of the Outaouais Regional Development Council (CRDO) that establishes the axes and priorities for the development, as well as the intervention objectives for the whole Outaouais region, is an example. In a concise manner, the main axes and priorities as regards to regional development are identified in the following page.
AXIS 1

Development and diversification of the economic structure = priority sectors: tourism, information technologies, forest products, bio-alimentary industries, as well as culture and cultural industries.

AXIS 2

Development of the workforce and full use of regional human resources = priority sector: development of the workforce.

This Revised Land Development Plan integrates and supports several of the intervention objectives identified in the Regional Strategic Plan. It is important to mention that the CRDO is currently reviewing its strategic planning in cooperation with the CLDs of the region. This Land Development Plan agrees also with the Local Action Plan drawn up by the Local Development Centre (CLD) of Pontiac.

Secondly, the legal context has greatly evolved since the coming into force of the first Land Development Plan (Land Use Planning and Development Act, Preservation of Agricultural Land and of Agricultural Activities Act, etc.).

Thirdly, some new concepts in the field of land use planning and development have made their appearance. Here are some of these : the inhabited forest concept, the Ottawa River Waterway Concept and the transfer of the management of public intra-municipal lots (TPIs). In the same way, the projects being tackled by the Outaouais Digital Information Treatment Agency (ATINO), of which the MRC of Pontiac is a partner, will introduce new geomatic tools for a better management of the territory. Currently, these tools are the ecological reference context (CER), the Outaouais Integrated Decision-Making Assistance System (SIADO) including tools for integrated resources management (multi-criteria analyses), as well as a base and a bank of regional data.

Fourthly, the protection of the natural and human environment with a perspective of sustainable development has become a most current and inescapable preoccupation.
Fifthly, local municipalities have truly experienced their first planning by-laws for the last years.

**PRESENTATION OF THE DOCUMENT**

The first part of the Revised Land Development Plan includes five chapters. The first chapter entitled *Territorial Organization* was drawn up in the form of themes and brings together the main stakes and concerns in matter of land use planning and development for the MRC of Pontiac. In a general way, each theme includes the context and problems in matter of land use planning and development, the aim and objectives that have been retained, the land use designation and land development policies that have been retained, and in some cases the means of implementation. These means are non-statutory provisions aimed to carry out the Revised Land Development Plan. Most of the means of implementation are repeated and more detailed in the Action Plan.

The four following chapters deal with the mandatory elements to be included in the Land Development Plan as prescribed by the Land Use Planning and Development Act (LAU). The annexes at the end of the document are not part of it. They are only there to facilitate the understanding of some of the elements of the Revised Land Development Plan. The pouch included in the document contains two maps: the first one turns on the land use designations and the second one introduces to the wildlife habitats.

The second part of the Revised Land Development Plan is the *Complementary Document*. This document is also mandatory. It establishes the minimal standards that local municipalities must follow within their planning programs and planning by-laws after the coming into force of the Revised Land Development Plan.

The third part of the Revised Land Development Plan includes documents that are referred to as *accompanying documents*. These documents are the Action Plan for the implementation of the Land Development Plan, the document detailing the approximate costs of the various inter-municipal equipment and infrastructures proposed in the Revised Land Development Plan, as well as the document specifying the terms and conditions and the conclusions of the public consultations.
The Regional County Municipality of Pontiac: a portrait

The territory of the Regional County Municipality (MRC) of Pontiac is located in the western part of the Outaouais region and extends for an area of 13,848.26 km$^2$. It is bordered to the north by the MRC of La Vallée-de-l'Or, to the north-east by the MRC of La Vallée-de-la-Gatineau, to the east by the MRC des Collines-de-l'Outaouais, to the south by the Ottawa River and to the west by the MRC of Témiscamingue.

The whole territory includes eighteen municipalities spreading over 4,177.82 km$^2$ and an unorganized territory (TNO) occupying an area of 9,670.44 km$^2$. Only the municipalized territory is occupied by permanent residents amounting to 15,737 inhabitants.

The relief is characterized by the plain of the Ottawa River, by ledges and ravines. The flat open country disappears towards the west to join the Canadian Shield that gradually rises next to the Ottawa River. The Canadian Shield represents the major part of the territory; it is characterized by a generally hilly land with some encrusted valleys.

The amalgamation of two geological regions, which are the Canadian Shield and the St. Lawrence Lowlands, associated with the variety of the vegetal cover, more than 4,000 lakes and rivers and a vast ecological environment, present a quite remarkable landscape.

Dominated by western winds, the climate of the region is of the temperate continental-type. The climate is generally dry and cool all year-round except during summertime.

Having a rich history, the region offers not only interesting geophysical elements and exceptional landscapes, but it abounds with built-up elements and sites with special heritage, architectural or aesthetic value. Its history is influenced by the presence of American Indian tribes, *coureurs de bois* (French fur traders) and the first settlers coming from different parts of Europe and from the East of the United States. The name *Pontiac* is directly related to the American Indian Chief Pontiac, chief of the Odawas who, of the time of the Conquest, gave to his posterity the image of a chief that had remarkable strength of character. Synonyms to strength, energy and courage, it is not surprising that the name of the Chief of the Odawas was given to a Québec county which the territory hugs the Ottawa River$^1$.

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The Pontiac has suffered a steady decrease of its population since the 1970s, but in the last few years the decrease appears to have stabilized. Nonetheless, the makeup of the Pontiac population is summed up by an exodus of youth, a weak return by the 35-year-olds and more, and the aging of the resident population.

The Pontiac is characterized more as a rural environment. In a region of rural character, the notion of urban environment is characterized by small centres providing basic services and activities for the community. The urban areas have a relatively high occupation density, offering public and commercial services, as well as public utility services. The rural areas are characterized by land uses mainly related to forestry, recreational and agricultural activities. Furthermore, the territory is used for cottage purposes especially along lakes and watercourses.

Social equipment and services intended to serve the people are spread among the municipalities having a more urban character. Among the various types of social equipment and services, there are schools, libraries, local community services centres (CLSCs), a hospital, arenas, etc. However, the offer in matter of health services is considered insufficient.

The economy of the Pontiac is mainly based on the primary development and processing of natural resources. Forests are characterized by a great heterogeneity of stands among which hardwoods occupies an important place. Since the Pontiac forests have a rich development potential, several forest processing industries are in place therein. In terms of jobs, the region would be dependent in the order of 92.3 % for its manufacturing jobs according to a study made by the Québec Ministry of Natural Resources (MRN) published in 1994 and bearing on the processing of wood. This sector of activity is an important source of revenues.

Various and abundant wildlife are present in the forests with several species of land mammals, wildfowls, insects, batrachians, etc. Furthermore, since the vast territory is made up mainly of public lands, it is coveted by many users such as cottagers, hunters, anglers, open air amateurs, boaters, etc; these people stimulate commercial and tourist activities.

Tourism is in full evolution. In fact, many structuring projects related to tourism are currently being completed or improving on popularity. The opening of the Ottawa River for boating, the development of the
interpretation site at the Great Chute of the Coulone River and the development of the Pontiac Trail Regional Park on a closed down railway line are some examples.

The agricultural environment also plays an important role in the regional economy. The large proportion of fertile lands on the territory sustains large-scale farming. Extensive breeding of cattle is done there. In fact, the Pontiac is currently in first place in Québec for beef production.

In terms of transportation, the MRC of Pontiac is relatively well served. Its municipal network is linked to the higher road network by a provincial road (Highway 148) and by three regional roads (Highways 301, 303 and 366). The highways are thus the backbone for most of the travelling.

In conclusion, due to the characteristics of its territory, the Regional County Municipality of Pontiac is similar to many other rural areas in Québec. The prerequisites for its development are closely related to its assets and potentials. Its generating elements are at the same time dependent on the economic context, on the thinking and decisions made with respect to land use planning and development and, finally, to the preservation, management and development of existing potentials.

SUMMARY

1. TERRITORIAL ORGANIZATION

Forest environment

Forests are predominant and omnipresent in the MRC of Pontiac. They supply many sectors of activities. Facilitating the development of the forests and the everlastingness of all of the resources in the forest environment is a guarantee for the sustainable development of the territory.

Agricultural environment

The agricultural area is generally homogenous and structured. However, some areas present lesser potentials for agricultural purposes. For that reason, it will be necessary to consolidate the agricultural vocation in
those parts of the territory that have good agricultural potentials and to allow a diversification of activities in marginal areas.

**Urban environment**

Planning the use and the occupation of urban areas with a perspective of management of urbanization (establishment of a hierarchy, increase of the density, economic viability), is essential in order to minimize the costs related to equipment and infrastructures, and to ensure a better living environment for citizens.

**Industry**

Over and above raising questions about the problems related to the coexistence of uses, the scattering of industrial activities on the territory prevents the creation of true industrial areas that can offer a critical mass and create hubs of development. Thus, it is important to ensure the structuring of areas with an industrial vocation and of industrial activities on the whole territory.

**Water and waterside environment**

The water resource is essential as much for the subsistence of people and of ecosystems as for activities it generates. It is therefore important to preserve the quality of water by limiting the impacts on the water table and on water intakes of local municipalities by planning uses around water intakes, as well as controlling the occupation and utilization of lakeshores and riverbanks.

**Tourism**

The region has an exceptional potential for recreational and tourist activities related to open spaces, natural landscapes, numerous lakes and rivers, abundant and diversified wildlife, as well as to the architectural and heritage styles that exist in the municipalities. Thus, the harmonization of the territorial organization with the recreational and tourist development objectives is essential in aiding efficient and sustainable development strategies.

**Waste management**

For the Council of the MRC of Pontiac, the question of the efficient management of waste remains a constant preoccupation. To this end, the
MRC Council is waiting for the legislative changes that will implement the Québec Action Plan for the Management of Residual Materials. At that moment, the Council will be able to understand its obligations and thus elaborate a residual materials management plan for the whole territory.

Hunting and fishing on public land

The territory of the MRC of Pontiac has been famous for the quality and quantity of its wildlife and fish resources. So it is important to ensure the full accessibility to free public land for purposes of hunting, fishing or trapping.

2. SITES AND TERRITORIES OF REGIONAL INTEREST

Within the Revised Land Development Plan, the sites and territories of regional interest that were retained are those that facilitate the appreciation of history, ecosystems and of special landscapes in the Pontiac. The importance of historical, architectural and archaeological heritage and the importance of the biodiversity of the physical environment demand an adequate protection, particularly when we intend to include them in the recreational and tourist development of the region.

3. SITES AND ZONES WITH CONSTRAINTS TO LAND OCCUPATION

Sites and zones with constraints to land occupation are all those parts of the territory where land occupation is subjected to special constraints for reasons of safety or of preservation of investments. Based on the information available, they are identified in the Revised Land Development Plan. Consequently, the Complementary Document provides for the implementation of measures in order to control the introduction of buildings or activities within or near these areas.

4. TRANSPORTATION

In regard to the higher road network, the preoccupations of the Council are about the improvement and management of existing equipment and infrastructures on the territory of the MRC. With respect to the local road network, it is mostly in matters of construction and maintenance of new
access roads to resources (forestry development, hunting, fishing and cottage) that the Council is being challenged. The MRC Council is equally concerned with the development and management of the Pontiac Trail Regional Park, the Ottawa River Waterway and some roads to be built, as well as with adapted transportation.

5. REGIONAL EQUIPMENT AND INFRASTRUCTURES

By equipment and infrastructures, we mean those that are of interest to citizens and ratepayers of more than one municipality, be it those that are of a regional nature or that have an inter-municipal character or incidence, and those put in place by a public body or by a school board. Equipment refers to immovable and to facilities that are necessary for the community life (recreation, education, health, public administration, etc.), whereas infrastructures are works and systems that support the operation of the community. For the MRC Council, their establishment and location are related to the dynamics of the regional spatial organization and to the services offered to the population.
1. **TERRITORIAL ORGANIZATION**

1.1 *Forest environment*

1.1.1 Context and issues

**Context**

Main characteristics of the Pontiac forest environment

The Pontiac forests are mostly located in the maple stands with yellow birch zone. A portion of the forest, more to the south, is part of the maple stands with linden, whereas the last portion, more to the north, is made of yellow birch stands with fir. The forest cover is strongly mixed with a predominance of hardwoods. According to the data provided by the Québec Ministry of Natural Resources (MRN), 43% of the forest area is composed of hardwood stands, 20% of softwood stands, and 40% of mixed wood stands. White pine is present in the hardwood stands and in the mixed wood stands located in the valleys of the Dumoine, Coulonge and Black Rivers. This forest, mostly located on the Canadian Shield, covers approximately 87% of the territory of the MRC. It supports wildlife and flora, as well as a multitude of activities such as hunting, fishing, trapping, cottages, excursions, prospecting, to name a few.

The forest area of the MRC is characterized by its strong proportion in the public domain compared with the private forests. In fact, public forests are mostly located in the north of the municipalised territory, whereas the privately owned forests are found mostly within the municipalities. Comparatively to public forests covering 88% of the forests of the Pontiac, the private forests cover only 12% of the forests on the territory. This percentage is comparable to the provincial average, which is of 10%, but lower than the Outaouais region average which is about 20%. A common management organization and five forestry consultants offer the assistance program for the development of private forests and look after forestry development. A wood producers board is responsible for the marketing of wood; this organization has recently adopted a by-law for the exclusive marketing of pulpwood.
The inhabited forest

The potential territory for the application of the inhabited forest concept may include public and private lands. This concept aims at giving the management of natural resources to local communities in order that they may develop all the forest resources within the inhabited zone and that they may generate an additional and durable socioeconomic activity from which they could benefit. A pilot project of inhabited forest includes our territory and that of the MRC La Vallée-de-la-Gatineau; it is the Forêt de l’Aigle. Although the major part of this project is located on the territory of the MRC La Vallée-de-la-Gatineau, our part has a great potential where forest management works are done and where recreational and tourist facilities are put in place.

Management and utilization of the public forest area

The public forests are managed by the MRN. The territory of the MRC includes two of the three management units of the MRN in the Outaouais region, which are, in order of importance, that of the Coulonge (71) and that of the Haute-Gatineau (73). The forest area also supports a multitude of activities related to other resources that exist in the forests such as hunting and fishing, recreation, cottages, experimentation, etc. The following table gives an indication of the importance of the utilization forms of the forest environment in the public domain.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outfitters with exclusive rights</td>
<td>11</td>
</tr>
<tr>
<td>Outfitters without exclusive rights</td>
<td>14</td>
</tr>
<tr>
<td>CAAF holders (6 common areas)</td>
<td>19</td>
</tr>
<tr>
<td>ZECs</td>
<td>3</td>
</tr>
<tr>
<td>Ecological reserves (legalized)</td>
<td>4</td>
</tr>
<tr>
<td>Experimental forests</td>
<td>23</td>
</tr>
<tr>
<td>Intramunicipal public land (without rights)</td>
<td>69</td>
</tr>
</tbody>
</table>
The intra-municipal public lands (TPI) are public holding and located within the municipalised territory. The TPI's without rights occupy approximately 75 km\(^2\) in the MRC of Pontiac. Nearly two thirds of these lands are made up of blocks of lots, whereas the third remaining is made up of scattered lots. The MRC of Pontiac expects to receive the transfer of intra-municipal lots on its territory shortly. In fact, discussions are currently taking place between the MRC’s of the Outaouais region, the CRDO and the provincial government in order to set the terms and conditions of the management of these lots by the municipal world.

According to the data provided by the MRN’s Coulonge management unit (71), the total volume provided from the public forests of the MRC was of 1,471,400 m\(^3\) in 1996, of which 634,800 m\(^3\) (43 %) were allocated to plants located in the MRC and 836,000 m\(^3\) (57 %) allocated to plants located outside the MRC. Of the aforementioned volume of wood leaving the MRC, more than 90 % went to plants located in the Outaouais region. A volume of 150,100 m\(^3\) coming from outside the MRC (excluding the province of Ontario) was processed in the plants of the MRC of Pontiac.

**Processing of the wood resource**

The quantity and quality of forest resources makes the Pontiac a region with a forest tradition. The first processing of wood is done by 23 plants of which there are one pulp mill, three hardwood and pine sawmills and 19 small sawmills. Furthermore, the majority of plants and processing industries on the territory of the MRC are directly related to the wood resource. According to the document entitled *Le portrait forestier des régions (Forest Portrait of the Regions)* made by the MRN in 1994, about 92 % of all manufacturing jobs on the territory of the MRC of Pontiac are related to the processing of wood. In conclusion, the operations and processing of forest resources are important elements in the regional economy and the dynamism of this economic sector contributes to the progress of the community.

**Sustainable development of the forest environment in general**

In a quite different connection, the planning and development of the forest environment have become, at the international level as well as at the local level, a subject that concerns more and more the population, the economic community and the numerous actors in the forestry sector.
Thus, the possibility of a sustainable development based on the renewable resource that forests represent, as well as their utilization and preservation of their potentials, are at the base of many initiatives. The priority following from an objective of sustainable development to the axis *Forest products* (CRDO), the organization of agencies for the development of private forests, the recent elaboration of a guide to sound forest management practices for private woodlots, the availability of funds for the development of the resources of the forest environment such as *Volet II* (MRN), as well as the takeover of the intra-municipal public lands (TPI) by the municipal world, are some examples.

**Issues**

Forests are everywhere on the territory of the MRC of Pontiac. They support a multitude of activities mostly related to forestry development and to recreation. Their condition and utilization present some disparities in matters of development, protection and of regeneration of the resources depending on the ownership of the land.

**On public land**

On public land, forest management and forestry operations must be planned in the short, middle and long courses by the holders of Timber Supply and Forest Management Agreements (CAAF) and are subject to rules included in the Forestry Act and the Regulation Respecting Standards of Intervention in Forests of Public Domain (RNI) in order to ensure, among others, the coexistence of activities and the sustainability of all the resources. In fact, there are many users of the public forests. Their coordination is essential so that all of the activities can continue with everyone being satisfied. This context brings the MRC of Pontiac to play an even more active role in the management of public land and, in particular, the management process of the forest environment.

However, silviculture conducted by CAAF holders generates each year a great volume of hardwood of lesser quality (pulpwood) that is left on the ground of the harvesting sites or along the roads, for lack of takers. The members of the MRC Council question themselves about this loss of raw wood and hope that the appraisal of the forest management policy, among others, will bring solutions to correct this situation.
Moreover, the regeneration of some species as white pine are proved to be deficient in some areas of the territory of the MRC. It is hoped that a follow-up and a research will contribute to solve this problem.

On private land

On private land, the situation is quite different. At present, there are no mechanisms to ensure the everlastingness of the resource and the integrated management of the forest environment. Furthermore, the knowledge of private forests and the present jurisdiction make the situation all the most difficult to manage the wood resource. In fact, the boundaries of the MRN’s management units, as well as those of the Pontiac Forest Products Producers Board, do not correspond to those of the MRC. The information coming from these two sources are therefore not directly applicable to the MRC. We hope that the Protection and Development Plan of Private Forests (PPMV) that the Agence régionale de mise en valeur des forêts privées outaouaises (Agency for the Development of Private Forests in the Outaouais Region) is drawing up will help to fill this missing link.

It is difficult to understand and evaluate the intensity of the operations in the Pontiac’s private forests. Yet, without precise information, we are nevertheless able to identify two specific issues. Firstly, a too intensive harvest in the private forests. In fact, abusive clearcutting and unplanned interventions in forests are regularly made. This overexploitation affects all the resources in the forest environment: deterioration of the quality of landscapes, destruction of adequate wildlife habitats, negative effects on the environment, reduction of the forests’ potentials, etc. Secondly, an underdevelopment of private woodlots. The low rate of participation of woodlot owners in the assistance program for the development of private forests, although comparable with the provincial and regional rates, indicates that many woodlots are underdeveloped. The fact that lands are also left fallow when they could be brought back into forest production is an indication of an underdevelopment.

The combined effects of the abusive harvesting, the underdevelopment and of the absence of control measures are an obstacle to the utilization of the private forests. These effects and their causes will be better known when the Protection and Development Plan of Private Forests (PPMV) is available. Yet, it is important to ensure the everlastingness of the wood
resource and of all the resources of the forest environment, as well as the viable development of sectors of activities that are related to it. This finality is therefore demanding active intervention mechanisms able to meet the needs of woodlot owners and the capacity of the forest environment. The management of the use and occupation of the land, as well as the concerted action between the numerous actors, are examples of these mechanisms.

In summary, it is important to mention that over and above the forest industry, other sectors of activities, such as those related to recreation, tourism and cottages depend also on the resources of the forest environment and that these activities brought together facilitate the economic development of the MRC of Pontiac.

1.1.2 Aim

The following aim put forward by the Council of the Regional County Municipality of Pontiac is related to the forest environment that is presented previously:

**FACILITATE THE SUSTAINABLE MANAGEMENT OF FORESTS AND THE UTILIZATION OF ALL THE RESOURCES OF THE FOREST ENVIRONMENT**

1.1.3 Objectives

The main objectives related to this aim are the following:

- Promote the preservation and integrated management of all the resources and of the development potentials of the forest environment;
- Apply wood cutting methods suitable to the stand while limiting the loss of raw wood;
- Protect the existing regeneration and ensure an adequate regeneration after wood cuts;
• Improve the allowable cut in order to reinforce socioeconomic advantages issued from the wood resource.

1.1.4 Land use designation and development policies

Land use designation

For the MRC Council, the forestry land use designation involved those parts of the territory mainly dedicated to forestry development, as well as to extensive recreational and tourist activities. A multitude of cottages, mostly rudimentary, are generally located around lakes. There are also several hunting, fishing and trapping camps distributed throughout the territory. Within this land use designation, there are few if any municipal roads. Finally, it is important to mention that this land use designation covers mostly public lands.

Activities compatible within this land use designation are the following:

• Forestry development and silviculture;
• Single-family dwellings (permanent and seasonal);
• Extensive-type recreational and tourist activities (outfitters, interpretation centres, reception centres, trails);
• Activities related to education and conservation;
• Activities related to extraction of minerals (gravel, sand, stone);
• Agricultural activities.

Development policies

The following policies are related to the development, utilization and to the occupation of the land. They are put forward by the Council of the Regional County Municipality County of Pontiac. These policies contribute to the achievement of the aim and objectives that are previously identified:

• Apply a set of regulations for the protection of the forest cover and the sustainable development of the forests; the Regulation Respecting Standards of Intervention in Forests of Public Domain (RNI) applies in public forests; with respect to private forests, the regulatory context and management that must be applied by the municipalities is included in the Complementary Document;
• Preserve the other resources and potentials of the forest environment; regarding this, in order to achieve this development policy, the Complementary Document provides for terms and conditions with respect to, among others, sites and territories of regional interest (heritage, aesthetics, wildlife, etc.).

For the reason that forests are omnipresent and support a multitude of activities within the agricultural and agro-forestry land use designations, the terms and conditions included in the Complementary Document with regard to wood cuts also apply in these parts of the territory.

1.1.5 Implementation

Concerning the forests in general

As mentioned previously, forests are everywhere on the territory of the MRC of Pontiac. To this end, the following means of implementation are not exclusive to the forestry land use designation. They can also be applied to other parts of the territory.

• Increase the awareness of forest producers and private woodlot owners before the coming into force of the planning programs and planning by-laws of local municipalities;

• Take concerted action with many partners, such as the Agence régionale de mise en valeur des forêts privées outaouaises (Agency for the Development of Private Forests in the Outaouais Region) and the CAAF holders, for the improvement of the productivity of private forests and the better utilization of the resources of the forest environment;

• Since the PPMV must be adopted by the Agence régionale de mise en valeur des forêts privées outaouaises (Agency for the Development of Private Forests in the Outaouais Region) after its completion and be in conformity with the Land Development Plan, the MRC Council feels that the aims and objectives concerning the forests will be achieved;

• With respect to private forests, work for the utilization of fallow lands and put back into production poorly regenerated lands;
Develop a forestry expertise in the MRC;

Within the perspective of increasing the utilization of the forest environment, maximize maple syrup potentials on the territory.

**Concerning intra-municipal public lands**

In order to reinforce the aim put forward as regards the forests, all of the intra-municipal lots get the forestry land use designation. The MRC Council expects that the intra-municipal public lands must be developed or utilized for forestry development or silviculture projects, or for projects with an ecological, wildlife, recreational (including cottages) or silvicultural nature. They can be included in an inhabited forest project as long as their use is made within a sustainable development perspective. Following the inventory and the planning of the utilization of these lands and following the agreement of the CRDO and of the MRN, the MRC Council may sell or exchange lots or parts of intra-municipal lots. Consequently, any financial gain made from a sale must be re-injected into projects previously mentioned.

**Concerning the inhabited forest concept**

Discussions are currently taking place between many partners of the MRC to evaluate and validate a specific inhabited forest project in a strategic area of the territory. If this project is realized, it may be integrated into the Revised Land Development Plan. The Québec Government is currently preparing a policy concerning the inhabited forest and budgets should be available.

For the MRC Council, any inhabited forest project will be considered as long as it respects the aims, objectives and other terms and conditions of the Land Development Plan. Furthermore, it must meet the following principles:

- Be fitted into a perspective of sustainable development;
- Utilize more than one resource of the forest environment;
- Promote an added value to the products issued from the project;
• Create no disloyal competition to enterprises on the territory; an agreement between local enterprises and an inhabited forest project may be entered into;

• Membership in a project must be free and voluntary.

1.2 Agricultural environment

1.2.1 Context and issues

Context

Physical surroundings

In the MRC of Pontiac, agricultural activities are mostly done in the valley of the Ottawa River where there are a favourable climate and the best soils on the territory. In a general way, the relief of this area comes out in the shape of a plain that gradually joins with a series of terraces, sometimes undulated, as we go away from the river to reach the Canadian Shield. This area is sometimes dotted with woodlots that become denser as we approach the Canadian Shield.

Other areas of the MRC also support agricultural activities. Those are the terraces hugging some rivers, as well as farmable lands near or located on the Canadian Shield. These areas are generally integrated into a dominant forest environment. Agricultural activities therein are most often marginal or even in decline because of the quality of the soils and of the relief that is more pronounced.

Production

Agriculture on the territory of the MRC of Pontiac is mostly of an extensive-type. In fact, 75 % of the land is suitable for large-scale farming. Agricultural activities are based on animal production, of which cattle production. In reality, agricultural activities are different from areas to others: east of the Municipality of Campbell's Bay, agricultural activities are mainly based on large-scale farming, some milk and cattle production, whereas west of the said Municipality, production is almost exclusively
dedicated to extensive cattle breeding. Some agricultural operations on the whole territory are related to pigs, horses, sheep, etc.

Table 2 illustrates the importance of agricultural production within the MRC of Pontiac. It also shows the position of the MRC in relation to the rest of the Outaouais region. This table also shows the importance of cattle production and of cultivation in the MRC of Pontiac compared with the Outaouais region. It is important to mention that intensive and concentrated breeding operations are rather rare on the territory and that there exists a high potential, but underdeveloped, for maple products and market gardening.

The socioeconomic aspect and utilization of the soil

According to Table 3, there are currently about 450 farms distributed in the many ranges of the municipalities, but there is a reduction of more than a third of that number on the territory of the MRC between 1971 and 1996.

One of the particularities of the agricultural activities is the growing proportion of farms where agricultural activities are done on a part-time basis. In fact, in 1996, the proportion of part-time farmers for the territory of the MRC of Pontiac, according to the 50,000 $ criterion, was placed at 69 % compared with 77 % for the Outaouais region.

According to the data provided by Statistics Canada, the total area of agricultural lands went from 72,164 hectares to 60,717 hectares between 1971 and 1991, that is to say a decrease of 15.8 %. However, this decrease has not necessarily resulted in the reduction of the dynamism of agricultural activities. In fact, the degree of occupation of the agricultural zone went from 66 % to 65 % between 1981 and 1991 that is to say a decrease of 1 %, which is one of the best rates in the Outaouais region. Furthermore, according to the data included in Table 4, revenues from agriculture increased by 40.1 % for the same period. In the five following years, agricultural revenues increased by 25.3 % compared with 1991.

\[\text{Data provided by the MAPAQ, 1996.}\]
Table 2  Estimated revenues from agriculture per production in 1990 - Outaouais and Laurentians Regions

<table>
<thead>
<tr>
<th>PRODUCTION (TYPE)</th>
<th>MRC OF PONTIAC ($)</th>
<th>OUTAOUAIS REGION ($)</th>
<th>PORTION OF REVENUE (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milk</td>
<td>5,552,043</td>
<td>37,361,051</td>
<td>14.8</td>
</tr>
<tr>
<td>Pork</td>
<td>104,497</td>
<td>4,983,185</td>
<td>2.0</td>
</tr>
<tr>
<td>Poultry and eggs</td>
<td>-</td>
<td>6,399,919</td>
<td>-</td>
</tr>
<tr>
<td>Cattle</td>
<td>19,431,927</td>
<td>62,497,130</td>
<td>29.4</td>
</tr>
<tr>
<td>Sheep</td>
<td>290,927</td>
<td>1,498,475</td>
<td>19.4</td>
</tr>
<tr>
<td>Corn and cereals</td>
<td>1,251,769</td>
<td>5,786,508</td>
<td>21.6</td>
</tr>
<tr>
<td>Potatoes</td>
<td>-</td>
<td>1,816,255</td>
<td>-</td>
</tr>
<tr>
<td>Tobacco</td>
<td>401,055</td>
<td>401,055</td>
<td>100.0</td>
</tr>
<tr>
<td>Vegetables</td>
<td>-</td>
<td>1,498,723</td>
<td>-</td>
</tr>
<tr>
<td>Fruits</td>
<td>36,563</td>
<td>690,931</td>
<td>5.2</td>
</tr>
<tr>
<td>Nursery</td>
<td>-</td>
<td>2,823,623</td>
<td>-</td>
</tr>
<tr>
<td>Greenhouse and mushroom beds</td>
<td>299,353</td>
<td>5,946,676</td>
<td>5.0</td>
</tr>
<tr>
<td>Maple products</td>
<td>18,470</td>
<td>982,160</td>
<td>1.8</td>
</tr>
<tr>
<td>Other cultures</td>
<td>560,462</td>
<td>5,713,687</td>
<td>9.8</td>
</tr>
<tr>
<td>Other cattle</td>
<td>584,200</td>
<td>4,006,821</td>
<td>1.4</td>
</tr>
<tr>
<td><strong>Estimated revenues</strong></td>
<td><strong>27,675,801</strong></td>
<td><strong>142,406,199</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Declared revenues</strong></td>
<td><strong>17,819,432</strong></td>
<td><strong>110,601,684</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: MAPAQ, Regional agro-alimentary industry profile, 1993.
### Table 3  State of agriculture in the MRC of Pontiac - 1996

Total area of the agricultural zone: 93,172 hectares  
Number of farms: 441 farms

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MRC of Pontiac</strong></td>
<td>695</td>
<td>595</td>
<td>495</td>
<td>483</td>
<td>441</td>
<td>-18.8</td>
<td>-36.5</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,560</td>
<td>2,065</td>
<td>1,840</td>
<td>1,699</td>
<td>1,585</td>
<td>-20.9</td>
<td>-38.1</td>
</tr>
</tbody>
</table>


### Table 4  Total agricultural revenues (millions $) by MRC 1971-1996  
Outaouais Region

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CuO</strong></td>
<td>4.4</td>
<td>2.9</td>
<td>3.7</td>
<td>4.7</td>
<td>5.2</td>
<td>40.5</td>
<td>18.2</td>
</tr>
<tr>
<td><strong>MRC Collines-de-l'Outaouais</strong></td>
<td>9.9</td>
<td>9.7</td>
<td>12.9</td>
<td>18.6</td>
<td>14.9</td>
<td>15.5</td>
<td>50.5</td>
</tr>
<tr>
<td><strong>MRC Vallée-de-la-Gatineau</strong></td>
<td>4.9</td>
<td>3.9</td>
<td>6.2</td>
<td>8.5</td>
<td>8.8</td>
<td>41.9</td>
<td>79.6</td>
</tr>
<tr>
<td><strong>MRC Papineau</strong></td>
<td>15.6</td>
<td>13.8</td>
<td>20.0</td>
<td>18.3</td>
<td>21.4</td>
<td>7.0</td>
<td>37.2</td>
</tr>
<tr>
<td><strong>MRC Pontiac</strong></td>
<td>12.7</td>
<td>12.0</td>
<td>15.2</td>
<td>17.8</td>
<td>22.3</td>
<td>46.7</td>
<td>75.6</td>
</tr>
<tr>
<td><strong>Outaouais region</strong></td>
<td>47.5</td>
<td>42.3</td>
<td>57.9</td>
<td>67.9</td>
<td>72.6</td>
<td>25.4</td>
<td>52.8</td>
</tr>
<tr>
<td><strong>Province of Québec</strong></td>
<td>2,066.8</td>
<td>2,031.9</td>
<td>3,028.7</td>
<td>3,889.6</td>
<td>4,972.5</td>
<td>64.2</td>
<td>140.6</td>
</tr>
</tbody>
</table>

Finally, in the same way as forestry development, agricultural activities are important elements in the economic and social structure of the MRC of Pontiac. As proof, a study made by the MAPAQ in 1994, entitled *Le profil bio-alimentaire de l'Outaouais (Bio-alimentary profile of the Outaouais region)*, estimates that at the rhythm of the current development, the MRC of Pontiac can claim the first place in the regional bio-alimentary sector.

**Agricultural zone**

The agricultural zone represents 6.7 % of the whole territory of the MRC. However, it represents 23.3 % of the municipalised territory. In 1991, at the last revision of the agricultural zone, 7.5 % of the territory was excluded from the agricultural zone. The Pontiac is in the first place in the Outaouais region in terms of lands in the agricultural zone. In fact, the overall agricultural zone in the MRC (93,172 hectares) represents 27.7 % of the agricultural zone of all the MRCs of the Outaouais region, including that of the Outaouais Urban Community (CUO).

A summary analysis of the decisions made by the Commission de protection du territoire agricole du Québec (CPTAQ) between 1991 and 1995, for non-agricultural uses, shows that a good proportion of them were for the erection of dwellings or cottages. Even if there are no high concentrations of dwellings and cottages, it exists a great pressure for this kind of development along lakeshores and watercourses, as well as along main roads.

For the same period, 53 % of the 97 requests for authorization for non-agricultural uses sent to the CPTAQ were authorized. According to the following table, this percentage appears somewhat high if compared with other MRCs in the Outaouais region.
Table 5  **Decisions granted by the Commission de protection du territoire agricole du Québec (CPTAQ) - 1991 - 1995**

<table>
<thead>
<tr>
<th>Territory</th>
<th>Area involved (ha)</th>
<th>Area authorised (ha)</th>
<th>Percentage (%)</th>
<th>Number of requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUO</td>
<td>1302,926</td>
<td>0,00</td>
<td>53,0</td>
<td>97</td>
</tr>
<tr>
<td>MRC Collines-de-l’Outaouais</td>
<td>286,984</td>
<td>107,536</td>
<td>37,5</td>
<td>58</td>
</tr>
<tr>
<td>MRC Vallée-de-la-Gatineau</td>
<td>1611,189</td>
<td>595,119</td>
<td>36,9</td>
<td>126</td>
</tr>
<tr>
<td>MRC Papineau</td>
<td>924,066</td>
<td>293,195</td>
<td>31,7</td>
<td>164</td>
</tr>
<tr>
<td>MRC Pontiac</td>
<td>905,756</td>
<td>31,716</td>
<td>35,0</td>
<td>131</td>
</tr>
<tr>
<td><strong>Total – Outaouais region</strong></td>
<td><strong>5 030,921</strong></td>
<td><strong>2006,528</strong></td>
<td><strong>39,9</strong></td>
<td><strong>576</strong></td>
</tr>
</tbody>
</table>

Source: Compilation of data provided by the CPTAQ and landed property data.

**Issues**

Planning and development of the agricultural land are important challenges for the years to come. In fact, the quest for a more productive and efficient operation in a context of free markets may well produce, if it has not already begun, changes in the traditional structures of the farm (regrouping of farms, diversification of productions, etc.). In a region like ours where exists good potentials for agricultural purposes and where a good proportion of the territory and of economic activities are dedicated to agriculture, the preservation of soils and the homogeneity of the environment offering good potentials for agricultural purposes remain one of the main stakes as far as development is concerned. On the other hand, the economic potential of agriculture is probably under-estimated at this time. The development of unstructured and marginal agricultural areas, considering the prospects of revitalizing the agricultural environment, invites some serious thinking.

**Issues related to the homogenous agricultural environment**

**Perception of the agricultural environment**

For many of us who are not farmers, the agricultural environment and the landscape which it refers to is a quiet and rustic environment that should be lived-in and used. Generally, for farmers, the agricultural environment is an economic space that needs to be protected.
Unconsidered occupation of the agricultural land

The unconsidered occupation of the active agricultural land by activities and uses that are not related to agriculture, and the consequences that follow, may contribute to mortgage the agricultural potentials, to reduce the homogeneity of the agricultural zone and to make the environment unstructured. Even though agriculture is of an extensive-type, the multiplication of incompatible activities and uses in the agricultural environment may eventually represent constraints to any establishment or extension of an animal farm or to agricultural practices (manure spreading), considering the separating distances standards that must be respected by producers at the time of the construction of such an establishment. Even though these standards are included in the Environment Quality Act and the regulations and directives issued from this act, it is up to the municipalities to apply them on their territory.

Compatibility of uses in the agricultural environment

Nuisances (noise, odours, dust, etc.) caused by the agricultural activities, even if they are issuing from practices done under the rules of the art, may be a source of neighbourhood conflicts between users of the environment. Eventually, this situation brings about requests for action by municipal councils and may contribute to add pressures on agricultural producers. However, this problem might be less acute in an environment typically rural like ours compared with an urban environment.

Bad utilization of abandoned or fallow lands

Although we currently do not have precise data on hand, we can see by visiting the ranges and by looking at the agricultural landscape that it appears to be many areas left fallow or abandoned. These areas could be utilized again. To validate these observations, it would be interesting to undertake an extensive study about abandoned or fallow lands on the territory of the MRC in order to reuse them to agricultural purposes.

Issues related to the agricultural environment where forests are dominant

On the territory of the MRC, several areas being part of the agricultural zone are located and more integrated into an environment where forests
are dominant or hug important watercourses such as the Ottawa River. In the areas located in a environment where forests are dominant, agriculture is enclosed therein, punctual or more or less active considering the quality of soils, small farmable areas and ranges being unstructured.

Some areas along the Ottawa River and being part of the agricultural zone offer a low potential for agricultural purposes. In proportion, except for a few exceptions, the quality of soils brings constraints to the practice of agricultural activities. With the recent reopening of the Ottawa River for recreational purposes (cottages, boating, etc.), these parts of the territory are subjected to additional pressure for the development of activities other than agriculture.

1.2.2 First aim

Because of the context and of the issues, here is the first aim of the Regional County Municipality of Pontiac Council. This aim refers to the homogenous and structured agricultural environment previously mentioned.

CONSOLIDATE THE AGRICULTURAL VOCATION OF THOSE PARTS OF THE TERRITORY THAT HAVE A DOMINANT AGRICULTURAL FUNCTION

1.2.2.1 Objectives

The main objectives related to this aim are the following:

- Ensure the everlastingness of agricultural activities in the economic structure of the MRC by maintaining a territorial base mainly dedicated to agriculture;
- Minimize neighbourhood conflicts between users;
- Develop a sustainable agriculture;
- Diversify agricultural activities.
1.2.3 Second aim

The following aim refers to the agricultural environment where forests are dominant. Thus, while maintaining agriculture, the Council of the Regional County Municipality of Pontiac wishes to:

DIVERSIFY ACTIVITIES IN MARGINAL AGRICULTURAL AREAS

1.2.3.1 Objectives

The main objectives related to this aim are the following:

- Re-stimulate the agricultural environment by allowing uses other than agriculture;
- Utilize those parts of the territory with a low agricultural potential.

1.2.4 Land use designations and development policies

The MRC of Pontiac Council acknowledges the integrity of the agricultural zone except for those parts included in the urbanization perimeters of Shawville and Campbell's Bay where authorizations for uses other than agriculture were granted by the Commission de protection du territoire agricole du Québec (CPTAQ). The development policies reflect accurately the will of the MRC Council to support any application for exclusion from the agricultural zone aimed at regularizing situations of fact at those places.

On the other hand, the MRC of Pontiac has recently undertaken the characterization of the agricultural zone aimed at better defining the agricultural environments that characterize its territory. Faced with the great extent of the job to be done, considering that this exercise must be done with many actors from the community, the MRC Council intends to continue the characterization of the agricultural zone once the Revised Land Development Plan comes into force. Land use designations accurately reflect the agricultural environments that have been identified until now.
Land use designations

Agricultural activities on the territory of the MRC fit into two different environments, that is to say a homogenous agricultural environment and an agricultural environment where forests are dominant. The aims adopted are evidence of these particularities.

Two land use designations have been retained for the territory of the MRC in accordance with each environment. The agricultural land use designation corresponds to the homogenous agricultural environment. This environment is generally located along the Ottawa River and is characterized by the apparent dynamism of the agricultural activities. The agro-forestry land use designation corresponds to the agricultural environment where forests are dominant. This environment is generally set back from the more dynamic areas of the agricultural zone. It is characterized by the presence of agricultural activities to which forestry development is added in various proportions.

In conformity with the previous aims, the activities compatible with agriculture are different where the agricultural environment is homogenous and where forests are dominant.

The homogenous agricultural environment

By homogenous agricultural environment, we mean all those parts of the territory that offer high agricultural potentials and where land is used or occupied in a dominant way for agricultural purposes. The homogenous agricultural environment corresponds to the agricultural land use designation as previously defined. For now, this environment coincides with the agricultural zone located in the Municipalities of Bristol, Clarendon, Shawville, Litchfield, Campbell's Bay, Grand-Calumet, Mansfield-and-Pontefract, Waltham, Chichester, Sheen-Esher-Aberdeen-and-Malakoff and of L'Isle-aux-Allumettes. In conformity with the first aim and the objectives related to the agricultural land use designation, the dominant activity is agriculture, in particular the cultivation of land and of vegetation and the breeding of animals. However, the following activities and uses are compatible with this environment when they are related to agriculture or when they contribute to the development of the farm:

- Single-family dwellings included in an agricultural operation;
- Agro-tourism (farm lodging, farm visits, sale of farm products, rustic meals, interpretation centre related to an agricultural operation);
• Craft-type processing activities related to an agricultural operation;
• Farm animal auctions and gathering points for farm animals for transportation;
• Tourist equipment not requiring heavy infrastructures, that highlights agricultural activities and the landscapes related to them, such as a gazebo, a rest area and a road stopping place, except properties protected by virtue of the Preservation of Agricultural Land and Agricultural Activities Act;
• Forestry development and silviculture.

The agricultural environment where forests are dominant

By *agricultural environment where forests are dominant*, we mean all those parts of the territory where the environment is included in an area where forests are dominant. In a general way, the relief and the quality of soils offer lesser potentials for agricultural activities.

Furthermore, there are few agricultural activities in these areas. For now, the agricultural environment where forests are dominant coincides with the agricultural zone located in the municipalities of Leslie-Clapham-and-Huddersfield and Thorne.

In conformity with the second aim and the objectives related to the agro-forestry land use designation, over and above the activities identified for the homogenous agricultural environment, the following activities are compatible with this environment when they do not interfere with the agricultural activities already in place, their development and the potentials of the neighbouring lots for agricultural purposes:

• Single-family dwellings (permanent or seasonal), as long as they conform with the separating distance standards in relation to an existing agricultural operation by virtue of the Preservation of Agricultural Land and Agricultural Activities Act;
• Extensive-type recreational activities.

Unstructured blocks

By *unstructured blocks*, we mean all those parts of the territory where there are exceptional activities, generally occupying a small area and unrecoverable for agriculture, characterized by a concentration of non agricultural activities, as defined in the document bearing on government’s aims as regards the development of agricultural land.
By its existence, an unstructured block generally affects the homogeneity of the agricultural zone since it is often located on the best farmable lands or near existing agricultural activities. Unstructured blocks are located as much within the homogenous agricultural environment as within the environment where forests are dominant.

There are two types of unstructured blocks on the territory of the MRC of Pontiac: residential blocks and built-up cores.

**Residential blocks**

A residential block is characterized by a concentration of dwellings unrelated to agricultural activities, such as a hamlet at a road intersection and a cottage area. The residential block of Caldwell (Municipality of Bristol) is a good example since it is made up of ten contiguous lots built for residential purposes at the intersection of Ragged Chute and Range 6 Roads, and this, within a homogenous agricultural environment.

**Built-up cores**

A built-up core is characterized by a concentration of dwellings unrelated to agricultural activities to which are added other urban-type uses. It generally occupies a greater area than a residential block. The built-up cores of Tancredia (Municipality of Grand-Calumet) and Demers-Centre (Municipality of L'Isle-aux-Allumettes) are good examples, and this, within a homogenous agricultural environment. The first core includes permanent dwellings, a grocery store and a snack bar (seasonal use), and the second includes permanent dwellings, a restaurant-bar, a convenience store and a municipal garage.

**Characterization of the agricultural zone**

When the Revised Land Development Plan comes into force, the MRC Council intends to continue the characterization of the agricultural zone in partnership with the Québec Ministry of Agriculture, Fishing and Food (MAPAQ), as well as with the contribution of the Agricultural Advisory Committee and the Regional Federation of the Québec Union of Agricultural Producers (UPA). The continuation of this exercise will aim at better characterizing agricultural environments and unstructured blocks defined earlier, at situating them more precisely and at reviewing the terminology used.
MRC of Pontiac - Revised Land Development Plan
By-Law Number 65-99
The content
Development policies

In addition to the agricultural and agro-forestry land use designations, the unstructured blocks and the activities compatible for each of these environments, here are the development policies that are endorsed by the MRC Council:

- Within the unstructured blocks that will be identified by the MRC and recognized by the MAPAQ, be it a residential block or a built-up core, only single-family dwellings unrelated to agricultural activities are allowed as long as they do not contribute to enlarge or extend this block within the agricultural zone; all unstructured blocks will be limited in order to prevent their extension within the agricultural zone; these blocks could eventually be excluded from the agricultural zone upon application to the Commission de protection du territoire agricole du Québec (CPTAQ); any new residential construction unrelated to an agricultural activity can only be erected on an interpolated vacant lot within this block; a new construction for purposes other than residential use must be erected inside urbanization perimeters or local centres;

- Within areas where the agro-forestry land use designation applies, the conditions related to the erection of permanent or seasonal single-family dwellings will be more clearly defined when the characterization of the agricultural zone is completed;

- Within the agricultural and agro-forestry land use designations, other terms and conditions included in this document and aiming at the protection of some of the potentials of the environment do apply. In particular, those involving the forest environment and the provisions concerning forest harvesting, the protection of sites and territories of regional interest, the protection of rivers, lakes and watercourses, etc.;

- In order to regularize a situation of fact in Shawville where approximately 8 hectares of agricultural land are currently urbanized, an application for exclusion could be presented by the municipality to the Commission de protection du territoire agricole du Québec (CPTAQ); the MRC Council is favourable to that request;
The content

- An application for exclusion could also be made to the CPTAQ for a part of lot of approximately 4.5 hectares situated in the Municipality of Campbell’s Bay; this parcel already received an authorization to implement a wood processing plant; considering the works done by the municipality to upgrade the land, the MRC Council agrees with such a request;

- Agricultural activities must be carried out in order to protect the environment and ensure a sustainable development;

- The municipalities may regulate agricultural productions within their planning by-laws;

- Concerning new quarries, gravel and sand-pits, the municipalities must show that there exists no other places on the territory before allowing them in the agricultural land use designation;

- According to a plan and strategy to be established by numerous partners of the milieu, use marginal agricultural land, under-used or fallow lands for silviculture purposes;

- When part of the territory is excluded from the agricultural zone, the excluded part gets the land use designation of the land next to it; if there is more than one land use designation, it takes the dominant one;

- Agro-industry (all of the industrial activities related to agricultural activities such as the production of agricultural materials, the processing of agricultural products, etc.) must be directed where land use designation is industrial or within zones designated for that purpose in local municipalities;

- Craft-type processing activities are authorized where agricultural and agro-forestry land use designations apply as long as they are related to an agricultural operation; however, when these activities are expanding, they must be re-directed into places where the industrial land use designation applies or into zones designated for that purpose in local municipalities.
1.2.5 Implementation

In order to follow the aims and objectives related to the agricultural environment, here are the major means of implementation provided for by the Council of the MRC of Pontiac:

- The Council intends to work actively and in concerted action with the MRC’s Agricultural Advisory Committee. In fact, the Council intends to ask the Committee, at the right time, …:
  - to study any question related to the development of the agricultural land;
  - to work on the study and characterization of the agricultural zone in order to develop a strategy for its development; this strategy could eventually be integrated into the Land Use Development Plan to reinforce the aims, objectives and development policies.

- Maximise the use of data from the ecological map project/SIADO in order to better understand the potentials of the agricultural land; these tools are pertinent in particular to develop the strategy above-mentioned;

- Any investment for the establishment of equipment, infrastructures or projects for agricultural purposes, be it public or para-public, must be made within the agricultural and agro-forestry land use designations;

- Encourage the return to the farm;

- Each municipality must conform to the aims and objectives of the Land Use Development Plan, and take into account the above-mentioned land use designations and development policies within their planning programs and planning by-laws.
1.3 **Management of urbanization**

1.3.1 **Context and issues**

*Context*

The same as for several resource regions in Québec, the MRC of Pontiac survives at the rhythm of socio-economic fluctuations that have been the norm for many years. This situation, coupled with the exodus of young people, as well as to the aging and decrease of the population, inevitably affect land use planning and development, particularly in the villages where activities, equipment and services serving the people are concentrated.

The following table shows the age distribution between 1976 and 1996 in the Regional County Municipality of Pontiac.

**Table 6  Age distribution – 1976 –1996**

<table>
<thead>
<tr>
<th>Evolution of the population according to age</th>
<th>Age 0-14</th>
<th>Age 15-24</th>
<th>Age 25-44</th>
<th>Age 45-64</th>
<th>Age 65+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1976</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>4,795</td>
<td>2,895</td>
<td>3,755</td>
<td>3,200</td>
<td>1,830</td>
<td>16,475</td>
</tr>
<tr>
<td>Percentage</td>
<td>29.1</td>
<td>17.6</td>
<td>22.8</td>
<td>19.4</td>
<td>11.1</td>
<td>100.0</td>
</tr>
<tr>
<td><strong>1981</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>3,735</td>
<td>2,910</td>
<td>3,880</td>
<td>3,155</td>
<td>1,950</td>
<td>15,620</td>
</tr>
<tr>
<td>Percentage</td>
<td>23.9</td>
<td>18.6</td>
<td>24.8</td>
<td>20.1</td>
<td>12.5</td>
<td>100.0</td>
</tr>
<tr>
<td><strong>1991</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>3,305</td>
<td>1,815</td>
<td>4,460</td>
<td>3,290</td>
<td>2,245</td>
<td>15,115</td>
</tr>
<tr>
<td>Percentage</td>
<td>21.8</td>
<td>12.0</td>
<td>29.5</td>
<td>21.8</td>
<td>14.9</td>
<td>100.0</td>
</tr>
<tr>
<td><strong>1996</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Percentage</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

| Variation rate                             | 1976-1981 | -0.77     | 1.0       | 1.0       | -0.98   | 1.1    | -0.9   |
|                                             | 1981-1991 | -0.88     | -0.62     | 1.2       | 1.0     | 1.2    | -1.0   |
|                                             | 1976-1991 | -0.69     | -0.63     | 1.2       | 1.0     | 1.2    | 2.08   |

Urban cores

There are four urban cores on the territory of the MRC. They are of varied size and importance depending on their vocation and on the equipment and infrastructures found therein. They are the urban cores of Shawville, Campbell’s Bay, Mansfield-and-Pontefract and Chapeau (Municipality of L’Isle-aux-Allumettes).

These urban cores have a strong residential vocation. Furthermore, it is within these urban cores that are concentrated most of the businesses and services, in particular those with a regional influence, and where there is the greatest plurality of urban functions (public services, institutional, community, etc.). These urban cores are the only urban centres on the territory that have, at the same time, water and sewer systems. Incidentally, greater densities of land occupation are found in these urban cores.

Commercially, these urban centres are subjected to a significant competition from municipalities in Ontario such as Pembroke and Renfrew located just on the other side of the Ottawa River.

Intermediate centres

Formerly, villages have developed because of the expanse of the territory. Those villages are called intermediate centres. The latter have a less important residential vocation as compared with urban cores because of a smaller number of dwellings and of a lesser density of land occupation. Generally speaking, local or municipality-wide commercial activities and convenience services are found therein. These centres are the villages of Bryson, Grand-Calumet, Davidson (Mansfield-and-Pontefract), Otter Lake (Leslie-Clapham-and-Huddersfield) and Portage-du-Fort. All of these localities also have water systems. Only a part of the village of Bryson is served by water and sewer systems.
Table 7  **Utilization of land for residential, commercial and industrial purposes in urban cores**

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Residential</th>
<th>Commercial / Service</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campbell's Bay</td>
<td>300</td>
<td>51</td>
<td>1</td>
</tr>
<tr>
<td>Chapeau (L’Isle-aux-Allumettes)</td>
<td>147</td>
<td>19</td>
<td>0</td>
</tr>
<tr>
<td>Fort-Coulonge</td>
<td>507</td>
<td>41</td>
<td>0</td>
</tr>
<tr>
<td>Mansfield-and-Pontefract</td>
<td>330</td>
<td>16</td>
<td>0</td>
</tr>
<tr>
<td>Shawville</td>
<td>589</td>
<td>79</td>
<td>5</td>
</tr>
<tr>
<td><strong>MRC OF PONTIAC</strong></td>
<td><strong>1,873</strong></td>
<td><strong>206</strong></td>
<td><strong>6</strong></td>
</tr>
</tbody>
</table>

Source: Summary of property assessment rolls, 1996.

**Local centres**

For the same reasons as for intermediate centres, but with a much more local vocation, there is another kind of built-up core on the territory of the MRC that we call *local centres*. These local centres are Danford Lake (Alleyn-and-Cawood), Ladysmith (Thorne), Bristol and Norway Bay (Bristol), Vinton (Litchfield), Waltham, Chichester, Desjardinsville and Saint-Joseph (L’Isle-aux-Allumettes), Sheenboro (Sheen-Esher-Aberdeen-and-Malakoff) and Rapides-des-Joachims.

Most of these local centres, except for Norway Bay, are characterized by a low density of land occupation and are made up of dwellings and local businesses. Except for Norway Bay, Rapides-des-Joachims and Waltham, these localities stand at crossroads and are included in an homogenous agricultural environment or in an agricultural environment where forests are dominant. The local centres of Bristol, Norway Bay, Vinton, Saint-Joseph, Desjardinsville, Chichester and Sheenboro are partially or entirely surrounded by the agricultural zone. There are industrial activities near the built-up areas of Rapides-des-Joachims and Waltham. None of these local centres is equipped with water or sewer systems.
Issues

Land use planning

Although the majority of the villages are currently stable in terms of development, it nevertheless appears timely for municipalities to continue the planning process started with the first land use development plan, be it only to consolidate the assets and the vocation of each site within the regional space. Furthermore, this will facilitate the insertion of new uses in the community and increase the economic viability of existing public equipment and infrastructures.

In other respects, we can see in some places a mixed density of land occupation and of activities. This situation brings out the problems of coexistence by incompatible uses with the risk for eventual neighbourhood conflicts between users. On top of contributing to a reduction in the quality of life of citizens, it also generates negative effects on municipal taxation.

Decline of village centres

In most villages, particularly in the urban cores of the MRC, the role of main streets as vital axes and privileged sites for community and commercial exchanges have lost some of their importance because of a progressive destruction of the built-up environment and also because, in some cases, there is a move of activities towards roads that go around the villages.

Occupation of land

Planning the utilization and occupation of land on the whole territory (rural and urban) remains an important and essential prerequisite in order to ensure a better living environment for citizens and to make existing equipment and infrastructures economically viable. In fact, haphazard generalization of uses inevitably brings about sprawl of the built-up areas, often-inconsiderate requests for the extension of public utilities and roads and also of social expenses. This issue may also result in applications for encroachment into the agricultural zone when villages are next to it or nearby.
Thus, it is in relation to the context and issues presented previously that the Council of the Regional County Municipality of Pontiac endorses the aims, objectives and development policies that follow:

1.3.2 Aims

1- CONSOLIDATE THE URBAN VOCATION of Campbell’s Bay, Shawville, Fort-Coulonge and Mansfield-and-Pontefract, and Chapeau (L’Isle-aux-Allumettes);

2- CONFIRM THE ROLE OF THE VILLAGES of Grand-Calumet, Bryson, Davidson (Mansfield-and-Pontefract), Otter Lake (Leslie-Clapham-and-Huddersfield) and Portage-du-Fort as INTERMEDIATE CENTRES.

3- MAINTAIN THE ROLE of Bristol, Norway Bay (Bristol), Vinton (Litchfield), Ladysmith (Thorne), Danford Lake (Alleyn-and-Cawood), Waltham, Chichester, Desjardinsville and Saint-Joseph (L’Isle-aux-Allumettes), Sheenboro (Sheen-Esher-Aberdeen-and-Malakoff) and Rapides-des-Joachims as LOCAL CENTRES.

1.3.3 Objectives

The objectives of the Council of the Regional County Municipality of Pontiac with respect to these aims are the following:

- Reinforce the function of the urban cores as regional poles;

- Increase the density of land occupation in those parts of the territory where there are equipment and infrastructures such as water and/or sewer systems;

- Structure the distribution of urban functions within each of these built-up areas;

- Improve the quality of the environment and increase the sense of belonging to the community;
• Optimize the municipal taxation by efficiently organizing and distributing urban functions.

1.3.4 Land use designations and development policies

The various land use designations that follow are those parts of the territory within which the Council of the MRC of Pontiac wishes to include the aims and objectives previously identified. It is important to specify that a complete theme deals with industrial activities a little further in the document and explains the choices made.

1.3.4.1 Urban land use designation and development policies

Urban land use designation

The parts of the territory that have been given the urban land use designation are the urbanized areas on the territory of the Municipalities of Campbell's Bay, Shawville, Fort-Coulonge and Mansfield-and-Pontefract, and Chapeau.

The boundaries of this land use designation correspond to the boundaries of the urbanization perimeters identified within these municipalities.

In accordance with the aim and objectives put forward as regards the urban cores, the following activities are compatible within this land use designation:

• Housing;
• Commercial and service activities;
• Institutional activities;
• Light and medium-type industrial activities;
• Recreational and tourist activities.

Development policies

In order to achieve the aim and objectives previously identified, the municipalities involved must ensure an efficient distribution of land
use and of the compatibility of uses in different parts of their territory within this land use designation, notably:

- By concentrating mobile homes within a same area, should the occasion arise;
- By standardizing and increasing densities of occupation of land in areas served by water and sewer systems;
- By concentrating businesses and services in areas already designed for this kind of activity;
- By concentrating industrial activities in a same area;
- By providing measures for reducing negative effects when faced with incompatible activities or those likely to generate neighbourhood problems.

The municipalities must also identify and limit their central areas (main streets, districts, etc.), as well as establish their character to be preserved or to be developed (heritage, architectural, etc.), in particular by regulating signage, the exterior look of buildings and the utilization of vacant spaces.

### 1.3.4.2 Intermediate Centre land use designation and development policies

**Intermediate Centre land use designation**

The parts of the territory that have been given the Intermediate Centre land use designation corresponds to the villages identified in the second aim of this theme. The boundaries of this land use designation coincide with the urbanization perimeters identified for these areas.

The compatible activities for these parts of the territory are the following:

- Housing;
- Commercial and service activities;
- Institutional activities;
- Light and craft-type industrial activities;
- Medium-type industrial activities, only in Davidson (Municipality of Mansfield-and-Pontefract);
- Recreational and tourist activities.

**Development policies**

- Within the **Intermediate Centre** land use designation, the development policies are the same as for the urban land use designation. However, conditions concerning revitalization of central areas do not apply unless the municipality gets involved on its own.

### 1.3.4.3 **Local Centre** land use designation and development policies

**Local Centre** land use designation

The **Local Centre** land use designation involves built-up cores within which are included the third aim of this theme. The boundaries of this land use designation corresponds to the urban perimeters (foreseeable expansion limits of the built-up area) identified for these areas. These urban perimeters are identified in the following pages after those identifying the urbanization perimeters.

Contrary to urban cores and intermediate centres, we did not proceed with the establishment of urbanization perimeters for the local centres since the absence of public utilities (water and sewer systems) does not allow the increase of the density of land occupation.

Since local centres are located most of the time in a homogenous agricultural environment or in a agricultural environment where forests are dominant, their identification or boundaries became necessary in order to have them more evident in the environment in which they are located.
In relation to the aims and objectives mentioned earlier, activities compatible with this land use designation are the following:

- Single-family dwellings;
- Local commercial and service activities, as well as road-type service activities;
- Institutional activities;
- Light and craft-type industrial activities;
- Recreational and tourist activities.

**Development policies**

- For these parts of the territory, development policies to be observed are the same ones as for the *Intermediate Centre* land use designation;
- Considering the low density of land occupation in local centres, it is not possible to equip these build-up cores with water and sewer systems for public utilities unless the citizens involved agree to it and assume the costs; this policy does not apply when the installation of such services becomes necessary for reasons of protection of the environment or public hygiene; finally, for these parts of the territory, the minimal standards for subdivision must be those identified in the Complementary Document for unserviced lots.

1.3.5 **Occupation and development of the territory**

With respect to the issue related to the *extended development of the territory* mentioned at the beginning of this theme, the MRC Council considers that the provisions put forward in this document facilitate a better management of development. These are the main measures:

- Generally speaking, only housing related to agricultural activities is considered compatible in the agricultural zone;
- Any new development around lakes or watercourses must be done according to planning criteria;
Considering the low density of land occupation, no water and sewer systems for public utilities may be installed in local centres;

The Complementary Document provides that any new construction must be erected along a private or public street in conformity with the subdivision by-law of the municipality;

Municipalities must consult those responsible for electrical networks before approving any subdivision project.

1.3.6 Implementation

Municipalities involved must integrate the objectives and development policies identified earlier in their planning programs and planning by-laws;

Municipalities involved may enter into partnership with owners or various development or promotion organizations in the community in order to revitalize their central areas; furthermore, they may adopt a special planning program and apply for existing programs aimed to revitalize these areas such as Fondation Rues principales (Main Streets Foundation); if the Municipality considers it suitable, it may provide for special taxation measures in order to encourage owners in these areas to renovate the front of their houses and adopt a policy in order to encourage the reuse or use of buildings and of vacant lots; following the coming into force of the Land Development Plan, the Council of the MRC of Pontiac could, as the Land Use Planning and Development Act allows, require any municipality to adopt a Special Planning Program for their central areas;

In conformity with the first aim, any investment for equipment, infrastructures or public services with a regional vocation must be done within the parts of the territory designated as urban.
1.3.7 Urbanization perimeters

1.3.7.1 Role

Urbanization perimeters constitute boundaries aimed at limiting, planning and structuring urban development in accordance with the presence and economic viability of municipal infrastructures, in particular, water and sewer systems. Thus, they contribute to limit urban sprawl and consequently the costs that are generated by this phenomenon.

1.3.7.2 Context

In the Land Development Plan currently in force, there are 9 urbanization perimeters (urban cores) and 11 urban perimeters (local centres). Most of them are too wide which makes difficult the real planning of the areas to be developed. In fact, most include all or a major part of the municipal territory (villages) and established regardless of the location of public utility infrastructures (water and sewer systems), natural land constraints, the agricultural zone, etc. It is important to know that the urbanization perimeter of the Municipality of Mansfield-and-Pontefract has undergone the most development for the last years.

1.3.7.3 Boundaries of urbanization perimeters

The urbanization perimeters represented in the following pages were identified and defined according to the following criteria:

- The space available by taking into account the topography of the land, the presence of constraint zones such as the flood zones, as well as the vocation of the land within the regional space;

- An estimate of the demand for dwellings for the next 10 years by taking into account the data from the following table:
### Table 8  Estimate of the demand for dwellings for the next 10 years

<table>
<thead>
<tr>
<th>MUNICIPALITY</th>
<th>New constructions between 1991 and 1995</th>
<th>New constructions between 1985 and 1995</th>
<th>Number of dwellings registered in 1995</th>
<th>Number of dwellings registered in 1985</th>
<th>Number of dwellings registered for 10 years</th>
<th>Number of dwellings registered for 1 year</th>
<th>UP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alleyn-and-Cawood</td>
<td>22</td>
<td>41</td>
<td>383</td>
<td>274</td>
<td>59</td>
<td>5</td>
<td>No</td>
</tr>
<tr>
<td>Bristol</td>
<td>20</td>
<td>63</td>
<td>935</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>Bryson</td>
<td>5</td>
<td>25</td>
<td>267</td>
<td>238</td>
<td>5</td>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>Campbells’s Bay</td>
<td>2</td>
<td>22</td>
<td>297</td>
<td>277</td>
<td>2</td>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>Chichester</td>
<td>13</td>
<td>20</td>
<td>238</td>
<td>173</td>
<td>39</td>
<td>4</td>
<td>No</td>
</tr>
<tr>
<td>Clarendon</td>
<td>17</td>
<td>40</td>
<td>672</td>
<td>646</td>
<td>12</td>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>Fort-Coulange</td>
<td>32</td>
<td>93</td>
<td>501</td>
<td>418</td>
<td>28</td>
<td>2</td>
<td>Yes</td>
</tr>
<tr>
<td>Grand-Calumet</td>
<td>8</td>
<td>45</td>
<td>383</td>
<td>338</td>
<td>8</td>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>L’Isle-aux-Allumettes</td>
<td>28</td>
<td>107</td>
<td>1,081</td>
<td>718</td>
<td>96</td>
<td>10</td>
<td>Yes</td>
</tr>
<tr>
<td>Leslie-Clapham-and-Huddersfield</td>
<td>17</td>
<td>74</td>
<td>1,062</td>
<td>822</td>
<td>56</td>
<td>5</td>
<td>Yes</td>
</tr>
<tr>
<td>Litchfield</td>
<td>20</td>
<td>52</td>
<td>350</td>
<td>344</td>
<td>23</td>
<td>2</td>
<td>No</td>
</tr>
<tr>
<td>Mansfield-and-Pontefract</td>
<td>111</td>
<td>205</td>
<td>1,010</td>
<td>833</td>
<td>96</td>
<td>9</td>
<td>Yes</td>
</tr>
<tr>
<td>Portage-du-Fort</td>
<td>5</td>
<td>7</td>
<td>145</td>
<td>134</td>
<td>8</td>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>Rapides-des-Joachims</td>
<td>12</td>
<td>31</td>
<td>126</td>
<td>90</td>
<td>14</td>
<td>1</td>
<td>No</td>
</tr>
<tr>
<td>Shawville</td>
<td>13</td>
<td>69</td>
<td>590</td>
<td>537</td>
<td>10</td>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>Sheen-Esher-Aberdeen-and-Malakoff</td>
<td>12</td>
<td>28</td>
<td>290</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>Thorne</td>
<td>34</td>
<td>81</td>
<td>627</td>
<td>475</td>
<td>64</td>
<td>6</td>
<td>No</td>
</tr>
<tr>
<td>Waltham</td>
<td>30</td>
<td>40</td>
<td>358</td>
<td>284</td>
<td>55</td>
<td>5</td>
<td>No</td>
</tr>
<tr>
<td>MRC of Pontiac</td>
<td>260</td>
<td>654</td>
<td>9,313</td>
<td>6,500</td>
<td>575</td>
<td>55</td>
<td>-</td>
</tr>
</tbody>
</table>

N/A: Not available. Source: MRC of Pontiac, inventory for the Land Development Plan, compilation of data, June 1995.

- Current and projected location of public utility services (water and sewer systems) and their residual capacity (see the maps of the urbanization perimeters on following pages).
MRC of Pontiac - Revised Land Development Plan
By-Law Number 65-99

The content
MRC of Pontiac - Revised Land Development Plan
By-Law Number 65-99
The content
MRC of Pontiac - Revised Land Development Plan
By-Law Number 65-99
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By-Law Number 65-99
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MRC of Pontiac - Revised Land Development Plan
By-Law Number 65-99
The content
1.4 Industry

1.4.1 Context and issues

**Context**

Portrait of industrial activities

The information shown in the following table indicates that nearly one job in five in the MRC of Pontiac is directly related to manufacturing. In addition, 92% of these manufacturing jobs are related to the processing of wood products.

Table 9  
**Industrial divisions – number of jobs in 1991**

<table>
<thead>
<tr>
<th>INDUSTRIAL DIVISION</th>
<th>MRC</th>
<th>%</th>
<th>QUÉBEC</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>935</td>
<td>14.3</td>
<td>137,845</td>
<td>4.0</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1,200</td>
<td>18.4</td>
<td>609,910</td>
<td>17.7</td>
</tr>
<tr>
<td>Construction</td>
<td>530</td>
<td>8.1</td>
<td>208,100</td>
<td>6.0</td>
</tr>
<tr>
<td>Transportation and storage</td>
<td>280</td>
<td>4.3</td>
<td>136,650</td>
<td>4.0</td>
</tr>
<tr>
<td>Communication and services for businesses</td>
<td>215</td>
<td>3.3</td>
<td>298,035</td>
<td>8.7</td>
</tr>
<tr>
<td>Commerce</td>
<td>925</td>
<td>14.2</td>
<td>601,255</td>
<td>17.5</td>
</tr>
<tr>
<td>Finance, insurance and real estate</td>
<td>190</td>
<td>2.9</td>
<td>191,600</td>
<td>5.6</td>
</tr>
<tr>
<td>Government</td>
<td>400</td>
<td>6.1</td>
<td>255,025</td>
<td>7.4</td>
</tr>
<tr>
<td>Education</td>
<td>465</td>
<td>7.1</td>
<td>233,475</td>
<td>6.8</td>
</tr>
<tr>
<td>Health care and social services</td>
<td>640</td>
<td>9.8</td>
<td>329,200</td>
<td>9.6</td>
</tr>
<tr>
<td>Lodging, restaurants</td>
<td>390</td>
<td>6.0</td>
<td>215,010</td>
<td>6.2</td>
</tr>
<tr>
<td>Other service industries</td>
<td>365</td>
<td>5.6</td>
<td>224,695</td>
<td>6.5</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>6,535</td>
<td>100.0</td>
<td>3,440,800</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: MICST, *Socio-economic Profile and Assessment of the demand: MRCs and Outaouais Urban Community*. Communications Department, Quebec Government, June, 1995.
Main industrial enterprises and their location

Primary industry

- A dolomite quarry located near the village of Portage-du-Fort;
- A multitude of sand or gravel pits distributed over the territory;
- An abandoned opencast mine located in Bristol where activities consist of crushing mining residues to make gravel.

Processing industry

- A pulp and paper mill located in Litchfield;
- Six lumber mills related to the processing of wood located in Clarendon, Davidson and Mansfield (Mansfield-and-Pontefract), Waltham, Fort-Coulonge and Rapides-des-Joachims;
- Cement works located in Litchfield near the village of Campbell's Bay.

Light industry

There are craft and light industries scattered throughout most of the municipalities. For example, the following industries are located in Shawville: print shop, flour mill, metal working shop, etc. Those industries are located near the residential zones.

Sitting factors favourable to the Pontiac

According to a study made by the Société d'aménagement de l'Outaouais (Outaouais Development Corporation) in 1990 and titled Proposition pour l'établissement d'une structure de parcs et zones industriels dans le Pontiac (Proposal for the Establishment of Industrial Parks and Zones in the Pontiac), many elements favour the diversification and development of an industrial framework on the territory.

Here are the main ones:

- The Pontiac is located in the strategic Montréal-Toronto axis and in the Québec-Windsor corridor;
The polarization of the MRC at its two extremities by two urban centres, Ottawa and Pembroke, is likely to facilitate the establishment of industrial zones on the territory and to benefit from a possible overflow from these two centres;

There is a provincial highway (Highway 148) on the Québec side and two bridges giving direct access to Ontario highways, thus facilitating transportation towards Toronto;

The existence of the railway in the south-western part of the territory is an important sitting factor for the establishment of heavy industries; furthermore, there are nearby a 120-kV electric line, a natural gas line located only eleven kilometres in Ontario (Renfrew), great volumes of available water (Ottawa River) and solid bearing land to accommodate this kind of industry.

Still according to this same study, an analysis of available industrial spaces in the Pontiac communities indicates that needs in spaces to accommodate light and heavy industry for a period of 15 years may vary between 50 and 100 hectares.

Current land use designation for industrial purposes

Following a modification of the actual Land Development Plan, two sites where earmarked for industrial purposes and offer potentials for heavy industries. The first site corresponds to the site of the pulp and paper mill in Litchfield (925 hectares) and the second site corresponds to the site of the old Bristol mine in Bristol (839 hectares).

Local municipalities have for themselves allowed industrial activities in one or many parts of their territory.

No local municipality has acquired real estate by virtue of the Municipal Industrial Immovables Act.

Issues

Spatial organization of the industrial activities

The Land Development Plan and the land use planning instruments of local municipalities currently in force do not truly proceed with the structuring of the space earmarked for industrial activities. This situation limits the development of a strong industrial framework based on known
sitting factors and on the capacity of the milieu to receive this type of activities.

On the other hand, the scattering of industrial activities throughout the territory prevents the creation of industrial centres that could eventually offer a critical mass and create hubs of development.

Coexistence of activities

For historical reasons, there are in the community several industrial enterprises that operate near populated areas such as in Davidson (Mansfield-and-Pontefract) and Fort-Coulonge. This situation brings out the problem of coexistence of uses. In fact, although many of these industrial activities are compatible with the built-up environment, it is essential that measures be adopted to attenuate negative effects in order to limit possible inconvenience to the neighbourhood. These measures must also allow the protection of their structuring potentials such as recreational and/or tourist equipment.

Development of existing industrial areas

An analysis of the areas currently earmarked for industrial activities allows us to find that, in fact, several industrial sites remain underused and would benefit if they were consolidated, in particular, the areas offering potentials for heavy industries (Litchfield and Bristol) or some sites with an industrial vocation in the vicinity of villages (Davidson et Waltham).

1.4.2 Aim

Considering the context and issues previously mentioned, here is the aim that the Council of the Regional County Municipality of Pontiac has chosen to promote:

structure the industrial activities on the whole territory of the MRC

1.4.3 Objectives

The following objectives specify the meaning of this aim and indicate how the Council intends to act:
• Create an industrial framework and hubs of development by regrouping industrial activities of the same size or nature;

• Minimize the possible nuisance effects of industrial activities on the neighbourhood or near the equipment or sites with a recreational and/or tourist vocation;

• Develop unstructured, vacant or underused industrial areas;

• Respect the capacity of the milieu to support industrial activities.

1.4.4 Land use designations and development policies

In accordance with the aim and objectives above-mentioned, land use designations and development policies are standards to be used for the structuring of industrial areas on the territory of the MRC of Pontiac.

It is important to mention that several elements included in the following pages are based on a proposal made by the SAO in the study referred to at the beginning of this theme. The definition of the various types of industries that are identified (heavy, medium, light), are found in the Complementary Document.

1.4.4.1 Land use designation and localization of industrial activities

Heavy Industry land use designation

As previously mentioned, there are two areas on the territory, in Bristol and in Litchfield, that have obvious vocations for industrial purposes, notably for heavy industry. To this end and in order to take into account these particularities, potentials and available spaces in these areas, the land use designation is Heavy Industry.

Within this land use designation, the dominant activities are heavy industries. Medium-type industrial activities, as well as mining activities, are compatible. Furthermore, only waste disposals made by the operation are authorized.
Localization of medium-type industrial activities

By taking into account the analysis made by the SAO, the availability of spaces, the presence of existing industrial cores, the presence of existing public utility services (water and sewer systems) and the fact that medium-type industrial activities are compatible with the urban environment with mitigation measures, only the municipalities having been defined as urban, namely Shawville, Campbell's Bay, Fort-Coulonoge and Mansfield-and-Pontefract and Chapeau (L'Isle-aux-Allumettes) may designate an area of their territory for medium-type industrial purposes. Within these areas to be defined, over and above medium-type industrial activities, light and craft-type industrial activities, as well as commercial activities, are compatible.

Localization of light and craft-type industrial activities

As well as being compatible with the urban land use designation, light and craft-type industrial activities, as well as commercial activities, are compatible in the intermediate and local centres but only in one or several areas to be defined.

1.4.4.2 Development policies

- Existing sites with an industrial vocation already identified in the planning by-laws of the municipalities are allowed;
- All the industrial areas occupied or provided for must be the subject of an overall plan; in fact, municipalities involved must identify measures (access, screens, buffer zones, etc.) within their planning programs and planning by-laws in order to limit constraints originating from noise, dust, visual nuisances, storage, among others, on the contiguous areas or activities nearby; they should also provide for additional measures for activities and uses that could affect public security; on the opposite side, municipalities must also adopt provisions (uses permitted, separating distances, etc.) in order to allow the continuation of industrial activities in areas identified for that purpose;
- Municipalities that will take advantage of the land use designation for light or medium-type industrial purposes must ensure an easy and secure access to the higher road.
network while taking into account the truck routes put in place by the Québec Ministry of Transport (MTQ);

- In the case of an industrial project that has very specific location criteria, the MRC Council is disposed to make the necessary adjustments in the Land Development Plan.

1.4.5 Implementation

- Considering the strategic location and the development potentials of the area designated for industrial purposes in Litchfield, discussions must take place with the managers or with the landowners of this site with respect to the possibilities of making this land available for the creation of an area with a regional-sized industrial vocation;

- Local municipalities must ratify the aims, objectives as well as development policies previously identified;

- Following the coming into force of the Land Development Plan, the Council of the MRC of Pontiac will be able to require from any local municipality that it adopts a Special Planning Program for its or several of its industrial areas or any area nearby;

- Adopt an industrial development policy supporting the industrial framework already established in this document; this policy should lead towards the creation of an industrial technology centred on wood and its processing;

- In order to sustain and promote the industrial development on the territory, the preservation of the Canadian National (CN) railway line is of prime importance; the Council of the MRC of Pontiac intends to make the necessary representations to that effect.

1.5 Waterside environment

1.5.1 Context and issues

Context

The variety of the physical surroundings of the territory, associated with the presence of 4,000 lakes and multiple watercourses, mean that lakeshores and riverbanks are particularly used for residential and cottage purposes, as well as for activities related to the aquatic environment.
Cottages

As much on private as on public land, there are approximately 4,500 cottages on the whole territory of the MRC. The vast majority of them are distributed around lakes and watercourses of the territory. This is in part what is shown in the following table. It indicates that 82.5 % of cottage sites on public land are at less than 300 metres from water bodies. Although this table only shows the case of cottages on public land, we estimate that the situation is similar, if not more so, on private land. Another interesting item is the fact that a little more than half the cottagers are 45 years old or more.

Table 10  Cottagers profile on public land

<table>
<thead>
<tr>
<th>PROFILE OF OWNERS OF LEASES ON PUBLIC LAND</th>
<th>Site of the property</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age</strong></td>
<td><strong>Type of territory</strong></td>
</tr>
<tr>
<td>18-45 years old</td>
<td>Free territory</td>
</tr>
<tr>
<td>45 years old and more</td>
<td>ZEC</td>
</tr>
<tr>
<td><strong>Family status</strong></td>
<td><strong>Distance from a body of water</strong></td>
</tr>
<tr>
<td>Without children</td>
<td>Wildlife reserve</td>
</tr>
<tr>
<td>With children</td>
<td>Outfitter with exclusive rights</td>
</tr>
<tr>
<td><strong>Occupation</strong></td>
<td><strong>Distance from the main residence</strong></td>
</tr>
<tr>
<td>Professional/manager</td>
<td>Less than 300 metres</td>
</tr>
<tr>
<td>White collar/blue collar</td>
<td>More than 300 metres</td>
</tr>
<tr>
<td>Retired</td>
<td>More than 300 kilometres</td>
</tr>
<tr>
<td><strong>School level</strong></td>
<td><strong>Travelling time</strong></td>
</tr>
<tr>
<td>Primary</td>
<td>Less than one hour</td>
</tr>
<tr>
<td>Secondary</td>
<td>1 to 2 hours</td>
</tr>
<tr>
<td>College</td>
<td>2 to 3 hours</td>
</tr>
<tr>
<td>University</td>
<td>More than 3 hours</td>
</tr>
</tbody>
</table>

As a complementary information, according to the document entitled *Le portrait et les problématiques d’aménagement du territoire de la Municipalité régionale de comté de Pontiac* (Portrait and Land Use Development Issues in the Regional County Municipality of Pontiac), 319 cottages were built on the municipalised territory of the MRC between 1985 and 1995. It is mostly within the Municipalities of Grand-Calumet, Thorne, Mansfield-and-Pontefract and L’Isle-aux-Allumettes that is located the greatest demand for spaces for cottage purposes.

Residences

With respect to permanent residences, it is currently difficult to know how many there are next to bodies of water. However, we know that there is a large number of permanent residences particularly along the Ottawa River or around lakes within the municipalised territories.

The following table shows a macro-use of land along the Ottawa River.

**Table 11**  
**Approximate inventory of the use of land along the Ottawa River**

<table>
<thead>
<tr>
<th>MUNICIPALITY</th>
<th>Agricultural environment</th>
<th>Urban environment or cottages</th>
<th>Forest environment</th>
<th>Not suitable for building</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alleyn-and-Cawood</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Bristol</td>
<td>1.50 km</td>
<td>4.05 km</td>
<td>7.95 km</td>
<td>2.20 km</td>
<td>15.70 km</td>
</tr>
<tr>
<td>Bryson</td>
<td>-</td>
<td>0.70 km</td>
<td>2.10 km</td>
<td>-</td>
<td>2.80 km</td>
</tr>
<tr>
<td>Campbell’s Bay</td>
<td>-</td>
<td>2.00 km</td>
<td>-</td>
<td>0.30 km</td>
<td>2.30 km</td>
</tr>
<tr>
<td>Chichester</td>
<td>-</td>
<td>1.20 km</td>
<td>10.30 km</td>
<td>4.50 km</td>
<td>16.00 km</td>
</tr>
<tr>
<td>Clarendon</td>
<td>8.10 km</td>
<td>1.50 km</td>
<td>3.70 km</td>
<td>2.70 km</td>
<td>16.00 km</td>
</tr>
<tr>
<td>Fort-Coulonoge</td>
<td>-</td>
<td>0.50 km</td>
<td>1.30 km</td>
<td>0.50 km</td>
<td>2.30 km</td>
</tr>
<tr>
<td>Grand-Calumet</td>
<td>21.5 km</td>
<td>10.80 km</td>
<td>18.90 km</td>
<td>2.80 km</td>
<td>54.00 km</td>
</tr>
<tr>
<td>L’Isle-aux-Allumettes</td>
<td>5.70 km</td>
<td>75.00 km</td>
<td>19.75 km</td>
<td>0.50 km</td>
<td>100.50 km</td>
</tr>
<tr>
<td>Leslie-Clapham-and-Huddersfield</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Litchfield</td>
<td>14.80 km</td>
<td>1.00 km</td>
<td>6.70 km</td>
<td>1.50 km</td>
<td>24.00 km</td>
</tr>
<tr>
<td>Mansfield-and-Pontefract</td>
<td>1.00 km</td>
<td>12.50 km</td>
<td>3.00 km</td>
<td>1.50 km</td>
<td>15.00 km</td>
</tr>
<tr>
<td>Portage-du-Fort</td>
<td>-</td>
<td>0.50 km</td>
<td>2.50 km</td>
<td>-</td>
<td>3.00 km</td>
</tr>
<tr>
<td>Rapides-des-Joachims</td>
<td>-</td>
<td>3.00 km</td>
<td>4.00 km</td>
<td>20.00 km</td>
<td>15.00 km</td>
</tr>
<tr>
<td>Sheen-Esher-Aberdeen-et-Malakoff</td>
<td>3.00 km</td>
<td>0.50 km</td>
<td>2.70 km</td>
<td>23.50 km</td>
<td>50.00 km</td>
</tr>
<tr>
<td>Shawville</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Thorne</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Waltham</td>
<td>1.00 km</td>
<td>1.50 km</td>
<td>3.10 km</td>
<td>0.60 km</td>
<td>17.00 km</td>
</tr>
<tr>
<td>TOTAL</td>
<td>56.60 km</td>
<td>114.75 km</td>
<td>86.00 km</td>
<td>60.60 km</td>
<td>333.60 km</td>
</tr>
</tbody>
</table>
Issues

In the waterside environment, the question of privatization of bodies of water, of the sensitivity of the environment and of the everlastingness of resources that it supports must be dealt with.

As well, the development of housing (permanent residences and cottages) must be taken into account considering the amount of spaces that is consumed and the impact on the environment: development of artificial shores, rejection, erosion, modification of wildlife habitats, etc. This problem is more amplified by the fact that next to many bodies of water, there is a constant demand for waterside lots that are becoming more and more rare; this situation pushes people to develop or occupy spaces that are further away or sensitive such as humid, sloping or isolated zones. We are also witnessing a transformation of cottages into permanent residences.

1.5.2  Aim

It is in relation to this context and the concerns identified previously that the Council of the Regional County Municipality of Pontiac puts forward the aim, objectives and development policies that follow:

PLAN THE OCCUPATION AND USE OF LAKESHORES AND RIVERBANKS OF THE TERRITORY

1.5.3  Objectives

The following objectives specify and support the aim put forward by the Council:

- Respect the ecosystems and sensitive environments that are the lakes and watercourses, as well as their theoretic capacity to support;

- Provide quality occupation areas of shores by altering as less as possible the environment;

- Limit the eventual public investments caused by the dispersal and scattering of this type of activities;
• Avoid the urbanization of lakeshores and riverbanks.

1.5.4 Development policies

1.5.4.1 On private land

Within their planning program and consequently in their planning by-laws, local municipalities must identify and delimit areas for the development of lakeshores and riverbanks in the existing built-up cores and their possible extension, as well as areas susceptible to be occupied; these areas must be established by taking into account the expected uses, slopes and types of soil for the installation of a septic tank, the presence of sensitive zones (wildlife habitat, erosion zones, flood zones, etc.) or humid zones, the presence of agricultural activities nearby, as well as the planning of their accessibility; these provisions do not apply to waterside villages but municipalities should inspire themselves from the same criteria or similar criteria for any development project near a lake or a watercourse; they could also establish an overall plan for the shores.

On the other hand, before authorizing a new development, the municipalities should establish that the total phosphorus support of the lake is adequate.

• At least one site in these waterside areas must be preserved for purposes of public access;

• Within a waterside development area, the density of occupation cannot be more than 2.5 dwellings per hectare.

It is important to mention waterside development areas are not land use designations but more a planning method for the occupation and use of land. The compatible activities within these areas are those identified within the land use designation in which they are located. On the other hand, commercial and service activities not related to recreation or tourism, as well as industrial activities of all types and mining activities, are incompatible in the waterside development areas.
1.5.4.2 On public land

The Council of the MRC of Pontiac endorses the Plan régional de développement de la villégiature 1993-1997 (1993-1997 Regional Plan for the Development of Cottages) of the Ministry of Natural Resources (MRN). The Council is of the opinion that no lake that is not identified on this plan, except for special projects, may be opened before all the lakes for which development is expected is completed or unless the new project is located within the municipal territory.

Lake St. Patrick and Lake Dumont: two special cases

- **Lake St. Patrick**

  In order to have a better protection of the lake, to preserve the integrity of the environment and to develop cottages of good quality, the density of land occupation is lowered and special standards for the occupation and erection of buildings apply. The Complementary Document includes standards applicable to that effect.

- **Lake Dumont**

  For identical reasons, Lake Dumont is subjected to the same conditions as Lake St. Patrick. Furthermore, the area commonly known as the Camping or the Beach, because of its recreational and tourist potentials, may only be developed for recreational and tourist, commercial and/or community purposes (forest inn, campground, outfitter without exclusive rights, etc.).

  As well, any project to be completed at Lake Dumont must be the subject of a comprehensive development program. It must be shown that all means have been taken to minimize the impacts on the lake, its shores and its immediate environment.

1.5.5 Implementation

- Local municipalities must adopt provisions that conform to the aims, objectives and development policies previously identified, as well as those included in the Complementary Document;
Concerning the actual waterside areas and those to be delimited, municipalities may develop information tools and increase the occupants’ awareness in order to facilitate the upgrading or the restoration of physical surroundings, if necessary;

Concerted action between municipal authorities and various actors such as lake associations and promoters;

It is important to specify that, with the ecological map, the Système intégré d'aide à la décision de l'Outaouais (Outaouais Integrated Decision-Making Assistance System) and the current drafting of Integrated Development Plans (PDI), we will be better equipped and be able to work on a sustainable development of the territory along lakes and watercourses.

1.6 Tourism

1.6.1 Context and issues

Context

Physical surroundings

As witnesses our tourism slogan *We preserve it, you deserve it*, the recreational and tourist industry on the territory of the MRC of Pontiac is intimately related to open spaces, as well as to the quality of the natural environment. Many recreational and tourist activities gravitate towards startling natural landscapes, interesting ecosystems, numerous lakes and rivers, as well as a diversified and abundant wildlife and flora. The territory of the MRC of Pontiac is well known for hunting and fishing, cottages, canoe-camping, hiking, etc.

Heritage

Interesting historical heritage lies in the Pontiac. A multitude of archaeological and historical sites, as well as architectural and historical buildings and complexes, is capable of drawing tourists from various backgrounds. Marchand Bridge and Bryson House (Mansfield-and-Pontefract) and the Fort-William historical site (Sheen-Esher-Aberdeen-and-Malakoff), etc, are some examples.
The question of the preservation of historical sites is dealt with more thoroughly in the chapter entitled *Sites and territories of regional interest*.

**Public equipment and infrastructures for recreation and tourism**

- **Ottawa River Waterway**

  The rivers located on the territory, the Ottawa River in particular, are gradually resuming their first vocation and are expected to play a major role in the recreational and tourist development of the Pontiac. In fact, owing to the equipment and infrastructures that have been developed to bypass the main obstacles on the Ottawa River, it is now possible to boat from Lake Temiskaming to Chats Lake in the Municipality of Bristol. Eventually, with the completion of Phase III of the project (eastern area of the MRC of Pontiac), it will be possible to reach the urban areas of the Outaouais region.

- **Site of the Great Chute of the Coulonge River**

  In the last few years, various actors, as much public as private, have proceeded to develop the site of the Great Chute of the Coulonge River for recreational and tourist purposes. Although all the phases of development are not yet completed, it is now possible to circulate safely while learning the history and admiring the beauty of the site.

- **Pontiac Trail Regional Park**

  During the fall of 1996, the Council of the MRC of Pontiac proceeded with the development of a recreational and tourist corridor in the right-of-way of an abandoned railroad that crosses the southern part of the territory from Bristol to Waltham. Mainly devoted to cyclists and snowmobilers, this equipment facilitates the filling of a new gap in tourism and the development of various attractions on the territory.

  In order to facilitate a better management, the MRC Council has also declared it as a *regional park* by virtue of the powers given to it by the Municipal Code. Since then, this regional equipment is known under the name of *PPJ Cyclopark*.

**Private tourist industry**

The private tourist industry is directly linked to the quality and availability of natural resources and landscapes that exist on the territory. Outfitters,
some forest inns, beds and breakfasts and various whitewater rafting companies or excursions in the woods are examples.

Cottages

The crowd of cottagers in the MRC of Pontiac during the summer season should not be disregarded. In fact, the seasonal residents, as well as their visitors, in addition of purchasing consumer goods, have a demand on available tourist products. In fact, in accordance with the Plan de développement touristique de l’Outaouais (Outaouais Tourism Development Plan), each cottage is equivalent to $4,000 injected in the economy of each municipality, which means that approximately $18,000,000 (4,500 cottages x $4,000) are injected each year in the economy of the MRC by the whole of cottagers.

New recreation and tourism concepts

- **Outaouais Recreational Corridors Regional Concept**

  Introduced by the Table des aménagistes régionaux de l’Outaouais (Round-Table Conference of Land Planners in the Outaouais Region) and by the Conseil régional des loisirs de l’Outaouais (Outaouais Recreation Regional Council), the Outaouais Recreational Corridors Regional Concept brings together and integrates the main axes and development potentials of the Outaouais region. This concept is integrated with the concept of the Ottawa River Waterway. The basic principles behind this concept are the following:

  - Consolidation of the service centres;
  - Safety;
  - Conformity of the axes with the Outaouais Tourism Development Plan;
  - Integration of the axes in the opening of the region and diversification of products offered;
  - The axes must lead to junctions inside and outside the Outaouais region using the shortest possible route.

- **Route Verte Concept**

  The purpose of this concept is to contribute to the vitalization of local communities’ life in relation with recreation and tourism.
This project also aims to achieve a cycling itinerary joining all of Québec inhabited regions by the year 2005. While being a project intended to create jobs for young people, it is also an economic catalyst.

According to the promoters, this marked-out and safe route will be able to take the right-of-way of abandoned railroads, paved road shoulders or roadways. Following the announcement of the project, the Council of the MRC of Pontiac informed by resolution the Québec Ministry of Transport (MTQ) that the extension of the primary network of the Route Verte (Green Way) in the Pontiac is imperative; in short, that the Route Verte extend from Hull to L’Isle-aux-Allumettes.

- **ATV trail**

This concept put forward by the MRC La Vallée-de-la-Gatineau aims to create a link between our two MRCs. It is intended for the devotees of ATV (all-terrain vehicles).

**Outaouais Tourism Development Plan versus MRC of Pontiac**

The process intended to update the Outaouais Tourism Development Plan, in the light of new tendencies in the tourist industry in Canada, in Québec and in the Outaouais region, made it possible to better understand, identify and target the tourist potentials of the Outaouais region. As well, this new tourism development plan includes tourism development strategies to suit each of the MRCs in the Outaouais region. In order to better situate the new recreational and tourist development context, a part of the plan is reproduced at annex B.

**Issues**

Since the Pontiac has many attractions and tourist potentials, the recreational and tourist development must not be seen only in terms of equipment and infrastructures to be established for recreation and tourism. In fact, the recreational and tourist development must also integrate the development and preservation of the natural and human environments, as well as the protection of landscapes. In other terms, the harmonization of the development in other sectors of activities with the recreational and tourist development objectives is essential in an efficient and durable strategy.

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The question of preservation of the integrity of recreational and tourist attractions, facilities, equipment, as well as of the recreational and tourist potentials, is equally important. In this context, it matters to see to the compatibility of activities, facilities or uses located, contiguous or near the recreational and tourist areas or sites.

Finally, the development potentials of sites for recreational and tourist purposes is worth dealing with a perspective of sustainable development. To achieve this, it is important to structure and integrate the various tourist attractions and to put an end to their isolation one to another.

1.6.2 Aim

Facing the context and issues presented previously, the Council of the Regional County Municipality of Pontiac endorses the following aim:

**CONSOLIDATE THE RECREATIONAL AND TOURIST VOCATION OF THE TERRITORY**

1.6.3 Objectives

The main objectives related to this aim are the following:

- Confirm the recreational and tourist vocation of the corridors of the Ottawa, Coulonge, Dumoine and Black Rivers;

- Ensure the everlastingness of equipment, potentials and tourist attractions on the territory of the MRC;

- Include and integrate the sites and territories of interest with a heritage, ecological and aesthetic outlook in the tourist development of the territory;

- Combine the various tourist attractions, potentials and sites by linking them together in the form of one or more integrated circuits.
1.6.4 Land use designation and development policies

1.6.4.1 Land use designation

Pontiac Trail Regional Park

In order to ensure the everlastingness of this recreational equipment and since it represents a major tourist attraction held publicly, the Council of the MRC of Pontiac, over and above the identification of it as an important equipment, gives to this part of the territory the recreational land use designation. This land use designation is represented on the map of land use designations. Taking into account the scale of the latter, the boundaries of this land use designation correspond to the limits of the property.

The activities compatible within this land use designation are the activities, uses, equipment and facilities with a recreational and tourist vocation that are necessary and useful for the operation of the trail. The provisions of the Complementary Document related to corridors of aesthetic interest apply to the Pontiac Trail Regional Park. The MRC Council may also at any time, and prior to any project consisting in the use of the Pontiac Trail Regional Park, require the elaboration of a special planning program or of a comprehensive development program.

1.6.4.2 Development policies

Tourist potentials in general

The municipalities must see to the preservation, protection or development of attractions, elements and equipment with a recreational and tourist vocation on their own territory.

The Ottawa River and its main tributaries

In the context of the Ottawa River Waterway Concept, considering the potentials and vocation of the Ottawa River and its main tributaries for recreational and tourist purposes, any new project consisting in the erection of a work that could compromise navigation must use existing structures. Furthermore, this project must be looked into the feasibility to clear the obstacles, to the extent that it is possible, in order to ensure the navigability of the
watercourse. In that respect, any large-scale project must be the subject of a study of the technical, economic and environmental aspects followed by public consultations of the people and organizations involved. The project must also be bound by an application for authorization by virtue of the Environment Quality Act (LQE).

On the other hand, being unable to prohibit or authorize any hydroelectric work on a watercourse crossing its territory by virtue of the Land Use Planning and Development Act, the Council of the MRC of Pontiac has set objectives to be achieved at the time of the completion of any hydroelectric work. These provisions apply not only for the Ottawa River, but also to its main tributaries, which are the Coulouge, Dumoine and Black Rivers, and any other watercourse with a vocation for recreation and tourism.

Any construction project of a hydroelectric work along or in the bed of any watercourse located on the territory of the MRC of Pontiac, or being one of its administrative boundaries, must take into account the recreational and tourist potentials of the watercourse, facilitate its protection and its development. Using the procedure of the notices concerning government actions, the MRC Council will ensure the respect of these objectives.

1.6.5 Implementation

Tourist potentials in general

The Council of the MRC of Pontiac is of the opinion that several provisions included in the Land Development Plan facilitate and assist in the implementation of the aim and objectives previously identified. In fact, the compatible activities in each of the land use designations, the conditions elaborated in the theme dealing with sites and territories of regional interest, the provisions of the Complementary Document concerning the preservation of water, protection of corridors of interest and felling of trees on private land, to name a few.

Furthermore, the MRC Council believes that any development or the application of any development concept proposed for tourist purposes should contribute to develop the natural heritage, built or human, of the territory as a whole. In this list, agriculture, forest and water are important aspects to be underlined. These three themes are dealt with in the development of the Pontiac Trail Regional Park.
Pontiac Trail Regional Park

As previously mentioned, the Council of the MRC of Pontiac is currently proceeding with the development of a recreational corridor which serves as a marked-out cycling route. This cycling route crosses a good part of the territory between Bristol and Waltham. In order to develop and make this corridor economically viable, the integration of this equipment into the Route verte (Green Way) is imperative. Furthermore, a secondary network of cycling itineraries should be developed in order to facilitate the development of other potentials of the territory or to diversify the offer of tourist products.

ATV trail

In concerted action with the MRC La Vallée-de-la-Gatineau, ATV clubs and other actors, the Council of the MRC of Pontiac intends to work to the identification of an ATV trail in the south-eastern part of the territory. This project should link the Municipality of Fort-Coulonge with the Municipality of Lac-Cayamant by passing by the Leslie Lake Tourism Centre (Municipality of Leslie-Clapham-and-Huddersfield).

1.6.6 Ottawa River Waterway

Considering the efforts and investments made in the last years for the opening for recreational purposes of the Ottawa River in the Pontiac, the MRC Council is of the opinion that the Ottawa River Waterway Concept remains one of the structuring prerequisites that helps to the development of the territory. It is for this reason it is separately dealt with under this theme related to tourism. The Ottawa River Waterway Concept was developed by all of the MRCs of the Outaouais region and by the Outaouais Urban Community (CUO).

1.6.6.1 Ottawa River Waterway Concept

A) Declaration of Chelsea

The Ottawa River Waterway Concept comes directly from the Declaration of Chelsea stating the recognition of a regional identity and the opening of our region. The Declaration of Chelsea was endorsed by all wardens of the MRCs of the Outaouais region and by the president of the Outaouais Urban Community (CUO).
B) Ottawa River Waterway Concept

The Ottawa River Waterway Concept is an integrating concept put forward throughout the Outaouais region through the Land Development Plans of the Outaouais Urban Community and of the MRCs. It intends to be a common denominator that aims at the development of river corridors (landscape dimension). It also facilitates the opening of the region by making accessible to boating, among others, one of the greatest hydrographic network on the continent (the communication dimension). In a few words, the Ottawa River Waterway Concept establishes the fundamental aims of the development of the main rivers on the territory of the Outaouais region.

Here are the objectives related to the Ottawa River Waterway Concept:

1- Give back to citizens, access to rivers;
2- Give back to the rivers their role of supporting communications;
3- Ensure the development of river corridors while respecting the landscape with the perspective of a sustainable development;
4- Make the Outaouais region as a boating tourist vocation.

These objectives require an overall approach. The Ottawa River Waterway Concept meets this. It reinforces and promotes the integrated development of potentials located within the river corridors such as banks, roads, trails, sites of interest, landscapes, culture, wildlife habitats, management of public waterside areas, etc., all being in agreement with the sustainable development principles.

Since the dynamics of each of the rivers is different from one environment to the other or from one MRC to the other, the Ottawa River Waterway Concept brings a different approach where each of the municipal components may include its own planning.

1.6.6.2 MRC of Pontiac and Ottawa River Waterway Concept

With respect to the dimension of the Ottawa River Waterway Concept that applies to the opening of the region for recreational and tourist purposes, the accessibility and navigability of the
watercourses is currently in operation on the territory of the MRC of Pontiac. In fact, since the end of the log drive and investments made to bypass obstacles and regulate its course, the Ottawa River gradually gets back to one of its first functions, which is navigation. It is also the same for the main rivers of the territory of the MRC, which are the Coulonge, Dumoine and Black Rivers.

Since the communication or boating dimension of the Ottawa River Waterway Concept is gradually taking its place in the MRC of Pontiac, it is now important to plan the forms of development to be made in the corridor of these rivers, which is the landscape dimension.

1.6.6.3 Implementation of the Ottawa River Waterway Concept on the territory of the MRC of Pontiac

A) Design tools

In terms of planning the development and design of the territory, the Ottawa River Waterway Concept suggests some basic notions. Those are the navigable entity, the river corridor and the river landscape unit.

a) Navigable entities

The navigable entities are those parts of rivers that allow nautical activities. For the Council of the MRC of Pontiac, all of the Ottawa River is considered as a navigable entity. The main channel is dedicated to boating whereas other parts of the river, more uneven, are already used for whitewater activities.

b) River corridors

The river corridors are not land use designations, but rather the shore portions of the navigable entity. The river corridors are directly linked to the notion of protection of landscapes. In this list, it is important to mention that the Revised Land Development Plan identifies the main rivers of the territory as being corridors of aesthetic interest and that it provides, through its Complementary Document, terms and conditions that apply to it. Furthermore, other
parts of the Land Development Plan reinforce the notion of landscape, notably the provisions related to woodcutting and preservation of trees, to the preservation of lakeshores and riverbanks, to wildlife habitats, etc.

c) **River landscape units**

The river landscape unit is spatially included in the river corridor. The river landscape units are strategic targets for development intimately related to the fluvial theme (heritage sites, villages, natural areas, etc.). The river landscape units refer to elements directly or potentially related to the development of recreational or tourist activities in navigable entities or rivers’ corridors. The Revised Land Development Plan puts forward the following landscape units:

- Wharf and riverside infrastructures and facilities in Norway Bay (Bristol);
- Bristol Marshes;
- Architectural area in Portage-du-Fort;
- Lafontaine Islands (Grand-Calumet);
- Central area in the village of Campbell’s Bay next to the Ottawa River, as well as Stevenson Creek, Lunam Marsh and Campbell Lake;
- Marchand Bridge (Mansfield-and-Pontefract);
- Architectural area in Fort-Coulonge;
- Pontiac Trail Regional Park;
- Site of the old Culbute Locks (Allumettes Island);
- Oiseau Rock (Sheen-Esher-Aberdeen-and-Malakoff);
- Site of the Great Chute of the Coulonge River (Mansfield-and-Pontefract);
- Archaeological sites on Allumettes Island and Morrison Island and along the Dumoine River.

Several of these sites are already acknowledged in the Revised Land Development Plan. For some, terms and conditions apply and for others, actions for their utilization are provided for.

On the other hand, the MRC Council believes that the urban core of the Municipality of Campbell’s Bay is a place that is strategically included in the Ottawa River Waterway Concept. Equipment and
infrastructures are concentrated there while being next to the Ottawa River: a set of commercial services, recreational and tourist equipment, a boat launch and a wharf, the Pontiac Trail Regional Park (PPJ Cyclopark), as well as many potential attractions (central location in the MRC, possible marina, etc.). The equipment and infrastructures make Campbell’s Bay an important pole in the development of the Ottawa River Waterway.

B) Development tools

a) Integrated Development Plans

The Ottawa River Waterway Concept provides for an integrated approach aimed at the sustainable development of the territory. It is what we call the Integrated Development Plans (PDI). An Integrated Development Plan may be defined as follows:

- An integrated strategic planning work completed on a river segment basis and that aims at their development;
- A tool facilitating the mobilization of promoters, interveners and resources in the completion of a project.

The Integrated Development Plan allows for the completion of a development strategy based on the potentials and constraints of the milieu to achieve an integrated, planned and strategic management of shores or portions of shores of a watercourse, even of lakes.

Finally, the Integrated Development Plan leads to the modification of the Land Development Plan, planning programs and planning by-laws.

b) River committees

In order to ensure a leadership and to better coordinate the development of the Ottawa River Waterway on its territory, the MRC Council favours the striking of river committees for each of the rivers identified in the Ottawa River Waterway Concept. As regards the Ottawa River, the committee should regroup all of the MRCs and the Outaouais Urban Community (CUO).
1.7 Water

1.7.1 Context and issues

Context

Water is an integral part of the landscape. It is closely related to the current and historical development of the Pontiac since it generates many activities and is essential for the subsistence of people.

Approximately 44% of the population is served by water systems. The potable water supply networks come from an artesian well in Grand-Calumet, a spring in Shawville, from a lake in Otter Lake (Leslie-Clapham-and-Huddersfield), from the Ottawa River in Bryson, Chapeau (L'Isle-aux-Allumettes), Campbell's Bay, Davidson (Mansfield-and-Pontefract) and Portage-du-Fort and from the Coulonge River in Fort-Coulonge and Mansfield-and-Pontefract. The remaining of the population takes its water from wells or even from lakes or watercourses along or near their properties.

In relation to draining off of wastewater, approximately 30% of the dwellings on the MRC territory and the majority of businesses located in the urban cores are served by a sewer system. The others are provided with individual systems for the draining off and treatment of wastewater. Most of the municipalities with a sewer system have improved or are about to put into operation the necessary equipment for the efficient treatment of wastewater.

Also, some industries on the MRC territory, such as sawmills and the paper mill in Litchfield, use great quantities of water in their processes.

Finally, although the type of agriculture in the Pontiac does not make an intensive use of water, nevertheless, this type of activity has an impact on the quality of this resource.

Issues

Preservation of the quality of water represents three main challenges to be considered:
• The majority of citizens extract their drinking water from the underground water or directly from lakes, watercourses or rivers on the territory;

• Several animal and vegetal species, as well as many ecosystems, depend on the quality of water;

• The water of lakes and watercourses supports recreational and tourist activities that are related to the progress and development of the Pontiac.

Considering these problems, the MRC Council proposes the following aim:

1.7.2 Aim

PRESERVE THE QUALITY OF THE WATER RESOURCE ON THE WHOLE TERRITORY

1.7.3 Objectives

The objectives to be achieved by the Council as regards this aim are the following:

• Avoid the negative effects on the quality of water of lakes and watercourses;

• Ensure an adequate management of potable water sources.

1.7.4 Development policies

In relation to the above-mentioned aim and objectives, municipalities must take into account the following development policies:

• Application of a regulatory terms and conditions set related to water such as the Règlement sur l’évacuation et le traitement des eaux
usées (a regulation on the draining off and treatment of wastewater) and the provisions of the Complementary Document directly or indirectly related to the preservation of water: protection of shores, lakes and watercourses, protection of water intakes, woodcutting, flood zones, etc;

- Unless the municipalities are more strict, maintain the minimum subdivision standards included in the Complementary Document;

- Before allowing pisciculture on a lake, the municipality must understand the possible impact and the capacity of the lake to catch effluents;

- For subdivision projects of more than 10 lots around a lake, the promoter must demonstrate that the project will not negatively affect the phosphorous charge in the water.

1.7.5 Implementation

- Concerted actions with various lake associations, various interveners and local municipalities;

- Sensitization of the population;

- Enhanced training of municipal officials or hiring of resource persons.

1.8 Waste management

1.8.1 Context and issues

Context

Currently, all local municipalities on the territory, by themselves or through agreements, dispose of their domestic and dry waste using in-trench disposal sites authorized by the Québec Ministry of Environment (MENV). The following table shows the location of the sites. However, it does not take into account the multitude of sites, authorized or not, in the unorganized territory of the MRC.
Several municipalities are provided with programs for recycling, reusing and recovering of residual materials. These initiatives account for a significant reduction in the quantity of waste disposed of in the in-trench disposal sites. However, it is difficult to know in which proportion.

Table 12  Waste management methods

<table>
<thead>
<tr>
<th>MUNICIPALITY</th>
<th>SITE</th>
<th>COLLECTION</th>
<th>RECYCLING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alleyn-and-Cawood</td>
<td>R2, Lot 23-1</td>
<td>M</td>
<td>-</td>
</tr>
<tr>
<td>Bristol</td>
<td>R7, Lot 16b-1</td>
<td>C/M</td>
<td>(</td>
</tr>
<tr>
<td>Bryson</td>
<td>Clarendon Site</td>
<td>M</td>
<td>(</td>
</tr>
<tr>
<td>Campbell's Bay</td>
<td>Litchfield Site</td>
<td>M</td>
<td>(</td>
</tr>
<tr>
<td>Chapeau (L’Isle-aux-Allumettes)</td>
<td>Ile-aux-Allumettes-Partie-Est R2, Lot pt14</td>
<td>M</td>
<td>(</td>
</tr>
<tr>
<td>Chichester</td>
<td>R3, Lot 33</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Clarendon</td>
<td>R7, Lot 12c</td>
<td>M</td>
<td>-</td>
</tr>
<tr>
<td>Fort-Coulonge</td>
<td>Mansfield Site</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Grand-Calumet</td>
<td>R6, Lot 20</td>
<td>P (Village)</td>
<td>-</td>
</tr>
<tr>
<td>L’Isle-aux-Allumettes-Partie-Est (L’Isle-aux-Allumettes)</td>
<td>R5, Lot 8-1,9-1</td>
<td>M</td>
<td>-</td>
</tr>
<tr>
<td>L’Isle-aux-Allumettes</td>
<td>R4, Lot 40</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Leslie-Clopham-and-Huddersfield</td>
<td>R3, Lot 25</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Litchfield</td>
<td>R7, Lot 15b</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>Mansfield-and-Pontefract</td>
<td>R3, Lot 24-1, 25-1</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Portage-du-Fort</td>
<td>Clarendon Site</td>
<td>M</td>
<td>(</td>
</tr>
<tr>
<td>Rapides-des-Joachims</td>
<td>R3, Lot 33</td>
<td>M</td>
<td>-</td>
</tr>
<tr>
<td>Shawville</td>
<td>R7, Lot pt297</td>
<td>M</td>
<td>(</td>
</tr>
<tr>
<td>Sheen-Esher-Aberdeen-and-Malakoff</td>
<td>R3, Lot pt54, 53</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>Thorne</td>
<td>R3, Lot pt19a</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>Waltham</td>
<td>R1, Lot 12</td>
<td>M</td>
<td>-</td>
</tr>
</tbody>
</table>

( Make the collection  * P/M/C = private, municipality, citizens.

Source: Regional County Municipality of Pontiac, Inventory made during the revision of the Land Use Development Plan, compilation of data, June 1995.
With respect to sludge disposal sites from wastewater treatment plants and septic tanks, two sites are located on the territory, one in Thorne and one in Chapeau (L'Isle-aux-Allumettes). On the other hand, the municipality of Mansfield-and-Pontefract is authorized to dispose of sludge in its in-trench disposal site.

As regards the storage of hazardous waste, only one site is currently authorized by the Québec Ministry of Environment. It is a site on the property of the *Emballages Stone Company (Canada) Inc.* in Litchfield for the storage of its own waste.

**Issues**

**Solid waste and sludge**

Without calling in question the autonomy of municipalities in this matter, it is nevertheless not certain that current methods of management are sufficiently integrated and optimum concerning the objectives of the Québec Government which is a reduction of 50% of the quantity of waste by 2000. To this end, the Québec Ministry of Environment (MENV), in the complementary document accompanying the government’s aims as far as development is concerned, invites the MRCs to start planning the management of solid waste at the regional scale: *The Land Use Development Plan should at least identify land use designations and sites susceptible to receive valorization and disposal activities.*

In the same way, the government aims that the MRC promote an adequate long-term management of municipal sludge (septic tanks and purification stations).

Concretely, these interventions (solid waste and sludge) would possibly allow a better coordination of actions and the grouping of manpower in a context of an enhanced protection of environment and a sustainable development.

**Private waste disposal sites**

Since waste management is not exclusively a municipal responsibility, requests for one or more projects for waste disposal sites (landfill sites, dry materials sites, etc.) are still possible. This situation therefore demands a special planning exercise that is in keeping with the problems related to the residual materials management.
Protection of the environment next to a residual materials disposal site

For the protection of the human and natural environment (water table, odours, comings and goings, etc.), the localization of some activities or uses near residual materials treatment or disposal sites creates problems that must be taken into account and dealt with. The chapter on sites and zones of constraints for the land occupation deals specifically with this subject and the Complementary Document identifies the minimal standards that the municipalities will have to take into account in their planning by-laws.

1.8.2 Purpose

The Council of the MRC of Pontiac is conscious of the challenges related to residual materials management. However, it considers premature to adopt any orientation without knowing what will happen to the recommendations contained in the BAPE (Environment Public Hearings Office)’s report as regards this subject.

However, taking into account the problems and considering that it is up to the municipal world to plan the organization and the use of the territory, the MRC Council has recently mandated its Planning Department to work to locate those parts of the territory susceptible to support waste disposal operations such as sanitary landfill.

1.9 Hunting and fishing on public land

1.9.1 Context

As previously mentioned, the territory of the MRC of Pontiac has always been well-known for the quality and quantity of its wildlife and fish resources. In fact, for several years, thousands of hunters, anglers and trappers, as much local as from the outside the region, have made the Pontiac their destination, particularly a large part of its territory located north on public land.

Many of them go to the free territory on public land but some select outfitters or controlled zones (ZECs). There are 25 outfitters of which 11 have exclusive rights and 14 have no exclusive right. In total, outfitters with exclusive rights use 9.8 % of the public lands in the MRC of Pontiac.
The three ZECs use 23% of the public land being part of the territory of the MRC.

Outfitters with exclusive rights and ZECs represent about 33% of public lands on the territory of the MRC. If we add to this data the area of the La Vérendrye Wildlife Reserve, 45.8% of the territory remains under various jurisdictions dealing with hunting, fishing and trapping.

1.9.2 Aim

Considering that only 54.2% of public lands remain free, the Council of the Regional County Municipality of Pontiac puts forward the following aim:

FORBID ANY NEW OUTFITTERS WITH EXCLUSIVE RIGHTS OR ZECs, AS WELL AS THEIR ENLARGEMENT, ON THE WHOLE TERRITORY OF THE MRC

However, the Council acknowledges minor adjustments to be made to boundaries in order to correct existing situations.

2. SITES AND TERRITORIES OF REGIONAL INTEREST

2.1 Context and issues

Context

Biodiversity and physical surroundings

The two main geological entities in the Pontiac, which are the Canadian Shield and the Ottawa River plain, as well as a multiple geological formations, affords the most attractive landscapes. Oiseau Rock (rocky escarpment), the canyon of the Great Chute of the Coulonage River (geological fault) and Lafontaine Islands (archipelago in the Ottawa River), among others, are examples.
Wildlife habitats distributed on the territory of the MRC as a whole are also representative of various species living in the region. Among them, there are deeryards and heronries. There is also an important quantity of rare or endangered vegetal species, in particular along the Ottawa River because of the numerous humid zones.

Archaeological sites

There are many archaeological sites on territory of the MRC as a whole but the most interesting are concentrated along the Dumoine River and along the Ottawa River, on Allumettes Island and Morrison Island. These archaeological sites are witness to the course of cultural history in the region such as the American Indian culture, the passage of hunters and trappers, the era of the fur trade and that of the log drives.

Historical sites

Historical sites refer mostly to the era of fur trading and the growth of the forest industry. These sites are remnants of past that recall and explain the history and the events that have earmarked the region. The site of the old fort Coulonge (Mansfield-and-Pontefract) and the site of the old Culbute locks (L’Isle-aux-Allumettes), among others, are examples.

Built-up heritage

The development of the forest industry and of agriculture brought successive waves of new arrivals (Canadians, Europeans and Americans) who have branded in their own ways the built-up landscape. Thus, there are many buildings or clusters of buildings with architecture that communicates an important part of the history of communities who settled in the region.

Two-storey squared timber houses, a large number of stone houses, as well as several buildings and clusters of buildings of Victorian style, are unique in their genre.

Issues

Several studies, works and interveners acknowledge the value and importance of historical and agricultural heritage in the region. In this context and for future generations, as well as for looking for new perspectives of development, it appears timely to protect the sites and elements that reveal the regional heritage.
In the same context, the preservation of sites within territories of interest related to wildlife, flora and to landscapes is important.

2.2 Aim

Considering the context and problems that have been previously presented, here is the aim that the Council of the Regional County Municipality of Pontiac puts forward:

PROTECT THE SITES AND TERRITORIES OF REGIONAL INTEREST

2.3 Objectives

The objectives to be achieved by the Council of the Regional County Municipality of Pontiac and ensuing from this aim are the following:

- Ensure the everlastingness of elements of the regional collective heritage;
- Develop the sites and territories of regional interest by including them in the recreational and tourist development of the territory.

2.4 Retained sites and territories of regional interest

Sites and territories of regional interest retained within the Revised Land Development Plan are those that, according to the MRC Council, are important constituents of the regional heritage. In fact, they are those that facilitate appreciation of history, of some ecosystems or special landscapes in the Pontiac. Some sites may have various interests (example: cultural and historical).

However, local municipalities may identify sites or areas of interest to be protected or to be utilized in their planning programs and planning by-laws.
2.4.1 Heritage sites and territories of interest

A) Archaeological sites of interest

- On public land

With respect to archaeological sites on public land, the MRC Council considers that it is important to keep them protected. They are identified in the Public Land Use Designations Plan and protected by the Regulation Respecting Standards of Intervention in Forests of Public Domain (RNI).

- On private land

The Council of the MRC of Pontiac acknowledges that there are important archaeological sites on private land on the territory, notably on Morrison Island, Allumettes Island and other places along the Ottawa River. However, without having precise information concerning their degree of importance, their nature and their location, it is currently difficult for the MRC to plan any action. The problem of land ownership must also be considered.

Consequently, the MRC Council expects to work with the Québec Ministry of Culture and Communications (MCC) in order to identify the nature and precise location of important archaeological sites. Following this, it will be possible to establish terms and conditions in order to ensure their protection and utilization.

B) Sites of historical interest

The following table identifies the sites of historical interest that the MRC Council considers to be of regional importance.
Table 13  **Sites of historical interest of regional importance**

<table>
<thead>
<tr>
<th>NAME</th>
<th>LOCATION</th>
<th>INTEREST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Culbute Locks</td>
<td>L’Isle-aux-Allumettes</td>
<td>Remnants of old locks that allowed boating on the Ottawa River.</td>
</tr>
<tr>
<td>St. Alphonsus of Liguori Church</td>
<td>Chapeau (L’Isle-aux-Allumettes)</td>
<td>Baroque-style stone church built with stones from the area and others shipped from St. Hyacinthe.</td>
</tr>
<tr>
<td>Waltham hydroelectric power plant</td>
<td>Waltham</td>
<td>Dating from the beginning of the century, it has the reputation to be the first private power plant in the history of Canada.</td>
</tr>
<tr>
<td>Site of the old fort Coulonge</td>
<td>Mansfield-and-Pontefract</td>
<td>Site of one of the first trading post on the Ottawa River.</td>
</tr>
<tr>
<td>Campbell's Bay Court House</td>
<td>Campbell's Bay</td>
<td>Historic site in the regional judicial records. Architecture.</td>
</tr>
<tr>
<td>The Cadieux Monument</td>
<td>Grand-Calumet</td>
<td>Site commemorating the legend of Cadieux.</td>
</tr>
<tr>
<td>Horse Trail</td>
<td>Bristol</td>
<td>Old road where horse-drawn carriages on wooden rails carried people to bypass the Chats Falls.</td>
</tr>
</tbody>
</table>


**C) Listed historical sites and buildings**

There are three historical sites listed and acknowledged by the Québec Ministry of Culture and Communications (MCC) on the territory of the MRC of Pontiac. The Council acknowledges them as being of regional interest:

- **Fort William Trading Post**  
  (Sheen-Esher-Aberdeen-and-Malakoff)

This site is an old fur trading post established by the Hudson Bay Company around 1823. It later became a supply point for American Indians, loggers and settlers. The chapel, the ruins of a blacksmith shop, the house of the trading post leader and the American Indian cemetery are notably still remaining.
• **Bryson House**  
(Mansfield-and-Pontefract)

This house was built around 1854 and was the home of George Bryson, one of the most famous pioneers and builders of the Pontiac. This house is characterized by its architecture that has the Scottish entrepreneurs’ homes of this era in common.

The cluster of buildings surrounding it includes a stone house that was used as an office for the family, stables, sheds, dependencies, etc.

• **Marchand Bridge**  
(Mansfield-and-Pontefract)

Marchand Bridge was built in 1898 to replace two bridges that linked the village of Fort-Coulonge with the forest territories of the Upper-Pontiac. Completely built with pine and measuring 129 metres, it is one of the longest covered bridges in Québec.

**D) Architectural areas of interest**

• **Stone buildings area in Portage-du-Fort**

In the middle of the 19th century, Portage-du-Fort was considered as the chief-town of the Pontiac because of the commercial activities generated by the recent arrival of steamboats. The current presence of several stone buildings (churches, homes, mills, etc.) is a witness to that era of prosperity. Although several buildings were destroyed by fire in 1914, some where rebuilt later.

• **Alley of Manors in Fort-Coulonge**

The village of Fort-Coulonge became important around the 1870s because of the forest industry. This prosperity allowed the Bryson family, a prosperous family in the region at the time, to build magnificent residences, as well as a stone church located in the heart of the village.

• **Victorian houses area in Shawville**

Around the end of the 19th century, the village of Shawville was the centre of an agricultural community in full expansion. There were many local
industries to serve the region, notably some brick factories that used the grey clay found in abundance in the area. However, it is with the arrival of the railway in 1886 that Shawville took a real expansion and that where erected a good number of brick buildings reminiscent of the elegant Victorian style. Several of these buildings are concentrated in areas and have survived without being too much altered.

Those three areas of interest are represented on the following pages.

2.4.1.1 Development policies: heritage sites and territories of interest

- With respect to historical sites of interest, as well as to listed historical sites and buildings, municipalities involved must establish planning rules to preserve the integrity and heritage character of sites;

- With respect to architectural areas of interest, municipalities involved must adopt special planning rules to preserve the homogeneity and architectural particularities of these areas; in the event, they must adapt their planning by-laws to preserve and to develop the assets of the architecture, symmetry, dimensions, volume, height, exterior appearance and siding materials of existing buildings or of those to be erected, as well as signage.

2.4.1.2 Means of implementation: heritage sites and territories of interest

- Over and above planning rules to be adopted, the municipalities involved may provide for incitement measures intended for ratepayers who own built or vacant immovable within the architectural areas or that have been identified as historical sites;

- Municipalities may implement Site Planning and Architectural Integration Programs (PIIA);
Municipalities may also create heritage sites by virtue of the Cultural Property Act; this option grants tax reductions; municipalities can also benefit from the assistance program to develop heritage.

2.4.2 Corridors and sites of aesthetic interest

A) Corridors of aesthetic interest

Considering the tourist potentials of some transportation axes (highways, rivers, trails), the Council of the MRC of Pontiac has decided to identify the following axes as corridors of aesthetic interest:

The following transportation corridors:

- Highways 148, 301, 303 and 366;
- Picanoc Road;
- Old Highway 8;
- Bois-Franc Road;
- Dumoine Road;
- Grande-Chute Road;
- Corridor of the Pontiac Trail Regional Park.

The following rivers’ corridors:

- Ottawa River;
- Coulonge River;
- Dumoine River;
- Black River;
- Quyon River.
MRC of Pontiac – Revised Land Development Plan
By-Law Number 65-99
The Content
B) Sites of aesthetic interest

Considering the quality of landscapes and the recreational and tourist potentials of the following sites, the MRC Council retains them as sites of aesthetic interest.

Table 14 Sites and territories of aesthetic interest on the territory of the MRC of Pontiac

<table>
<thead>
<tr>
<th>NAME</th>
<th>LOCATION</th>
<th>INTEREST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great Chute of the Coulonge River</td>
<td>Mansfield-and-Pontefract</td>
<td>Chute and canyon, as well as recreational and tourist facilities.</td>
</tr>
<tr>
<td>Oiseau Rock</td>
<td>Sheen-Esher-Aberdeen-and-Malakoff</td>
<td>Imposing cliffs jutting out into the Ottawa River.</td>
</tr>
<tr>
<td>Lafontaine Islands</td>
<td>Grand-Calumet</td>
<td>Three large islands part of an archipelago. They are interesting for the biodiversity. They represent an ecological interest and a microcosm of transition between the lowlands of the Ottawa River and the highland of the Precambrian base.</td>
</tr>
<tr>
<td>Mount O'Brien</td>
<td>Alleyn-and-Cawood</td>
<td>Protuberant mountain located in the plain of Kazabazua.</td>
</tr>
</tbody>
</table>

2.4.2.1 Development policies: corridors and sites of aesthetic interest

- Increase in value the landscape dimension and visual attraction along sites and territories previously identified by regulating forest harvesting and land uses; the Complementary Document provides for the applicable terms and conditions to this effect;

- With respect to sites of aesthetic interest, only low-impact activities, uses, equipment and facilities allowing for their utilization for ecological, recreational and tourist purposes are compatible on these sites; furthermore, any project must be integrated with and respect the homogeneity, special character and surrounding landscape of the premises.
2.4.2.2 Means of implementation: corridors and sites of aesthetic interest

- Coordination with the landowners involved;
- Municipalities involved must integrate the above-mentioned objectives and the provisions provided for in the Complementary Document within their planning programs and planning by-laws;
- Following the coming into force of the Revised Land Development Plan, the Council will apply to the Québec Ministry of Natural Resources to put Oiseau Rock and Mount O’Brien as sites of interest in the Public Land Use Designations Plan.

2.4.3 Sites and territories of ecological interest

As previously mentioned, some parts of the territory of the MRC support wildlife and flora habitats, as well as special ecosystems. The MRC Council considers that it is important to provide for protection measures in order to ensure the everlastingness of these elements of the natural environment.

The location of these wildlife habitats was provided by the Québec Society for Wildlife and Parks (FAPAQ).

Sites and territories of ecological interest are approximately represented on the map showing the location of wildlife habitats included in the pouch at the end of the Revised Land Development Plan. However, the maps specifying their exact location are available at the Planning Department of the MRC.

A) Deeryards

Since deeryards are essentially for the maintenance and survival of the deer population, the Council of the MRC of Pontiac considers that the standards provided for in the Complementary Document contribute to the maintenance of an adequate forest cover for deer.
With respect to deeryards on public lands, the Regulation Respecting Standards of Intervention in Forests of Public Domain (RNI) does apply.

B) Heronries

Heronries are also a wildlife habitat to be protected. These nesting sites of the great heron and its surrounding environment are sensitive areas where it is important to limit perturbations. Several heronries on the territory of the MRC are located on public lands where the Regulation Respecting Standards of Intervention in Forests of Public Domain (RNI) does apply. With respect to heronries on private lands, the standards included in the Complementary Document does apply.

C) Muskrat habitat

Contrary to the beliefs, the protection of the muskrat habitat does not only mean protecting the hut that shelters this animal but also refers to the preservation of its surrounding environment as a whole. In a general way, the humid environment into which lives this mammal indicates the presence of a healthy and rich environment. Thus, the interest to ensure minimal protection is important. Although the Complementary Document does not provide for terms and conditions applying to these sites, it would be important that municipalities see that the perturbations and drainage of these parts of the territory are limited.

D) Fish habitat

According to the Regulation Respecting Wildlife Habitats, the fish habitat is defined as a lake, marshland, swamp, flood plain, which boundaries correspond to the level reached by the highest waters according to an average established by a two-year recurrence, or a watercourse which is frequented by the fish.

This regulation only applies to public lands and requires ministerial approval for any activity likely to change the biological, physical or chemical elements of the fish habitat.

Considering the absence of technical resources, the MRC Council does not repeat this procedure for private lands. However, it is of the opinion that several of the terms and conditions included in the Revised Land
Development Plan contributes to a better protection of the fish habitat. On the other hand, the MRC Council believes that, for any project risking to affect the fish habitat on private lands, municipalities should be vigilant and prioritize a concerted action approach with the promoters. As required, municipalities may request the assistance from the Québec Society for Wildlife and Parks (FAPAQ).

E) Bristol Marshes

Bristol Marshes, located in the Municipality of Bristol, is a place where there are huge marshes and wetlands presenting interesting ecosystems. This site has already been part of a project intended to establish an ecological reserve. According to an inventory made by the Québec Ministry of Environment (MENV), there are an abundant and diversified wildlife, some reeds specific to Southern Québec, as well as rare vegetal species. The Complementary Document indicates the terms and conditions that apply to this site. It is important to mention that agreements must be made with the owners of this site, which are Hydro-Québec, MRN and Stone Containers (Canada) Inc., for the purpose of proceeding with the eventual utilization of the site.

F) Ecological Reserves

The main objective for the creation of ecological reserves is the complete and permanent protection of samples from natural environments representing the diversity of ecological and genetic riches of the natural heritage\(^4\). The Ecological Reserves Act also aims at achieving objectives of scientific research and safeguard of endangered or vulnerable animal or vegetal species. There are four ecological reserves on the territory of the MRC of Pontiac. The Council considers them of regional interest.

\(^4\) Québec Ministry of Environment, *Ecological reserves in Québec or the complete and permanent protection of samples of the natural heritage in Québec*, 1983.
Table 15  Ecological reserves on the territory of the MRC of Pontiac

<table>
<thead>
<tr>
<th>NAME</th>
<th>INTEREST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aigle-à-Tête-Blanche</td>
<td>Winter quarters of the Bald Eagle</td>
<td>Township of Aberdeen</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rapides-des-Joachims</td>
</tr>
<tr>
<td>James-Little</td>
<td>Ecosystems representative of the region of Lake Pythonga (maple domain with yellow birch)</td>
<td>Township of Malakoff</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sheen-Esher-Aberdeen-and-Malakoff</td>
</tr>
<tr>
<td>Ruisseau-de-l’Indien</td>
<td>See James-Little</td>
<td>Townships of Esher and Malakoff</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sheen-Esher-Aberdeen-and-Malakoff</td>
</tr>
<tr>
<td>André-Linteau</td>
<td>Pine grove on sand</td>
<td>Township of Aberdeen</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rapides-des-Joachims</td>
</tr>
</tbody>
</table>

2.4.3.1 Means of implementation: sites and territories of ecological interest

- Municipalities involved must follow the aim, objectives and development policies previously identified, as well as the applicable terms and conditions included in the Complementary Document;

- Invite and allow any association or organization to work for the development of sites of ecological interest (excluding ecological reserves); this may also be applied to any other part of the municipal territory;

- Programs such as those supported by the Québec Federation of Wildlife and other organizations are available for the development of these parts of the territory.
SITES ET TERRITOIRES D’INTÉRÊT ÉCOLOGIQUE

SITES AND TERRITORIES OF ECOLOGICAL INTEREST

LÉGENDE / LEGEND

RÉSERVE ÉCOLOGIQUE
ECOLOGICAL RESERVE

Échelle / Scale = 1:125 000

Kilomètres
3. SITES AND ZONES WITH CONSTRAINTS TO LAND OCCUPATION

By *sites and zones with constraints to land occupation*, we mean all those parts of the territory where land occupation is subjected to special constraints for reasons of safety or public health or preservation of investments. There are two types of zones of constraints:

- Zones of constraints of natural source, including flood zones and landslide zones;
- Zones of constraints of anthropic source (resulting from actions made by humans).

The ecological reference context and the Outaouais Integrated Decision-Making Assistance System (SIADO) in production will become appreciable and more actual tools. These tools will facilitate a better identification of zones of constraints and a better control of the occupation of land in these areas or nearby (mass movements, light soil on steep hills, erosion zones, etc.).

3.1 Zones with constraints of natural source

3.1.1 Flood zones

With respect to the identification of flood zones, contrary to many other regions in Québec, the MRC of Pontiac has the official maps yet. Those maps are necessary to regulate the land occupation in the flood zones on its territory.

Considering the hypothetical validity of flood zones currently identified on the territory, the MRC Council hired a resource person in this field in 1998. This resource person presented his report in the following year. The MRC is now in a better position to deal with flood zones. However, the Revised Land Development Plan will be amended only after its coming into force to include more precise information with respect to flood zones and to terms and conditions related to the management of land occupation within these areas.

For the moment, the flood zones identified in the Revised Land Development Plan and the provisions provided for in the Complementary Document do apply. These flood zones are shown on the following maps.
and standards inherent in those zones are included in the Complementary Document of the Revised Land Development Plan.

### 3.1.2 Zones susceptible to landslides

With respect to zones susceptible to landslides, the MRC Council repeats the zones identified in the first Land Development Plan.

Although the maps identifying these zones are not included in this document, they are part of it and remain available at the office of the MRC. Inside these zones, municipalities involved must regulate construction and land occupation following the provisions provided for in the Complementary Document.

### 3.2 Zones with constraints of anthropic source

#### 3.2.1 Hazardous waste disposal sites

As the information was provided by the Québec Ministry of Environment (MENV) during the elaboration of the first Land Development Plan, there are two hazardous waste disposal sites located on the territory of the MRC:

- Hilton mining residues park located in the Municipality of Bristol where there are mining residues that are *possibly radioactive*;
- New Calumet mining residues park located in the Municipality of Grand-Calumet that contains mining residues potentially sulphurous and *possibly radioactive*.

According to the categories established by the MENV at the time, these two sites are of category two, which means that these places currently present a medium risk potential for the environment and/or a low risk potential for public health.

The Council of the MRC of Pontiac considers that municipalities involved must include in their planning by-laws the following terms and conditions:

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5 MENV, *Inventaire des lieux d'élimination de déchets dangereux : Régions 07, 08, et 10 dans Gestion des lieux contaminés*, Gouvernement du Québec, sans date.
They must establish a protection perimeter around these sites and regulate activities and uses that can be located therein;

They must ensure that authorization of the MENV is obtained prior to allowing any change of use or land occupation in these places.

### 3.2.2 Waste disposal and storing sites

We did not proceed with the identification of these sites because they are well known to municipalities. They consist in closed dumps, in-trench disposal sites, sludge disposal sites and one hazardous waste disposal site located in Litchfield.

Considering the possible nuisance risks (odours, noise, contamination of the water table, etc.) for the establishment of any project nearby, it is important that municipalities apply the standards concerning sites of anthropic constraints included in the Complementary Document.

### 3.2.3 Oil storage sites and energy transformation stations

Since oil storage sites and energy transformation stations and the activities they generate may be the cause of inconvenience for the neighbourhood or place in danger the safety and/or public health, municipalities must apply the measures provided for in the Complementary Document. Those measures aim at regulating the activities nearby.
MRC of Pontiac – Revised Land Development Plan
By-Law Number 65-99
The Content

ZONE INONDABLE
FLOOD ZONE

Limite approximative de la zone inondable
Approximate boundary lines of the flood zone

Secteurs/Sectors
Fort-Coulon and Mansfield

Echelle / Scale
1:20 000
MRC of Pontiac – Revised Land Development Plan
By-Law Number 65-99
The Content

**ZONES INONDABLES**
**FLOOD ZONES**

Limite approximative des zones inondables
Approximate limit of the flood zones

Secteurs/Sectors
Port-Coulange et Mansfield-et-Pontefract

Echelle / Scale
1:10 000
3.2.4 Incompatible uses

Other sections of the Revised Land Development Plan related to industries, urbanization and agriculture, to name a few, deal with measures to be adopted by municipalities when faced with incompatible uses.

4. TRANSPORTATION

The latest amendments to the Land Use Planning and Development Act have introduced a new dimension concerning transportation. In fact, it concerns the description, as well as planning of the organization of land transport.

To this end, this chapter describes the main transport equipment and infrastructures on the territory of the MRC of Pontiac, and presents the Council's concerns as regards the organization of transportation.

4.1 Description of the main transport equipment and infrastructures

The following points describe the main transport equipment and infrastructures on the territory. They are identified on the map entitled Transportation in MRC of Pontiac that follows.

4.1.1 Higher road network

Under the jurisdiction of the Québec Ministry of Transport (MTQ), the higher road network on the territory of the MRC of Pontiac is organized in terms of Highway 148. This highway is the major route to have access to the territory of the MRC. Highways 301, 303, 366 and the old Highway 8 permit access to the interior of the territory.
4.1.2 Access roads to resources

The main access roads to resources are also important thoroughfares on the territory considering the big number of users (foresters, hunters, anglers, cottagers, etc.) who take these roads. The most important access roads to resources are the Picanoc, Bois-Franc and Dumoine Roads.

4.1.3 Recreational trails

Apart from the snowmobile trails, the network of recreational trails is not very developed on the territory of the MRC. However, the Pontiac Trail Regional Park (PPJ Cyclopark), that we have previously mentioned a few times, is a major transport equipment. It remains potentially structuring for the recreational and tourist development on the territory of the MRC.

4.1.4 Rail transport

The only railway serves the factories located in the southern part of the territory of the MRC. This railway comes from Ontario and crosses the territory of the Municipalities of Bristol and Clarendon and part of the Municipality of Litchfield before returning to the province of Ontario. The MRC Council is currently concerned by the possible abandonment of the railway. In fact, because of the potentials for industrial development in the southern part of the territory of the MRC, the Council is of the opinion that this rail link must be preserved.

4.1.5 Maritime transport

Since the end of the log drive and the efforts made to open up the Ottawa River, the rivers crossing the territory of the MRC have progressively returned to navigation. In cooperation with other organizations, the MRC of Pontiac has put in place equipment and infrastructures (wharves, boat launching ramps, trailers, etc.) for boating and to bypass the main obstacles on the Ottawa River.

4.1.6 Conveyance of people

All the municipalities on the territory of the MRC are served by school buses. On the other hand, a bus line gives daily service from Fort-
Coulange and the Outaouais Urban Community (CUO). At the local level, two taxi lines, based in Fort-Coulange and Shawville, provide for movements within these municipalities, the neighbouring areas and, sometimes, towards the major urban centres of the Outaouais region. With respect to adapted transport services, local organizations serve with the assistance of minibuses those requiring transportation between or to the health or social centres on the territory.

4.2 Planning and organization of land transport

Even if the regional economy remains relatively stable, anticipated growth of population is rather weak and demand for land transportation is unwavering, the Council of the MRC of Pontiac remains preoccupied with many aspects related to transportation. The following points present the interventions put forward by the MRC Council and the improvements that must be made.

4.2.1 Higher road network

According to Table 16 taken from the *Outaouais Transportation Plan*, the Québec Ministry of Transport (MTQ) identifies some improvement works for the road network on the territory of the MRC of Pontiac for the 1996-2011, period.
Table 16  Description of the improvement works for the higher road network - 1996-2011

<table>
<thead>
<tr>
<th>Road</th>
<th>Municipality</th>
<th>Location</th>
<th>Intervention</th>
<th>Length</th>
<th>Costs (000 $)</th>
</tr>
</thead>
<tbody>
<tr>
<td>303</td>
<td>Clarendon</td>
<td>Intersection with Range 7 Road</td>
<td>Reshaping of the intersection</td>
<td>0.5 km</td>
<td>150</td>
</tr>
<tr>
<td>Bois-Franc Road</td>
<td>Mansfield-and-Pontefract</td>
<td>Part A</td>
<td>Reconstruction of the road</td>
<td>3.4 km</td>
<td>1.25</td>
</tr>
<tr>
<td>Bois-Franc Road</td>
<td>Mansfield-and-Pontefract</td>
<td>Part B</td>
<td>Reconstruction of the road</td>
<td>6.0 km</td>
<td>1.8</td>
</tr>
<tr>
<td>301</td>
<td>Leslie-Clapham-and-Huddersfield</td>
<td>Intersection with Highway 303</td>
<td>Reshaping of the intersection</td>
<td>8.0 km</td>
<td>100</td>
</tr>
<tr>
<td>301</td>
<td>Alleyn-and-Cawood</td>
<td>Village of Danford Lake</td>
<td>Maintenance of the roadway and storm sewer</td>
<td>1.3 km</td>
<td>750</td>
</tr>
<tr>
<td>301</td>
<td>Lichtfield and Portage-du-Fort</td>
<td>From Highway 148 to Portage-du-Fort</td>
<td>Maintenance of the highway drainage system and correction of the road curves</td>
<td>7.3 km</td>
<td>950</td>
</tr>
</tbody>
</table>


The Council of the MRC of Pontiac agrees with the proposed road improvements. However, the Council wants the Québec Ministry of Transport (MTQ) to include the following works too. These works are mainly required for safety reasons.

- Bypass lanes on Highway 148 at the following intersections: Bristol and Aylmer Roads in Bristol, Highway 303 in Shawville, Wilson Road (that leads to Calumet Island) in Bryson, River Road on Allumettes Island (that leads to Chapeau along the Ottawa River) and Bois-Franc Road in Mansfield-and-Pontefract;
- Reshaping of Highway 148 at the intersection of Front Street, Leslie Street and Highway 301 in Campbell’s Bay and at the intersection of Waltham-Chapeau Road in Waltham;
- Improvement of Highway 301 (heavy traffic).
Since Highway 148 is a major access route in terms of economic development, the Council is particularly concerned with the improvement of the approaches to the territory of the MRC. It requires the improvement of Highway 148 between Aylmer and Heyworth in the Municipality of Pontiac (MRC Les Collines-de-l'Outaouais, as well as the section of this highway on Allumettes Island near the Ontario provincial border.

4.2.2 Autoroute 50

Although this project does not extent to the territory of the MRC of Pontiac, the Council demands its completion because this project is imperative for the growth and development of the Outaouais region. The MRC Council is of the opinion that this autoroute will serve as an economic lever, the spinoffs of which could reach the Pontiac. The Declaration of Chelsea, signed by the Outaouais regional leaders and endorsed by the MRC of Pontiac, is witness to this need.

4.2.3 Access roads to resources

Within the MRC, the question of deterioration and maintenance of access roads to resources outside the municipal boundaries has been the subject of pressure and constant concerns. These roads give access to various resources on the vast forest area located north of the municipalities. They are used by a good number of users such as foresters, cottagers, hunters and anglers.

Considering this situation, the Council of the MRC of Pontiac intends to assume leadership and to bring together the main interveners in order to identify possibilities and conditions for organizing these resources.

4.2.4 Local road network

In order to allow for some homogeneity and a better hierarchy of the local road network, as well as for a greater compatibility between inter-municipal roads, the MRC Council invites municipalities to standardize their planning by-laws as regards the width of roads and their vocational uses or functions.
4.2.5 Trucking routes

The trucking routes are currently in force. They were put in place by the Québec Ministry of Transport (MTQ) in order to facilitate the transportation of goods and to reduce the impacts on the local, regional and higher road networks... and to minimize the deterioration of infrastructures... The Council of the MRC of Pontiac supports the trucking routes put in place by the MTQ. These routes only affects heavy vehicles in transit. As it is, a truck still may collect or deliver in every place on the territory.

The industrial land use designations, identified in the chapter related to industry, take into consideration the access to the higher road network. In fact, the Bristol industrial site is accessible to Highway 148 by Bristol Mines Road whereas in Litchfield, the industrial site is contiguous to Highway 301. These two highways are not prohibited to trucking. Only Highway 301 has some restrictions.

In order to complement the trucking routes with the higher road network, the MRC Council invites local municipalities to regulate the traffic of trucks on their own territory. However, this procedure must be done in conformity with the Policy on Traffic of Heavy Vehicles on the Local Road Network of the Québec Ministry of Transport (MTQ).

4.2.6 Land transport infrastructures

In cooperation with the Municipalities of Mansfield-and-Pontefract and Leslie-Clapham-and-Huddersfield, the Council of the MRC of Pontiac will examine the possibility and feasibility to recondition an old forest road in order to link these two municipalities. This axis, the vocation of which remains to be confirmed (road, trail or both), would be an alternative route and would permit to link the recreational and tourist equipment located in these two municipalities, which are the Leslie Lake Tourist Centre and the site of the Great Chute of the Coulonge River. The approximate location of this project is shown on the map entitled Transportation in the MRC of Pontiac.

4.2.7 Pontiac Trail Regional Park

The Pontiac Trail Regional Park (PPJ Cyclopark) must be preserved as the backbone of an eventual network of recreational trails on the territory.

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6 MAM, Government opinion bearing on the main subjects for the revision, June 1995.
of the MRC of Pontiac. As a priority, this old abandoned railway was developed in 1999 as a safe recreational trail equipped with reception and service installations for light transportation modes (walking, bicycle, etc.). Improvements are still made to increase its visibility and attraction for the population. During the first operational year, the Pontiac Trail Regional Park had a great success. In winter, the park is accessible to snowmobilers.

The map on transportation in the MRC of Pontiac shows the future development axes for the Pontiac Trail Regional Park in order to reach the City of Pembroke in Ontario and the village of Sheenboro (Sheen-Esher-Aberdeen-and-Malakoff). The road will have to use the shoulders of existing roads. The Québec Ministry of Transport (MTQ), through its policy on cycling, has the financial resources for the development of these lanes. Of course, snowmobiles will not be allowed on the right-of-way of these roads.

4.2.8 Management of highway corridors

A too large number of accesses to the higher road network can be at the origin of important problems as regards the steady flow of traffic and the safety of users. Thus, an excessive number of access points along a section of road, the excessive width of a private entrance, the illegal fill-up of ditches, a commercial or industrial access that uses the full width of the front courtyard and, sometimes, the infringement of a non-access easement are examples of a poor management of highway corridors.

Road safety, as well as the maintenance and repair of the higher road network, is the entire responsibility of the Québec Ministry of Transport (MTQ). The latter considers that the participation of MRCs and local municipalities in the management of highway corridors is essential, in particular, with respect to control of accesses and land occupation along roads of the higher network. The Council of the MRC of Pontiac acknowledges that this responsibility may be shared and wishes to cooperate with the MTQ in order to more efficiently manage road corridors of the higher network being part of its jurisdiction, even though no ministerial policy has been officially adopted about the management of highway corridors and integrating road transportation into land use planning.

The management of highway corridors on the territory of the MRC of Pontiac, in terms of steady flow of traffic and of proliferation of accesses, is
not much of a problem, except for some sections of roads. This is mainly due to the small population distributed on the territory of the MRC, to a small flow of traffic on all of its road network, to the presence of the agricultural zone mainly crossed by Highway 148, one of the most important access road to the territory of the MRC, and to very localized development along roads of the higher network, contrary to the pressure brought upon this same network by linear development as is generally observed in urban or suburban zones. Furthermore, the design of urbanization perimeters and urban perimeters previously identified limits urbanization on the sides of these roads.

Within the provincial synthesis of the workshops on the management of highway corridors, sections of Highway 148 were identified, depending on the location, as having operating problems, problems due to transit trucking or requiring special attention in order to remain functional. Highway 301, in its section southwest of Highway 148, and Highway 303, in its section between Shawville and Otter Lake (Leslie-Clapham-and-Huddersfield), has also been identified as having problems due to trucking. The following table summarizes the problem of management of highway corridors on the territory of the MRC of Pontiac according to the provincial synthesis made after the workshops on the management of highway corridors in the Outaouais region.

Table 17  Problems related to management of highway corridors - MRC of Pontiac

<table>
<thead>
<tr>
<th>Highway</th>
<th>Location</th>
<th>Problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>148</td>
<td>Shawville</td>
<td>. Access to businesses and to residences</td>
</tr>
<tr>
<td>148</td>
<td>Bryson</td>
<td>. Linear development</td>
</tr>
<tr>
<td>148</td>
<td>Campbell's Bay</td>
<td>. Industrial development project (accesses added)</td>
</tr>
<tr>
<td>148</td>
<td>Mansfield-and-Pontefract</td>
<td>. Access to businesses and to residences</td>
</tr>
<tr>
<td>301</td>
<td>Campbell's Bay</td>
<td>. Safety of users at the intersection with Highway 148</td>
</tr>
<tr>
<td>301</td>
<td>Leslie-Clapham-and-Huddersfield</td>
<td>. Access to businesses and to residences</td>
</tr>
</tbody>
</table>

Although the policy of the Québec Ministry of Transport (MTQ) on the management of highway corridors is not yet implemented and that the analysis of the higher road network in terms of safety of users is not yet available, the Complementary Document includes provisions to ensure the steady flow of traffic and the safety of users on the higher road network on the territory of the MRC of Pontiac. Within urbanization perimeters and urban perimeters, local municipalities are invited to plan the uses, control accesses (width and spacing according to uses), and provide for provisions on signage and parking along these roads.

4.2.9 Thoroughfares generating major constraints to the occupation of land

The identification of thoroughfares that generate major constraints to the occupation of land is closely linked to the problem of management of highway corridors. According to the Land Use Planning and Development Act, the Land Development Plan of the MRC of Pontiac must identify thoroughfares the presence of which, actual or planned, in a place is such that the occupation of land near this place is subjected to major constraints for reasons of public safety, public health or general welfare.

Most of roads of the higher network on the territory of the MRC of Pontiac generate few constraints to the occupation of land nearby, considering the reasons previously mentioned. The main disruptions caused by their presence are generally due to the level of noise that they produce, to dust and vibrations caused by the passage of cars and of trucks in transit.

The problems generally occur at the time of the crossing of agglomerations by these roads in the following municipalities: Shawville, Bryson, Campbell’s Bay, Mansfield-and-Pontefract, Chichester (facing the village of Chapeau), Allumettes Island (Chapeau), Portage-du-Fort, Thorne (Ladysmith), Leslie-Clapham-and-Huddersfield (Otter Lake) and Alleyn-and-Cawood (Danford Lake). The disruptions raised by their presence within urbanization perimeters and urban perimeters affect some uses such as residences, recreational and tourist sites and institutional buildings.

Through their planning by-laws, municipalities are able to apply attenuation measures in order to reduce the constraints generated to the actual occupation of land by the presence of these traffic lanes. Municipalities can also facilitate urban development along the local road network rather than along roads of the higher network. This would help to reduce the constraints to the occupation of land generated by the roads of the higher network.
network, as well as to increase the economic viability of their own infrastructures (maintenance of streets, water and sewer systems, sport facilities, etc).

The Complementary Document provides for provisions concerning the setback of any new construction along roads of the higher network in order to reduce the constraints generated by their presence. These provisions vary depending on the land use designations and trucking routes put in place by the MTQ.

4.2.10  Canadian National railway line

If ever the Canadian National railway line is abandoned, the Council of the MRC of Pontiac hopes that the line and the bridge that crosses the Ottawa River at Chat Falls become the responsibility of the Québec Ministry of Transport (MTQ).

5.  REGIONAL EQUIPMENT AND INFRASTRUCTURES

In accordance with the law and for the purposes of the Revised Land Development Plan, we mean by *regional equipment and infrastructures* those that are of interest to citizens and ratepayers of more than one municipality, be it those that are of regional nature or that have an inter-municipal character or incidence, and those put in place by the government, one of its ministers or mandataries, by a public body or school board.

Equipment refers to immovable and facilities that are necessary for the community life (recreation, education, health, public administration, etc.), whereas infrastructures are works and systems that support the operation of the community.

According to the information got from the local municipalities, most of the staple equipment and infrastructures (libraries, municipal halls, parks, playgrounds, skating rinks, wharves, etc.) necessary for the operation of communities do exist on their territory. Some of these municipalities have reached agreements for the management and maintenance of those equipment and infrastructures.
5.1. **Electricity production and distribution infrastructures**

Hydro-Québec operates three stations for the distribution of electricity on the territory of the MRC: Wyman (120-25 kV), Cadieux (120-25 kV) and Bryson (120 kV). Furthermore, this public corporation owns a hertzian station located in Clarendon. It is also the owner of the power station and dam in Bryson, as well as the dam of the Rocher-Fendu located in the Municipality of Grand-Calumet. Other dams and power stations are located on the territory. They are the property of Hydro-Ontario (Portage-du-Fort and Rapides-des-Joachims) or of private corporations (power station and dam at the Great-Chute of the Coulonge River in Mansfield-and-Pontefract, as well as the power station and dam on the Black River in Waltham).

In addition, there are a great quantity of small dams and water impoundment works spread over the territory of the MRC. We have counted a little more than 60 and many are abandoned or in a bad state of repairs. For instance, the foundations of an old power station still remains on the Serpentine Creek in the Municipality of Litchfield. Even before the construction of any new works for hydroelectric purposes, the possibility of re-exploiting or putting back into production these facilities should be taken into consideration.

5.1.1 **Health equipment**

The people of the MRC are served by a community hospital located in Shawville. This hospital currently has 82 beds at disposal, 68 for short-term care and 14 for long-term care. Furthermore, the CLSC located in the Municipality of Mansfield-and-Pontefract has an emergency clinic and a medical clinic.

5.1.2 **School equipment**

Within the MRC, there are four secondary schools offering education to young people living on the territory, that is to say in Campbell's Bay, Chapeau (L'Isle-aux-Allumettes), Mansfield-and-Pontefract and Shawville. In Chapeau, considering the restricted number of students, education is offered in the premises of the village school. With respect to primary schools, they are distributed as follows: three in Campbell's Bay, two in Chapeau, one in Otter Lake, Fort-Coulounge, Grand-Calumet, Portage-du-Fort, Rapides-des-Joachims and Shawville. According to the information
got from various school boards on the territory of the MRC, the stability of the clientele does not require important projects in the short or middle term for new school equipment.

5.1.3 Recreational and tourist equipment

The MRC owns a piece of land and the equipment at the recreational and tourist site of the Great Chute of the Coulonge River located in Mansfield-and-Pontefract. Over and above a reception centre, many facilities have been put in place and landscaping has been made in order to utilize the attraction and history of this site.

5.1.4 Administrative equipment

The administrative building of the Regional County Municipality of Pontiac, located in the Municipality of Litchfield near the village of Campbell's Bay, currently brings together the services of the MRC, the licence bureau of the Société de l’assurance automobile du Québec (SAAQ) and the Pontiac Local Development Centre (CLD).

5.1.5 Leisure equipment

The territory of the MRC is served by three indoor rinks located respectively in Chapeau, Fort-Coulonge and Shawville. Furthermore, there are gymnasiums allowing for sport activities, i.e. in Campbell's Bay, Fort-Coulonge and Shawville.

5.2 Concerns of the MRC Council with respect to equipment and infrastructures

- The case of Shawville

By joining the Programme d’assainissement des eaux municipales (PADEM) from the Québec Ministry of Municipal Affairs and of Metropolis (MAMM), the Municipality of Shawville has taken the necessary steps to improve its infrastructures for wastewater treatment. Considering the importance of this work, as well as the aim and objectives mentioned in the chapter dealing with water, the MRC Council is of the opinion that this municipality must maintain this priority and proceed with the necessary steps to improve the infrastructures.
• **High-density cottage areas near lakes and rivers**

Historically, the territory of the MRC of Pontiac is a favourite place for holiday. However, since the subdivision standards were not the same at the time as they are today, many areas are currently faced with high densities of land occupation. This situation may bring about eventual problems regarding the construction, distribution or optimum operation of wastewater disposal and treatment facilities. The decrepitude of many sceptic tanks also characterizes these areas.

The Council of the MRC of Pontiac charges local municipalities facing with high-density cottage areas to start analysing, jointly with the actors concerned, in order to establish the condition of the water table, as well as the condition of lakes and watercourses nearby. Following this analysis, in the event of contamination of water, municipalities should take the necessary steps to improve the situation or provide these areas with the equipment and infrastructures for wastewater disposal and treatment.

• **Indoor swimming pool and theatre**

On the territory of the MRC, there is currently no indoor swimming pool and no theatre to serve the population. The MRC Council considers that these facilities are necessary for the blossoming of the population and intends to analyze the possibility of erecting this type of equipment.

• **Electric production or distribution equipment and infrastructures, as well as telecommunications.**

For any eventual project concerning the equipment or infrastructures previously mentioned, the MRC Council considers that all promoters must provide for the preservation and integration of the project into the surrounding landscape.

• **Municipal court**

After reaching an agreement with the Sûreté du Québec (SQ), the MRC Council maintains its decision of analyzing the possibility of having a municipal court for the territory of the MRC as a whole.
• **Telecommunications**

For reasons of service to the people and public safety, the MRC Council is convinced that at least all of the inhabited areas of the territory should be served by a cellular phone system.
Équipements et infrastructures importants sur le territoire de la MRC de Pontiac

Main infrastructures and equipment on the territory of the MRC of Pontiac

Légende / Legend

- Ligne de 120 KV: 120 KV line
- Centrale hydroélectrique: Hydroelectric power station
- Hôpital de C.S.C: C.S.C hospital
- Poste de 120 KV: 120 KV substation
- Hôpital de Pontiac: Pontiac hospital
- Équipement récréatif et touristique de la grand-chute: Grand-Chute recreational and tourist equipment
- Édifices de la MRC de Pontiac: MRC de Pontiac buildings
- Renseignement secondaire: Secondary information
ANNEXES
ANNEX A

DECLARATION OF CHELSEA

1993 DECLARATION
MADE BY LEADERS OF REGIONAL MUNICIPAL
AUTHORITIES IN THE OUTAOUAIS REGION

We, Wardens of the MRC La Vallée-de-la-Gatineau, MRC Les Collines-de-
l’Outaouais, MRC of Papineau and MRC of Pontiac and the President of
the Outaouais Urban Community, regional municipal authorities of the
Outaouais region, wish to work together to have our regional identity
acknowledged and to open our region.

To do this, our great priority will be to facilitate the simultaneous opening of
our valleys and of all the Outaouais region, as well as protecting for the
future our transit road network which provides entry and exit from the
region.

To this end, we will work for the efficient development of the east-west axis
through the completion of Autoroute 50 to connect us with the Metropolis
and to the rest of Québec. This project will facilitate transit traffic, allow for
the development of our assets in matter of tourism and improve at the
same time liaisons and exchanges by connecting our valleys together in
an efficient way.

We shall ask the Québec Government to reaffirm with no ambiguity its will
to complete as soon as possible this major and primordial infrastructure for
the economic development of the Outaouais region.

In order to clearly define the anchoring meeting point between tourist
development and promotion policies, we will have, as priority, the
development of the exceptional hydrographic network of our region.

The Ottawa River and its main tributaries, the Dumoine, Black, Coulonge,
Gatineau, La Blanche, du Lièvre, Petite-Nation and Rouge Rivers, involve
more than 2,000 kilometres of entrance ways subdivided into hundreds of
small rivers; there are more than 13,000 lakes therein. These rivers are the
veins through which flow the history and the development of our valleys. In
the next few years, we will place the priority on the development of these
rivers providing accessibility to natural spaces based
on the quality and diversity of reception facilities, by diversifying the means
to connect on land and on water and by characterizing the various portions
of this network using the hues of local history. Through this theme and this
orientation, we expect to develop for the Outaouais region a specific
product of quality related to recreation and tourism, easily accessible and
acknowledged as such throughout Québec.

In witness thereof we have signed, in Chelsea, Québec, on April 27th,
1993.

Robert Labine                                              Mario Laframboise
President                                                     Warden
Outaouais Urban Community                      MRC of Papineau

Robert Ladouceur                                        René-Guy Moreau
Warden                                                        Warden
MRC of Pontiac                                            MRC Vallée-de-la-Gatineau

Judith Grant
Warden
MRC Les Collines-de-l'Outaouais

Copy of this declaration will be published in the Outaouais administrative
region and sent to the Premier of Québec, as well as to the members of
the Outaouais deputation at the National Assembly and to members of our
municipal councils.
ANNEX B

EXTRACT FROM THE UPDATE OF THE OUTAOUAIS TOURISM PLAN ZONE PLAN FOR THE MRC OF PONTIAC

Clienteles

The MRC of Pontiac is located in the western part of the Outaouais region and also in the southwest of the developed areas of Québec. Its remote position in relation to Québec places the territory beyond the travelling zone limits of the primary clientele in Québec, which is generally located at less than 2 hours by car from Montréal. It is for this reason that the Pontiac proportionally welcomes a much smaller number of tourists from Québec than the other MRCs.

In 1994, the MRC of Pontiac was visited by 78,000 tourists from Canada (9 % of region as a whole) and 42,000 excursionists. Approximately 53 % of the tourists came from Québec and 47 % from Ontario (of which 42 % from Eastern Ontario) ; 43 % of excursionists came from Québec and 55 % from Eastern Ontario (of which 29 % from Ottawa-Carleton). About 32 % of the tourists coming from Québec stay at private cottages and 35 % at relatives‘ and friends‘ home, whereas for those coming from Ontario, percentages are respectively 74 % and 18 %. The importance of the use of private cottages for long stays by their owners, their friends and relatives is, of course, supported by the presence in the Pontiac of 4,600 cottages (20 % of the region as a whole), of which 50 % are the property of Ontarians and welcoming a seasonal population of 9,000 people added to the 15,000 permanent residents of the Pontiac. To the Canadian tourists, we can add 10,000 foreign tourists (estimated at 10 % of the region as a whole).

Popular products and sub-equipment

The strengths of the Pontiac are related to its aquatic corridors (Ottawa, Dumoine and Coulonge Rivers), its whitewater activities carried out around Calumet Island and its hunting and fishing activities. Its environment related to agro-tourism and heritage is of great interest.
Tourist equipment in the Pontiac is proportional to the recreational and tourist traffic that can be estimated to less than 10% of the region as a whole. There are here 14% of the accommodation facilities, 6.5% of the restaurants and 8.6% of the entertainment facilities.

There is no doubt that the existing equipment is inadequate because of the lack of a critical mass offering a sufficient quantity and diversity of services to current visitors, even less those who will visit the region in the future owing to, for example, an increase in promotion of adventure tourism.

Promotion projects

1. Unlike the MRC of Papineau that lies along the Ottawa River, facing Prescott-Russell County in Ontario, that has no popular products or important tourist attractions, the Pontiac is next to the territory called Ottawa Valley (with important centres such as Pembroke and Renfrew) where there is a popular product, Algonquin Park, the largest provincial Ontario park that welcomes more than one million visitors annually. The park offers open air activities to the Ottawa region, to Toronto, and even to Americans coming from the northeastern states of the United States (5% of the total clientele), who are within a radius of 600 kilometres that they can travel by car for the current open air activities. The Ottawa Valley region is also often covered by coaches that complete the trip from Ottawa to Toronto by crossing the natural reserve that is Algonquin Park. In fact, the park receives an average of 282 buses per day during the period from spring to fall. The number of overnight stays in campgrounds during the same period is about 670,000 of which 19% come from the United States and 3% from other countries.

The Pontiac is at the outside range of action of tourists from Québec coming in the Outaouais region (within 2 hours by car); it is however within the range of action of the Ottawa residents, and of Eastern Ontario in a more general way, and has very good reasons to lean towards the centre of gravity that feeds the tourism sector of the Ottawa Valley, that also comes from the Toronto area and even from the northeastern states of the United States. The Pontiac also shares strong cultural affinities and the same language with the

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7 According to open air travel, American market, typical distance, 1993.
residents of the Ottawa Valley. It also shares the common challenge
to open the Ottawa River to pleasure and adventure boating.

We, therefore, propose that the MRC of Pontiac and the Ottawa
Valley develop a common looped tour that integrates the important
attractions on the Québec and Ontario sides of the Ottawa River
and that promotes together the assets of the valley to neighbouring
markets that are Eastern Ontario, Toronto and the northeast states
of the United States. This tour would be linked by the bridges at
Allumettes Island and Portage-du-Fort and would include the whole
section of Highway 148 from Shawville to Waltham on the Québec
side and of Highway 17 from Renfrew to Pembroke on the Ontario
side. The tour on the Québec side could include the visit of heritage
and agro-tourist buildings, natural sites, as well as of interpretation
centres of the American Indian history and of the multi-ethnic
European settlement, some of which could operate as an
ecomuseum that could thus make their operation economically
viable. It is important to mention that the good state of the road
network and the presence of two bridges linking both areas should
facilitate the preparation of such a tour.

2. With its development potential related to the presence of forests,
lakes and rivers that are currently not exploited (in particular, the
Dumoine River), the Pontiac will also participate more and more in
the international promotion campaign suggested for the Grande
Nature product and for adventure and winter tourism (including
snowmobiles) to the more distant clienteles from Europe, Japan
and from the United States. In fact, the Pontiac will mostly share
this niche with the Gatineau Valley. This operation includes major
interventions to outfitters of the Outaouais region to renew and
diversify their products towards ecotourist markets. The outfitters
are one of the most important foundations of the Pontiac tourism
sector (more than 30 % since, unlike the Gatineau Valley and the
Papineau, we have no reserves).

3. It is around the potentials of the Ottawa River for adventure tourism
that must be developed in the medium and long term the
establishment of a 4-season multi-use destination area in the
triangle of Lafontaine Islands (Rocher Fendu), Bryson and
Campbell's Bay that has potentials for accommodation, an
interesting rallying point for adventure tourism and interpretation of
nature, and for the interpretation of American Indian history going
back more than 6,000 years.
Development projects to be prioritized

1. Put in place the elements of a permanent tour to loop with the Ontario side of the Ottawa Valley. Such a project will require investments to facilitate access to sites, an adequate interpretation of appropriate signs, as well as the development of some strategically located road rest areas along roads of this side of the Ottawa River. The Land Development Plan of the MRC will also have to confirm the protection of heritage and natural sites along the proposed tour and facilitate the protection of landscapes through adequate regulations.

2. Establish jointly with the Ottawa-Carleton Tourism Association (OCTA) and the Ottawa Valley Tourism Association (OVTA) a tourist information service in Hull-Ottawa and Pembroke to intercept a great number of visitors that could be channelled towards the Outaouais region and the Pontiac.

3. Develop some historic and cultural interpretation centres according to the ecomuseum formula offering perspectives of interesting self-financing potential around Shawville (possibly with elements of the Mill Creek project) and around Fort-Coulonge (Bryson House and Great Chute of the Coulonge River).

4. Facilitate the development, the packaging of additional adventure tourism products and of diversified outfitters (on public and private lands) and their promotion through the international promotion campaign that we propose for this product and through a joint promotion with the Ottawa Valley Tourism Authority (OTVA).

5. As development of new tourist clienteles takes place, facilitate the addition of various accommodation facilities (inns, campgrounds, beds and breakfasts, farm lodging, etc.) and of restaurants along the proposed circuit that hugs the Ottawa River, and more particularly around the destination area in the triangle of Lafontaine Islands (Rocher-Fendu), Bryson and Campbell's Bay. It is possible to facilitate the establishment of reception villages (villages d'accueil) that is a very popular concept in the Saguenay/Lac Saint-Jean region where tourists are billeted with the locals.
6. Make the necessary additional investments to increase nautical activities on the Ottawa River by completing the basic infrastructures allowing for the opening of the entire corridor, and by emphasizing on the complementary equipment, infrastructures and activities aimed at tourist clienteles, with a marina and a service centre in Campbell's Bay, as well as new nautical rest areas along the corridor.

7. Facilitate the acquisition and completion of studies for the development of the old corridor of the Canadian Pacific railway from Wyman (Municipality of Bristol) to Waltham, to turn it into a multi-use green way (snowmobiles, bicycles, etc.) integrated into the regional section of the Québec Green Way (*Route verte*). This will require the preservation of the integrity of the corridor from Hull to Waltham that also crosses the MRC des Collines-de-l’Outaouais (Municipality of Pontiac) and the City of Aylmer.

8. Facilitate the organization of a large-scale cultural and/or sport event related to Pontiac's own characteristics and likely to bring about additional spending by tourists and cottagers.

9. Facilitate the development of a 4-season multi-use destination area in the triangle that includes lodging, nautical services and interpretation of nature and of American Indian history.

10. Facilitate the establishment of a tourist information office and booths on the territory.

11. Facilitate a better training in English and French of private and public tourist interveners strongly involved in the tourism development of the MRC.

12. Concentrate the development of cottage lots on public land, on larger lakes (in the municipalized territory) and then on lakes near roads such as Jim Lake and St. Patrick Lake.
ANNEX C

OUTAOUAIS RECREATIONAL CORRIDORS REGIONAL CONCEPT

Basic principles

A) These axes must assist in consolidating service centres;
B) These axes must be safe;
C) These axes must relate to the tourism strategic development plan by taking into account the Outaouais River Waterway Concept;
D) These axes must display our tourist attractions;
E) These axes must be integrated into the region’s opening and economic diversification strategy;
F) These axes must meet at junctions inside or outside the region based on the shortest possible route.

Bicycling is considered the common denominator.

SUMMARY DESCRIPTION

Inter-regional axes

In order to clearly identify the objectives of opening the Outaouais region, we propose to make the first two axes a priority.

1) Allumettes Island to Fassett along the corridor of the Outaouais River waterway, this axis crosses six (6) of the eight (8) Outaouais waterway corridors.

Inter-regional connections will be made at seven (7) contact points with Ontario and (1) contact point with the Laurentians going towards Montréal and the Montérégie.
This axis crosses three MRCs and the CUO.

2) Hull to Grands-Remous along the waterway corridor of the Gatineau River.

Inter-regional connections will be made with the urban access to Ontario and with the axis of Highway 177 to the Laurentians, where more than two regional axes will cross this route.

This axis crosses two MRCs and the CUO.

**Intra-regional axes, inter-MRC-CUO**

3) The triangle Plaisance - Saint-André-Avellin - Montebello on the waterway corridor of the Petite-Nation River towards Lac-des-Plages.

Although the corridor is an inter-regional connection with the Laurentians by crossing a regional axis, we can consider it as intra-regional.

This axis crosses one MRC.

4) Eardley - Sainte-Cécile-de-Masham - Wakefield - Buckingham which makes the loop around the CUO and connects with it by Buckingham Masson-Angers.

This connection meets at its two extremities the axis of the Ottawa waterway corridor. It crosses the Gatineau River corridor and follows that of La Lièvre.

This axis covers one MRC and the CUO but can be used for the three other MRCs.

5) Campbell's Bay - Kazabazua - Val-des-Bois - Montebello under the concept of the panoramic Trans-Outaouais Highway.

An inter-regional connection with the Laurentians may be done at the eastern extremity of the axis.
This connection crosses the waterway corridors of the Gatineau, La Lièvre and Petite-Nation Rivers.

The axis covers three MRCs.
REFERENCE LIST OF ACTIVITIES COMPATIBLE FOR EACH LAND USE DESIGNATION

FORESTRY

- Forestry development and silviculture operations;
- Single-family dwellings (permanent and seasonal);
- Extensive-type recreational and tourist activities (outfitters, interpretation centres, reception centres and trails);
- Activities related to educational and conservation;
- Activities related to extraction of minerals (gravel, sand, stone);
- Agricultural activities.

AGRICULTURAL

The agricultural land use designation corresponds with the homogenous agricultural environment.

- Single-family dwellings included in an agricultural operation;
- Agro-tourism (farm lodging, farm visits, sale of farm products, rustic meals, interpretation centre related to an agricultural operation);
- Craft-type processing activities related to an agricultural operation;
- Farm animal auctions and gathering points for farm animals for transportation;
- Equipment of tourism character not requiring heavy infrastructures, that highlights agricultural activities and the landscapes related to them, such as a gazebo, a rest area and a road stopping place, except properties protected by virtue of the Act respecting the Preservation of Agricultural Land and Agricultural Activities;
- Forestry development and silviculture.
AGRO-FORESTRY

The agro-forestry land use designation corresponds with the agricultural environment where forests are dominant. The agro-forestry land use designation also includes the uses allowed in the agricultural land use designation.

- Single-family dwellings (permanent or seasonal), as long as they conform with the separating distance standards in relation to an existing agricultural operation by virtue of the Act respecting the Preservation of Agricultural Land and Agricultural Activities Act;
- Extensive-type recreational activities.

URBAN

Urban land use designation

- Housing;
- Commercial and service activities;
- Institutional activities;
- Light and medium-type industrial activities;
- Recreational and tourist activities.

Intermediate Centre land use designation

- Housing;
- Commercial and service activities;
- Institutional activities;
- Light and craft-type industrial activities;
- Medium-type industrial activities, only in Davidson (Municipality of Mansfield-and-Pontefract);
- Recreational and tourist activities.
Local Centre land use designation

- Single-family dwellings;
- Local commercial and service activities, as well as road-type service activities;
- Institutional activities;
- Light and craft-type industrial activities;
- Recreational and tourist activities.

INDUSTRIAL

Heavy Industry land use designation

- Heavy industrial activities;
- Medium-type industrial activities;
- Activities related to extraction of minerals;
- Activities related to the disposal of only the waste made by the industrial operation.

Medium industrial land use designation (only in the urban land use designation)

- Medium-type industrial activities;
- Light and craft-type industrial activities;
- Commercial activities.

Light industrial land use designation (only in the Intermediate Centre and Local Centre land use designations)

- Light-type industrial and craft-type activities;
- Commercial activities.

RECREATIONAL

- Activities, equipment and installations necessary for recreational and tourist operations.