

Municipality of Cantley

Summary of the 2005 Master Plan

Municipalité de



CANTLEY



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Public Notice

This Master Plan summary is published in compliance with the urban plan approval process, which stipulates publication of the summary within 90 days following approval according to the law. The new Master Plan and bylaws are also available on the Cantley website.

Given at Cantley, this fifteenth day of the month of December in the year two thousand and five.

Paula P-Pagé, m.a.p.
Secretary-treasurer and Director General

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Message from the Urban Planning Advisory Committee

It is with great pleasure that I submit to you the major municipal development orientations and specific objectives. These orientations will guide us in ensuring harmonious development within our country-style environment. I am especially proud of the unprecedented consultation efforts that have been conducted with various citizens' groups during the process of preparing the Master Plan. The planning by-laws have been completely rewritten so that they can be adapted in future for a computerized licence processing system.

In light of accelerated municipal development during the past few years, this Master Plan proposes new avenues for development that will respond to citizens' wishes to harmonize construction with the rural character of our Municipality. In sum, these key avenues will be translated in general by the Zoning Map and further specified by the Zoning and Subdivision by-laws.

In conclusion, I especially wish to acknowledge the members of the Master Plan Advisory Committee for their hard work and for the many hours they devoted to preparing the Master Plan and Bylaws. I would also like to stress the outstanding of professionalism the Cantley Planning Department staff.

Vincent Veilleux
Councillor, Du Parc Ward (Ward 4)
Portfolio holder

MAYOR'S MESSAGE

On behalf of Municipal Council, I submit to you the new 2005 Master Plan, in effect since September 15 2005. The approved version in no way alters the key development orientations presented during the public consultations of April 6 and 7 of this year. Several headings have been changed to specify content, among these sections 2.7, 7.4, and 9.2.

On the other hand, more restrictive development measures have been proposed in draft bylaws in an effort to better protect our environment, particularly wetland areas. In light of the numerous changes, during the next few months we plan to publish a summary of the bylaws affecting new building construction.

Within the next six to twelve months, we hope to correct the most annoying problems noted during the issuance of new permits and certificates. Rest assured that we will consider all of the proposals that we receive in an effort to enhance the bylaws for the well being of this community.

Steve Harris, Mayor

Summary of the 2005 Master Plan

As required by the Quebec Land Use Planning and Development Act, Municipal Council and the citizens of the Cantley Planning Advisory Committee have completed a comprehensive review of the Cantley Master Plan that has been in force in the Municipality since 1998.

Cantley is located at the heart of Quebec's most dynamic urban region. Cantley's spectacular demographic evolution, and the many unique features of the Municipality that must be protected and/or developed, call for urban planning consistent with new

realities and designed to maintain the enviable quality of life enjoyed by Cantley citizens. The new Master Plan is designed to satisfy territorial development objectives and enhance the exceptional lifestyle setting that this Municipality already affords.

First of all, the new Master Plan identifies the vision of the future of Cantley, prioritizing the harmonious combining of an original habitat with its natural environment. The Master Plan also expresses the land uses (residential, business, institutional, recreational, agricultural, forest, etc.) most suited for

each of the various municipal sectors and preferred land use densities. The plan calls for future road links and also lists sites that need to be protected for ecological, historical, or aesthetic reasons.

From a sustainable development standpoint, this Master Plan establishes our "territorial project" and the development strategies that the Municipality will implement on behalf of citizens to ensure that our environment develops harmoniously and that we can collectively obtain the best quality of life possible.

Privileged living environment

Cantley is a veritable haven at the heart of one of Canada's most dynamic urban regions. Today, the Municipality houses a young, well educated, professional population of home-owners who are economically comfortable and actively involved in their community. The constructed environment, consisting nearly exclusively of detached, single-family dwellings, attracts numerous families with young children. Seniors, whose numbers are growing steadily, are also very attached to this, their preferred lifestyle and hope to live in Cantley as long as possible.

Cantley is especially noted for its country ambiance, which lends it a unique, distinctive, and highly desirable charm. Its picturesque character stems from its abundant vegetation, its varied topography, its river, the country-style architecture of its many structures of architectural and/or heritage interest, the varied orientation of its subdivisions, and its wide range of set-backs, colours and architectural adornments.

Environments developed in this fashion exude peace and tranquility. Their diversity and harmony also inspire interest, pleasure, a sense of well-being and high quality of daily living. Such settings necessarily motivate pride in community identity and promote a strong sense of belonging to the region.

Cantley's numerous attractive features also confer remarkable potential for recreational tourism, especially ecotourism, and help to enhance the quality of the living environment. These many attractions will be developed with the greatest respect to the ecological environment.

Such a remarkable municipality inspires the envy of others. Cantley, which already enjoys an enviable reputation as a quality living environment, is continuously enhancing its placement as a top-notch residential location. There is a steadily growing demand for building lots, as witness the construction of more than 300 new homes during the past two years.

Indeed, in 2003 our 134 km² territory was home to a population of approximately 6,200, nearly half of whom arrived during the past 15 years. There are numerous lots available for development. Should growth continue at the current rate, the Cantley population will swell by a third during the next five years.

The Challenge: to channel development for the purpose of protecting our lifestyle

Cantley's very delicate challenge is to seize development opportunities but, through careful planning, to avoid the risk of compromising municipal assets -- aesthetics, enhancement of its country image, harmony of the constructed environment, and environmental integration and protection.

With its remarkable attributes, Cantley has land that must be developed in harmony with the development of a high quality constructed environment that fits well into the wooded, natural landscape that serves as a backdrop.

To combat urban sprawl, preserve the natural environment, better control development, avoid wasting land and reduce infrastructure costs, it would be preferable to concentrate new building in the Municipal centre and Mont Cascades sectors. This would also help to preserve the social diversity of the environment, enabling all types of housing in target sectors designated for this purpose.

To this end, a large number of diverse structures have been incorporated harmoniously into the developed urban fabric over the years. Notwithstanding, several buildings, while sumptuous, fit rather doubtfully into the surrounding environment. This is especially true where tree-cutting has been ill-advised or volume ratios have been ignored, for example, oversized secondary buildings or structures placed in front of the main building. We must therefore protect trees, especially in front of and beside buildings, and increase the depth of property fronts. It will also be necessary to increase volumetric and location controls for secondary buildings.

Along the same vein, we must preserve Cantley's greatest asset, its remarkable natural environment, and the quality of its agricultural and forest landscapes, especially along tourism corridors. To this end, we must control tree cutting judiciously and limit the visual impact of quarries and sandpits by allowing these facilities only outside the urban growth boundary or tourism centres, and by requiring screen planting designed to attenuate the visual impact of these developments. We will also prescribe site restoration measures for implementation once operations have ceased.

Depending upon the season, Cantley citizens have access to more than thirty (30) municipal parks and public green spaces, day camps, a soccer club, a beach volleyball league, karate club, courses of various kinds, and numerous ASREC-

sponsored activities (Association socio-récréative des enfants de Cantley). In terms of infrastructure and facilities, two elementary schools, a cultural and community centre, outdoor skating rinks, a cross-country ski club, golf course, water park and ski centre are all located within the municipality. In some cases, Cantleians may also enjoy regional facilities, which compensate for a lack of local business and community services. We must therefore enhance availability and accessibility to services with care to establishing them judiciously in the appropriate central areas. Commercial signage should be regulated simply and effectively, permitting merchants to achieve their communications objectives.

The parks and green space network must continue to develop, i.e. through the completion of a central park, recreational pathways, and roadside multipurpose lanes.

The presence of potential landslide areas or flood plains requires closer management of land use in these zones. We must also preserve forested areas, wildlife habitat, and wetlands to favour the harmonious integration of residences into the environment.

Major development orientations

Enhancing the accessibility of various municipal sectors also calls for the upgrading and completion of certain road and recreational, particularly between residential areas. The Municipality of Cantley will pursue the following development orientations.

These orientations are not always consistent with short term projects. Rather, they present a body of long term objectives that together constitute a vision of the future, whose details and means of implementation will be specified gradually as discussions and agreements between the Municipality and its partners progress.

Orientation 1: Preserve the natural environment

- 1.1 Protect the quality and integrity of the natural environment, especially in wooded areas, by strictly regulating tree-cutting operations and maintaining woodlots in low-density land use sectors.
- 1.2 Preserve sensitive ecosystems, such as areas ravaged by white-tailed deer, wetlands, animal breeding grounds, and potential erosion zones.
- 1.3 Protect panoramas visible from outlooks and scenic observation sites, particularly those overlooking the Gatineau and Blackburn rivers.
- 1.4 Rigorously protect the quality of riverbanks and waterfront areas.
- 1.5 Encourage the implementation of innovative, effective solutions for energy efficient residential construction.
- 1.6 Protect groundwater by prohibiting excavation below the water table, by establishing a waste management program, and by maintaining low-density land use.

Orientation 2: Upgrade the roads system

- 2.1 Complete the roads and cycling network (recreational) to connect the various residential areas via appropriate links.
- 2.2 Mitigate the inconvenience occasioned by heavy traffic on chemin Ste-Elisabeth by developing a new link, north of the current road, that would extend chemin Mont-des-Cascades to the east. This area could



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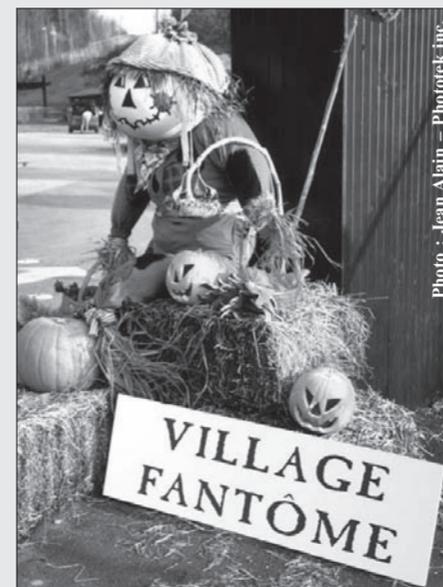


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accommodate various types of industrial activity, e.g. natural resources processing.

- 2.3 Increase the security of Montée de la Source users by cooperating actively with the Quebec Ministry of Transport to find appropriate remedial solutions.
- 2.4 Upgrade dead end areas of certain streets.
- 2.5 Finance extension of the roads network through agreements with developers.
- 2.6 Alleviate traffic congestion in the Alonzo-Wright Bridge sector by encouraging the construction of a second bridge.
- 2.7 Encourage the incorporation of multipurpose lanes that could be used as cycling lanes (recreational pathways) into development of new collector roads.

Orientation 3: Affirm and enhance the country-style character of the constructed environment and its surrounding landscape

- 3.1 Develop green space in the municipal landscape by protecting forest cover against unjustified tree cutting, particularly in the front and side

yards of residential properties, to enhance the insertion of buildings into their environment, to increase privacy, and to decrease the dust caused by vehicular traffic.

- 3.2 Harmonize the constructed and natural environments through the institution of construction adaptable, sensitive standards and criteria designed to optimize insertion into the landscape, particularly with respect to the volumetric dimensions of main and secondary structures, building architecture, exterior finishing, location, set-backs, lot size, landscaping of open spaces and wooded buffer zones, entrance construction and orientation, and commercial signage.
- 3.3 Continue to develop, architecturally embellish, and revitalize the country heritage route along the far west side of chemin Ste-Elisabeth, near the Montée de la Source intersection.
- 3.4 Ensure the preservation of heritage buildings within the Municipality.
- 3.5 Oversee the development of two community service centres using the same architectural integration guidelines in effect for residential and business sectors.
- 3.6 Complete landscape development in the River Municipal activity centre to enhance the integration of municipal buildings into the natural environment, creating a stronger municipal identity through appropriate, elegant ornamentation.
- 3.7 Encourage landscaping along Montée de la Source to enhance its integration into the surrounding environment, while protecting existing woodlots and vistas.
- 3.8 Protect aesthetically desirable landscapes, landmarks and architectural symbols, natural scenic observation points and their panoramas, and buildings of considerable architectural worth.
- 3.9 Establish simple, equitable rules for commercial signage so as to ensure aesthetically pleasing signs that fit well into the landscape and are effective from a commercial standpoint.
- 3.10 Limit the introduction of mobile homes.

Orientation 4: Stimulate and consolidate residential construction in priority development sectors

- 4.1 Prioritize residential development sectors and support said priorities with a municipal policy that will be more restrictive in lower priority areas.
- 4.2 Regulate and concentrate residential development in the Municipal centre area bordered by chemin Montée de la Source, chemin Ste-Elisabeth, Montée des Erables, and chemin Taché, by creating veritable neighbourhoods.
- 4.3 Favour construction along the existing roads network in an effort to avoid land waste and reduce infrastructure costs.
- 4.4 Regulate development in and around the Mont-Cascades sector to maintain the current perimeter in an effort to consolidate and intensify construction along existing roads, while preserving the architectural quality of the sector.
- 4.5 Promote development of fibre optic telecommunications networks to encourage home office use and minimize vehicular travel.

Orientation 5: Diversify types of residential housing throughout the Municipality, creating a strong identity in residential areas

- 5.1 Permit the construction of various types of housing to suit a wide variety of households of varying size, age, and income level, with different needs and preferences, so as to maintain the social diversity of the population.
- 5.2 Show flexibility regarding architectural features, building style and construction, to harmonize the streetscape and develop the architectural identity specific to each district

Orientation 6: Consolidate recreational and tourism activities and enhance features of potential development interest

- 6.1 Promote the development of other recreational and tourism activities, especially year-round activities in the Mont-Cascade centre, as well as new agrotourism and ecotourism activities.
- 6.2 Encourage the establishment of accommodation and food services, i.e. tourist lodging and bed & breakfast facilities in the Mont-Cascades recreation and tourism centre sector and along scenic routes.
- 6.3 Affirm the soft tourism vocation of the heritage route to the far west side of chemin Ste-Elisabeth, by encouraging the establishment of small recreational tourism and agricultural tourism businesses and services and enhancing pedestrian and cycling trails.
- 6.4 Develop the rocky outcrops and escarpments west and east of Montée de la Source from Holmes to St-Andrew roads, creating a geological park designed for educational activities and low intensity recreation, for example an outdoor theatre.
- 6.5 Encourage the creation of a four-cornered country-style recreational tourism route including : a) the chemin Ste-Elisabeth heritage route; b) the Montée de la Source geological park; c) the Mont-Cascades scenic route and surrounding landscape; and d) the Mont-Cascades recreational facilities.
- 6.6 Promote the landscape visible from Montée de la Source and Mont-des-Cascades roads, by protecting wooded areas and significant panoramas, particularly by prohibiting the introduction of new extraction activities and by prescribing restoration measures.
- 6.7 Develop the Gatineau River waterfront as a recreation and tourist attraction, i.e. by facilitating nautical activities.
- 6.8 Construct rest areas at scenic observation sites along Montée de la Source and Mont-des-Cascades roads.
- 6.9 Develop the aesthetic potential of the golf course, while minimizing ecological impact created by course maintenance.

Orientation 7: Enhance and diversify the range of services, businesses, and processing firms available

- 7.1 Encourage the establishment of local business and services designed to meet the needs expressed by Cantley citizens, with priority to food and banking services, restaurants, pharmacy, health clinic, daycare, cultural activities, multi-purpose community centre, seniors residence and primary school.

- 7.2 Give priority to the concentration of local business and community, professional, and institutional services in the Bouchette sector from the community services centre to enhance accessibility to all citizens.
- 7.3 Consolidate the small secondary service centres along Montée de la Source between Hogan and Mont-des-Cascades and between Burke and Bouchette roads in such a way as to adequately service outlying residential areas.
- 7.4 In industrial zones, encourage the establishment of light industry involved in the development of local resources, for example, wood processing.

Orientation 8: Enhance the range of recreational and community activities

- 8.1 Complete development of a central park to provide citizens with suitable recreational facilities.
- 8.2 Enhance the impact of Mary Anne-Phillips Park by promoting some of the complementary facilities, such as the small beach, municipal launch and kiosk (stage).
- 8.3 Encourage the creation and completion of recreational pathways that could be combined with municipal recreational and tourism facilities and connect the pathways to the regional pathway and facilities network.
- 8.4 Encourage completion of the Route verte cycling trail and augment the cycling trail network.
- 8.5 Improve public access to the Gatineau River, for example, by installing a boat launch ramp and marina.

Orientation 9: Encourage agricultural development and aesthetic enhancement of the agricultural landscape

- 9.1 Protect and sustain agricultural development in the agricultural zone protected by the Quebec Act respecting the preservation of agricultural land and agricultural activities.



Photo : Richard Dompierre

- 9.2 Encourage the development of country-style restaurants, tourist lodging, sugar bushes, small farms, and other agricultural tourism activities.
- 9.3 Preserve the beauty and integrity of the agricultural landscape along the Montée de la Source and Mont-des-Cascades scenic route by regulating activities and maintaining wooded buffer zones.

Orientation 10 : Stimulate innovation

- 10.1 Encourage innovative land and economic development practices.
- 10.2 Stimulate competitive effectiveness within the Municipality.
- 10.3 Implement new technologies.
- 10.4 Consider sustainable development imperatives, while dealing with social reality and urban/rural duality.

Key elements

The Municipality's main traffic problem is congestion along Montée de la Source near the Alonzo-Wright Bridge at the De la Vérendrye Boulevard intersection.

The Municipality of Cantley therefore feels that the Ministry of Transport must redevelop the entire De la Vérendrye Boulevard/Montée de la Source intersection and add two new lanes to Montée de la Source (one southbound and one northbound), and left-hand turning lanes in both directions.

The Municipality also hopes to eventually complete the roads network to interconnect the various residential sectors, particularly: a) by extending chemin Thérien to the east to connect chemin Ste-Elisabeth with Montée Saint-Amour; b) by extending rue Mont-Joël north to Chanteclerc.

The Sub-division By-law will contain provisions to ensure that future collector lanes will be wide enough to separate pedestrian and cycling traffic from vehicular traffic.

The key elements map complements the land use map and identifies off road networks and potential development and restricted zones.

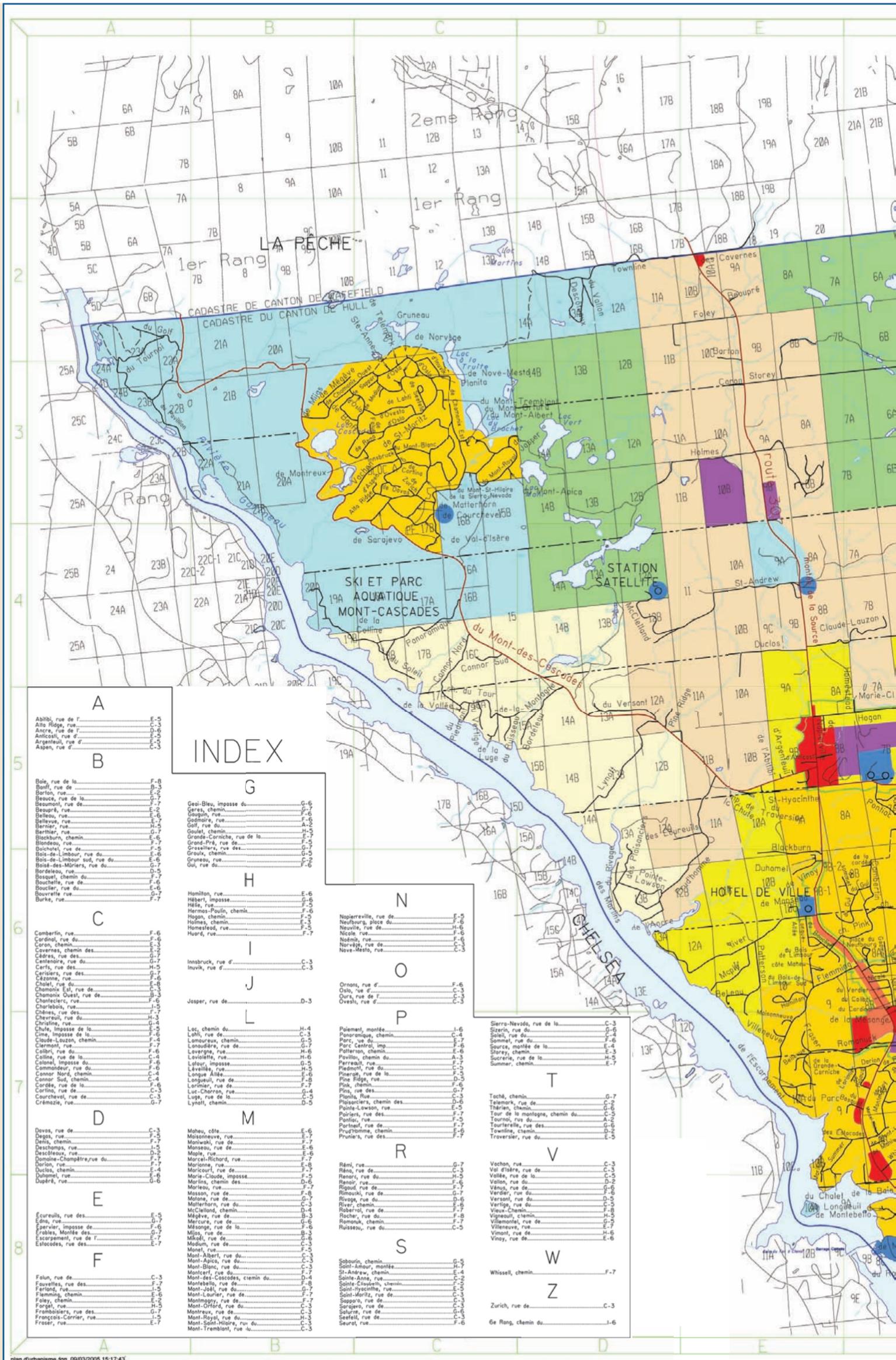
Conclusion

Since its constitution, a vast collective effort has made Cantley a comfortable place to live. Cantleians wish to continue this effort, by further enhancing the beauty of the Municipality, its green space network, and the range of services available to the community.

The ultimate aim of urban planning is to enhance the constructed environment and the satisfaction of all of the people who wish to live there. This Master Plan, prepared to ensure continuity and to safeguard Cantley's exemplary developmental attributes, is certainly not the final step in the process. Rather, it is a continuation of Cantley's practice of taking responsibility for development on behalf of its citizens. To this end, the Master Plan will serve as a guide for those who wish to continue to shape this living environment to suit their aspirations. The Master Plan expresses the aspirations of the community in terms of the future development of the Cantley lifestyle.

Above all, the citizens and their representatives are and will remain the experts concerning their own lifestyle.

Cantley Municipal Council



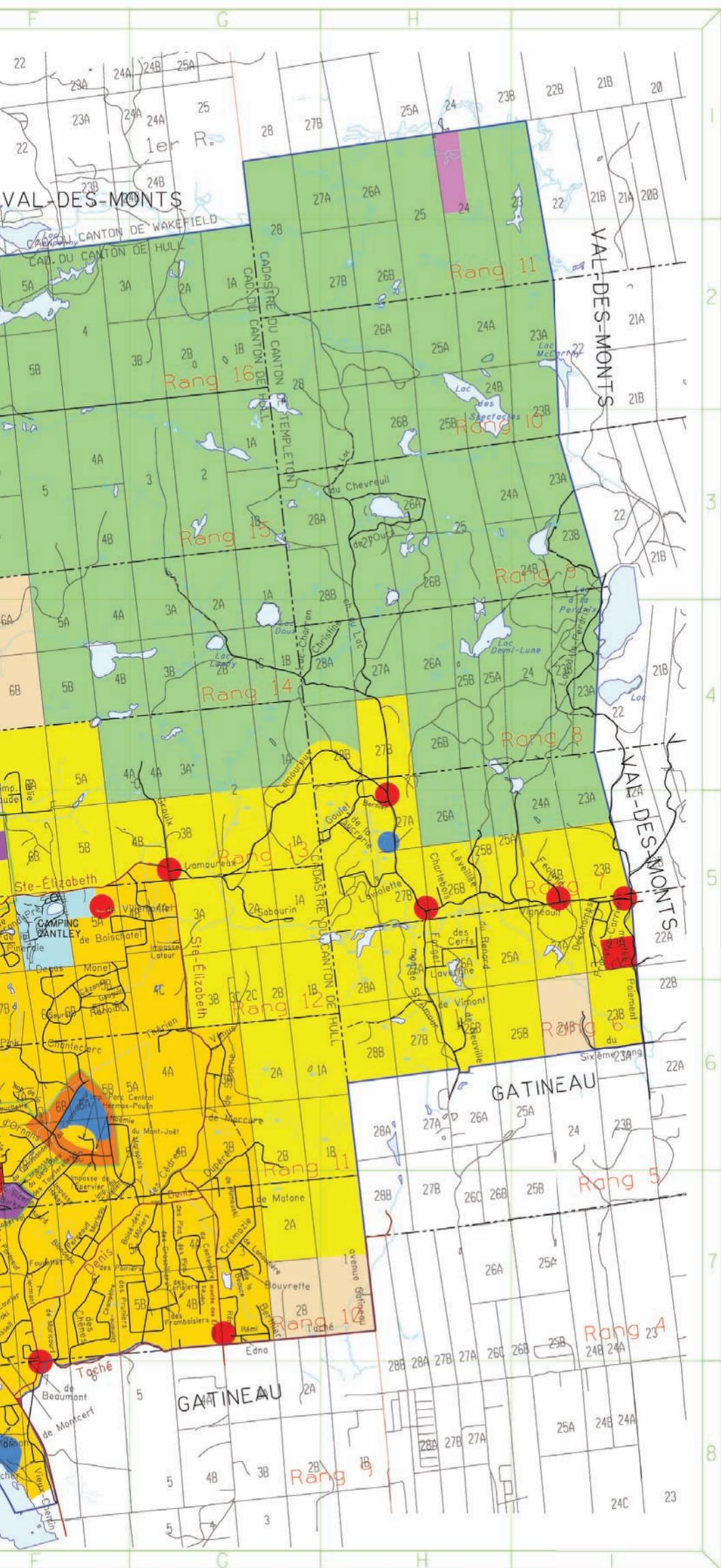
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MUNICIPALITÉ DE CANTLEY

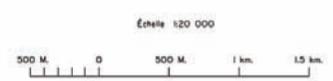
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- MIXTE (COMMERCE ET HABITATION À MOYENNE DENSITÉ)
- INSTITUTION ET PUBLIC
- RÉCRÉOTOURISME
- AGRICULTURE
- FORESTIERIE
- INDUSTRIE
- SALUBRITÉ PUBLIQUE
- PÉRIMÈTRE D'URBANISATION



PLAN D'URBANISME 2005 AFFECTATIONS DU SOL

Date	Révision	Réglement	Vérifié par	Catégraphiste
04/02/09			Pierre-Yves Gosselin	Manuel Dufour
09/03/01			Pierre-Yves Gosselin	Manuel Dufour



SOURCE CADASTRALE, FICHER NUMÉRIQUE DU MINISTÈRE DES RESSOURCES NATURELLES DU QUÉBEC

Land use zones

(see map, enclosed)

The Zoning Map shows Municipal land by land use zones.

For each zone, the map shows preferred land uses and maximum land use density permitted. This zoning takes into account the previously stated development orientations, land use potential and constraints, and major land uses established by the revised MRC des Collines-de-l'Outaouais development plan (1998).

As required by law, the Zoning By-law covers these general vocations in an effort to specify all types of land use approved for each of the zones.

Une nature accueillante

MISSION

To provide outstanding municipal services adapted to the needs, aspirations, and financial circumstances of Cantley ratepayers.

VISION

To make Cantley a desired place to live and prosper and a place to which visitors want to return.

We believe in:

- the importance of the municipality's rural setting and image, for the benefit of present and future citizens;
- the municipality's recreational tourism potential and its impact on all economic and social development in the region;
- enhancing quality of living through the promotion and establishment of community services;
- the dedication, pride and team spirit of Cantley elected officials, employees, and citizens;
- citizens' commitment to enhancing their living environment;
- valuing, supporting, and acknowledging volunteer involvement;
- the importance of effective communications among elected officials, administrators, and citizens;
- an administration that encourages innovation and initiative from each and every member in performance of their duties and responsibilities;
- effective, firm financial management;
- labour relations based on integrity, confidence, and mutual respect; and promoting CANTLEY on the regional scene.