



SAINT - GABRIEL
- DE -
VALCARTIER

Policy Regarding the Opening and Extension of Streets

*«For a concerted and integrated future in our living
environment»*

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A WORD FROM THE MAYOR



Residential planning is one of the principal preoccupations of municipalities on the same level as environmental conservation and provincial agricultural zone protection. A good number of peripheral communities in the greater Quebec region are facing a residential construction boom on their territories. The municipality of Saint-Gabriel-de-Valcartier is no different. It is therefore important to implant town-planning tools allowing for a residential development plan.

Moreover, many residents of the municipality of Saint-Gabriel-de-Valcartier have expressed their preoccupations regarding the development pressures faced by the Municipality. In this regard, the Municipal Council has established general guidelines and objectives to

support the development of its territory by applying an overall vision making it possible to conserve the unique quality of life offered by the Municipality while developing the territory in a rational and orderly manner.

«*The Policy Regarding the Opening and Extension of Streets*» is considered as an addition to the various planning tools for the territory such as the urbanism plan and zoning by-laws. From a long-term development perspective, the goal of the policy is to establish the decisional process which, over the next few years, will guide the decisions of the Council regarding residential development and establish the selection criteria for projects.

The commitment taken today demonstrates that the municipality of Saint-Gabriel-de-Valcartier intends to fully assume its responsibilities relating to the planning of its territory. The quality of life enjoyed by each of us today is a unique heritage which deserves to be conserved for future generations. Together, let's find a consensus ***for a concerted and integrated future in our living environment.***

Brent Montgomery, Mayor

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Municipalité de

Saint-Gabriel-de-Valcartier Ensemble, au  de la NATURE !

***POLICY REGARDING THE OPENING
AND EXTENSION OF STREETS***

OF THE

*MUNICIPALITY OF
SAINT-GABRIEL-DE-VALCARTIER*

*«For a concerted and integrated future
in our living environment»*

1.0 INTRODUCTION

1.1 Situation

By virtue of the powers it is accorded, the municipality of Saint-Gabriel-de-Valcartier has competence in public works matters of public roads not managed by a superior governmental department. In this sense, the policy regarding the opening and extension of streets is aimed at ensuring consistency between the actions of the Council, the preoccupations of the collectivity and the capacity of the Municipality to accommodate rapid growth. Within the context of long-term development, this guide will permit to control the expansion of the local public roads network during the next few years.

1.2 Policy contents

The policy regarding the opening and extension of streets contains the procedure permitting to the conclusion of an agreement between the Saint-Gabriel-de-Valcartier Council and one or more developers to authorize the extension of the local road network on the territory of the municipality of Saint-Gabriel-de-Valcartier.

The policy on the opening and extension of streets clearly states the procedure to be followed by developers to submit a project, the steps to follow by the Municipality, the project selection criteria as well as the terms of agreement.

1.3 Policy objective

The objective of the policy is to provide the Municipality of Saint-Gabriel-de-Valcartier with an additional town-planning tool to control the extension of its local road network according to its capacity to support residential development as well as the preoccupations of the Valcartier population. In addition, it is necessary to integrate tools and equipment for surface water management into the future network.

2.0 PROBLEMS, ORIENTATIONS AND OBJECTIVES

The situation in the municipality of Saint-Gabriel-de-Valcartier is continually evolving. As with several rural municipalities located on the outskirts of the metropolitan community of Quebec, Saint-Gabriel-de-Valcartier has become more and more sought out as a place for residential establishment. Unplanned development could involve incidents as much on the municipal finances plan as on the residents' quality of life. The development of the policy regarding the opening and extension of streets is in some ways an exercise in reflection aimed at understanding the current dynamics, and questioning ourselves on collective aspirations, and defining the desired situation for years to come and finally, to establish ways of attaining this desired situation. In addition to this, measures and equipment for the management of surface water must be implemented.

2.1 The problems

The problems facing the municipality of Saint-Gabriel-de-Valcartier in 2021 are:

- The quality of life found in the Municipality is a fragile equilibrium between the natural environment and low density environment ;
- The Valcartier population wants to preserve the "country" lifestyle found in the Municipality;
- The Municipality must manage an escalation of residential construction sector on its territory as well as requests for the extension of the local roads network;
- The extension or establishment of new equipment and infrastructures can lead to important public investments;
- More than 135 potential residential sites exist in the urban area of the municipal territory;
- The absence of a collector road other than Route 371 brings about problems with traffic congestion on the territory, especially during the summertime when Village Vacances Valcartier is at its busiest operating time.

2.2 Orientations and objectives

Orientation 1: To continue urban extension while optimizing and making profitable use of municipal infrastructures and equipment

Objectives:

- Manage residential development according to the principals of long-term development;
- Prioritize residential development in the sectors already served by the local roads network;
- Control extension of the local road network in the sectors most appropriate for the Municipality;
- Avoid residential dispersal on the territory;
- Promote the occupation of lots already developed.

Orientation 2: Preserve the present quality of life in the Municipality for future generations

Objectives:

- Preserve the quality of life of the environment characterized by the omnipresence of nature, the rural landscapes and residential establishment associated with low density occupation;
- Preserve the "*country*" identity of the Municipality.

Orientation 3: Present the Municipality's vision pertaining to residential planning

Objectives:

- Demonstrate the preoccupation of the Council regarding transparency in its decisions;
- Express the vision of the Municipality to various developers regarding residential development.

3.0 FIELD OF APPLICATION

3.1 Subjected projects

The present policy applies only to projects pertaining to the Policy Regarding Protocol Agreements Relating to Municipal Works.

3.2 Subjected territory

This policy applies to the entire territory of the municipality of Saint-Gabriel-de-Valcartier.

3.3 Interrelation between the urbanism plan, the zoning by-laws and the policy

This policy serves as a complement to the plan and urbanism by-laws adopted by the municipality of Saint-Gabriel-de-Valcartier. In no case is this policy used to extricate or subtract a developer from any municipal regulations.

The definitions contained within the Policy Regarding Protocol Agreements Relating to Municipal Works apply to this policy.

3.4 Maximum annual development

The Municipal Council limits annual residential development to a maximum of eighteen (18) housing units, excluding units which may be constructed without infrastructure addition, modification, or construction. Thus, the execution of such works, and more particularly the opening or extension of streets, will be accepted only in the case where these works do not allow construction of more than the maximum number of housing units.

In the case where an accepted project(s) for the year is inferior to the maximum number of housing units, the difference will not be added to the following year's maximum.

Moreover, in the case of a developmental project which includes realization in phases, the authorization to proceed with infrastructure work for one of these phases does not obligate the Municipality to subsequent phases. The developer must submit a new request for each of these phases.

3.5 Discretion

This policy outlines the principal guidelines established for Municipal Council's decision process pertaining to residential development within the Municipality. However, it must not be interpreted as an obligation for council to accept development project(s) up to the maximum annual development limit allowed. The Council retains, in this regard, total discretion to limit development below the maximum allowed and even, to refuse any extension.

4.0 THE PROCEDURE

This section explains the steps which must be respected by the developers and the Municipality of Saint-Gabriel-de-Valcartier.

4.1 Notice concerning project submissions

Each year, at the latest on October 31st, the developers must submit residential development projects for the upcoming year requiring addition, modification, or construction of public services and, particularly, construction or extension of a street.

4.2 Documents and information required when submitting a project

When submitting a project, the applicant must supply the following documents and information:

- The name, address and telephone number of the developer;
- The identification and location (cadastral plan) of the public service projected to be added, constructed or modified;
- A brief description of the works;
- A preliminary plan of the project drawn on a scale varying between 1:500 and 1:1000, (layout of street, topography of the land; water bodies, wetlands or any other particularity having an effect on the project);
- An assessment of runoff volumes and a surface water management plan including control and retention facilities;
- A description of the type of structures to be erected as well as implantation and integration criteria of these constructions;
- A schedule of works. In the case where a project requires more than one phase, the person making the request must explain the different phases as well as the realization sequence.

4.3 Analysis by the municipal council

The municipal council analyses the projects and determines at its December sitting of council that (those) which will be retained for realization during the year following their submission.

4.4 Request for additional information

In the case where Council judges that additional information is necessary to fully understand a project, it may request at any time, that the applicant provide supplementary information. Council may also request an interview with the developer.

5.0 THE CHOICE OF PROJECTS

5.1 Selection criteria

In order to determine the project or projects which will be accepted, the Council analyzes project requests based on:

- The location of the project;
- The capacity of municipal networks;
- The linking of municipal networks;
- The implication of the Municipality;
- The needs of the Municipality;
- Proximity of the constraint zones;
- The impact on traffic circulation (correction of a traffic problem);
- The servicing of the residences already built and present in the sector;
- The architectural quality of the buildings;
- Effects, other than fiscal;
- Surface water management.

5.2 Choice of projects

The Director-General will inform developers of council's decision as to the choice of projects to be realized.

The choice of a project does not create, in favor of the developer, any right other than to sign a protocol agreement with the Municipality, insofar as the developer accepts the terms of the protocol. More particularly, the choice of a project does not give the developer the right to obligate the Municipality to sign such a protocol nor to issue a permit or certificate if, in this case, regulations are not respected.

5.3 Protocol Agreement

The developer must sign a protocol agreement with the Municipality before making a request for a permit or certificate related to the project.

5.4 Inability to reach an agreement

In the case where agreement with a developer cannot be reached, the Council may select another project.

6.0 PLANS AND ESTIMATES

6.1 Preparation of plans and estimates

Preparation of plans and estimates is a preliminary phase to the conclusion of an agreement. These plans and estimates must include all public works added, modified or constructed in order for the developer's project to be realized, as well as all other works required by the Municipality (ex.: land stabilization works). Special attention will be given to surface water management.

Upon approval from the Municipality, the developer mandates professionals (engineers, laboratories, etc.) to prepare the plans and estimates, monitor the work as well as quality control.

6.2 Global plan of infrastructures

If the proposed development project comprises ulterior phases to those for which the project is presented, the engineer must develop an infrastructure guideline plan for the overall phases of the project.

6.3 Approval from the concerned ministries and the Municipality

Plans and estimates must be approved by the Municipality and all other public authorities concerned.

6.4 Developer's guarantee

The developer must guarantee the execution of works at the moment of transfer to the Municipality of the infrastructures added, modified or built and guarantee execution:

- Of all corrective work mentioned by the engineer in the provisory reception certificate;
- Of all work to be executed at a later date (for example: a second layer of asphalt).

This guarantee is given in one of the following ways:

- An unconditional and irrevocable security bond issued by a financial institution legally authorized to do so;
- An unconditional and irrevocable bank guarantee letter;
- A certified cheque.

At the end of the work but prior to acceptance by the municipality, the promoter must provide to the satisfaction of the municipality a maintenance guarantee in an amount equivalent to ten percent (10%) of the estimated cost of the work or make a cash deposit equal to this sum to guarantee the replacement at his cost of any materials or work that could become or be revealed defective over a period of three (3) years after the final acceptance of the work.

All work remaining to be done between the transfer of the street and the final acceptance of work must be insured by a second monetary guarantee.

This second security guarantee will be retained until the end of all remaining work for the final acceptance and corresponds to the difference between the real costs of the work (ex. second layer of asphalt and vegetal stabilization, etc.) established by the engineer and the 10% security guarantee.

When appropriate, the security guarantee, the letter of credit or certified cheque are returned to the promoter when the latter has complied with the obligations secured by the guarantee.



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