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**MUNICIPALITY OF**

**WALTHAM**

**URBANISATION PLAN**

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**05-2003**

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## **Introduction**

The M.R.C Pontiac adoption of the development plan forces local municipality members to adopt the urbanisation plan and by-laws. The adoption of the urbanisation plan and related by-laws is part of a process to rationalize all the municipalities to have in hand the necessary tools to efficiently manage their territory in accordance with the law on urbanism and development LUD.

The elaborated plan will enlighten the municipal authorities to make decision concerning the municipal territory and it's development.

The urbanisation plan and related by-laws have been elaborated in a simple and precise manner. Since this municipality is at its first revision of its plan it is important that it gets the necessary tools to reach its goal in the most realistic way possible.

The work undertaken is part of a process to plan the development of the municipality on a continued base. The present plan is oriented for five years and must be revised their after. The plan allows the municipality to set forth short and middle term orientation for its development. This procedure involves the various municipal assets, such as the elected members, the population, and the various members of the economic and social scene.

The present plan is divided in separate parts; the first shows the actual situation of the municipality and its analyses. The second part which is entitled the problem in Waltham, encounters the difficulties and solutions to the problems. The third part which is entitled the major orientations defines the objectives which should be dealt with the development plan in the next year. And finally the fourth, is the major affections, gives a spatial orientation of the by-laws of the urbanisation plan. The by-laws in respect to the urbanisation plan will insure its application.

## Chapter 1

### 1. LOCAL CHARACTERISTICS

#### 1.1 The municipal territory

Waltham is a rural municipality with a forestry orientation situated in the middle of the M.R.C. with the Ottawa River for its Southern Boundary. It is also bounded on the West by the municipality of Chichester, on the East by the municipality of Mansfield and Pontefract and to the North by the T.N.O. Township of Debray.

Situated at 17 km from Fort Coulonge this municipality covers 451 square km with a population of 496 permanent residents. This in accordance with Statistic Canada represents 1.1 person per square km. Of these 451 square km, 16.5 are permanent agriculture zone, 325 are crown land this means that the municipality directly affects only 24% of its territory thus 110 square km.

#### 1.2 General occupation of space

Generally, the residential area is concentrated in the south of the municipality near the Outaouais River; the most concentrated is Waltham then Carroll's area. Waltham is considered on a regional base as a local center. Except for some cottages and outfitters, the north of the municipality is hardly occupied. Except around Green Lake with more than sixty cottages.

#### 1.3 Physical Characteristics

The south part of the municipality is situated in the Ottawa Valley lower lands, this area is generally flat and is characterised by its homogeneity! This plane extends north until it reaches the high Laurentides, there the altitude can rise up to 335 meters, and this sector is mainly composed of the forest and occupied the major part of the municipal territory.

The Ottawa River is the main drainage basin of this territory with many creeks flowing into it. The main drain channel is the Black River that crosses the whole municipality from North to South. The municipality also benefit from a large numbers of very accessible lakes favourable for recreation purposes.

#### 1.4 Management difficulties

The main problem is the uneven topography which is very limiting in the progress of this municipality. Actually, 90% of the municipality is crossed by the high Laurentides; this sector is mainly favourable to the forest activities.

Although no existing maps show the flooding zones in the municipality; in its development plan, the municipality identified some areas such as part of lot 3 to 6 Rang A in Waltham. This area is near Lily Lake.

We do not find any major land slide area in this municipality but when we view the maps of the Ministry of Agriculture we can see some sharp cuts along the Black River road, even the Black River in some area causes erosion. The municipal dump is another difficulty to the urbanisation plan. It is now situated on lot 13 Rang 1.

As we see in the next following chart the soil of the municipality is mainly composed of Podsol (P). Podsoles are a very good quality acid soils serving agriculture; generally the drainage of the land is no problem.

|               |                                     |
|---------------|-------------------------------------|
|               | # 1 Chart on soils                  |
| AG Ste Agathe | (P) Limon sand                      |
| LK Lakefield  | (BP-P) Limon sand                   |
| DI Diable     | (A-P) Fine limon sand to limon sand |
| AV Alluvium   | (A) Sandy surface                   |

### 1.5 Permanent population

The information used was supplied by Statistic Canada; this municipality is generally composed of Anglophones. Other interesting facts, in 1986 there were more immigrants than emigrants thus 100 against 20, of these 85 were from another province. We believe they are residents of Pembroke deciding to move to Waltham for their retirement. These people probably had a cottage that they converted into a permanent residence; the information of residential development should give us some details as to this situation.

In 1986 the population was 479; the following chart # II will show us the evolution of the population, thus showing a yearly decrease of about 15% between 1971 and 1986. We notice 3 tendencies thus from 1971 to 1976 a sharp decrease, from 76 to 81 a moderate decrease and from 81 to 86 a sharp increase. In 2002, the population is 484 hence giving the impression of certain stability.

In 1986 we had 160 families composed of 3 of this 1.5 were children. In 2002 we have 175 families composed of 2.77 persons.

Has shown on chart IV the age of the population shows that 41% of the population are less than 25 year old. In 1996 this amount is down to 36%.

In 1996, 81% of the population is less than 55 years old.

#### 1.6 Seasonal population

The seasonal population of Waltham is set at 160 as supplied from the M.R.C. development plan. We will use this figure to do comparison between the seasonal and the permanent population.

We can say that 24% of the population is seasonal; this is surely an interesting economic benefit for the municipality since cottages represent 28% of the municipal valuation. It is difficult to forecast the increase in cottagers over the next years but the shore of the Ottawa River and the Black River will continue to offer potential for development as well as the lakes area for recreation purposes.

#### 1.7 The revenue

The average income in 1996 was 38 602\$ per family. This amount is lower than the provincial average set at 53 192\$. The Pontiac is ranked in 74 Th place on 76 for its revenue.

57% of the population works and 12% are retired.

#### 1.8 Residential development

The study of residential development helps understand and plan for future construction. At last count, the municipality had 163 residences, 12 mobiles homes, 150 cottages (valuation role 2002)

Chart V gives us the list of construction permit issued since 1996. There were, in 1996, 130 owners occupying residences and 45 families renting. Cottage owners are not counted here.

#### 1.9 Commercial development

The commercial activities of the municipality are concentrated along Hwy 148, some are established on the Black River road. The commercial development is at a stand still since no permit for commercial business has been issued since 4 years. The reason for this is due to major centers area surrounding Waltham such as Fort Coulonge, Chapeau, and Pembroke. This municipality does have business such as:

|                       | Employs |
|-----------------------|---------|
| Black River Inn       | 3       |
| La Station Restaurant | 6       |
| Half Moon Garage      | 2       |

|                                     |   |
|-------------------------------------|---|
| General Store                       | 6 |
| Labelle C.G.A.                      | 1 |
| Plumbing and Electrician contractor | 2 |

#### 1.10 Industries

The municipality has but two industries Fortin Mill with 40 employees with locale influence, situated south of the Village; and the Hydro Pontiac Waltham Plant employees 9 people with the power house and dams on the Black River, it has a regional impact on employment.

For future consideration the municipality had reserved an area for industries to establish, it becomes very important for its industrial development that the municipality organises this area for which it is destined.

#### 1.11 Institutions

This municipality has 3 churches, but for their school they must go to Fort Coulonge or Chapeau. For health services they go to Pembroke or Shawville. For C.L.S.C. they go to Chapeau or Fort Coulonge. Other government services mainly situated in Campell's Bay and Maniwaki for forest fire protection.

#### 1.12 Tourism & Recreation activities

In term of infrastructure, the municipality can count on the presence of one public wharf and ramp. These equipments are insufficient if we consider the size of the territory that gives access to the River front, including the possibility on the Black River; there are numerous possibilities to establish cottages for tourism on the shore of Both Rivers. We also benefit from Ski-doo trails.

#### 1.13 Transport

The main transport routes are for navigation the Ottawa River  
On land we have the following main roads.

Hwy 148  
Old hwy 8 from Waltham to Chapeau  
Black River road  
Main Street  
Ferry Road

Most of the roads are under municipal jurisdiction. All other roads are solely a municipal responsibility of these 32 km. of roads 6 km are paved.

#### 1.14 Patrimoine



Of all buildings and sites listed in the development plan only one is situated in this municipality, this one is the P.E.L hydro Plant situated on the Black River, it is considered a regional attraction site.

However the heritage Inventory of the Pontiac as prepared by Venecia Crawfords, refers to other buildings of interest such as the united church and Ivy Lea Cemetery, the Black River Inn and Napoleon Rochon Farm.

## **Chapter 2**

### **2. THE OBSTACLES**

#### **2.1 The localisation**

The municipality does not enjoy the economic success it should have, mostly because of the bigger center around it, and mainly because of lack of regional development on the economic sectors. However we see that the Ontario Municipalities have increase their economy at a regular pace while on the Quebec side very few municipalities have increase actually most have decreased. For these reasons we see Waltham in a no win because trying to compete with Ontario municipalities. Waltham people use Pembroke area for most of their shopping and many resident of Waltham work in Pembroke thus rending Waltham dependant of Pembroke.

#### **2.2 Roads**

The major road problem is the Black River road, since in one area the road is narrowed between the River and the solid Mountain of approximately 90 meters high. This narrows down the road tremendously, in other area the River floods and even washes out part of the road. To solve the problem of narrowing in, it seems that there are no cheep alternatives, since three ideas are proposed:

1. To build a bridge near the intersecion of Black River and Trout Lake road. This bridge would carry the traffic over to the left side of the river however there are no roads at this time on that side of the River near this point. So in order to reach the other roads more to the North we would need to build around 7 km of new road to reach the bridge already existing. This solution is extremely costly and not recommended.
2. Second options would be to build two bridges in order to shorten the road required on the left bank. This option would allow to by pass the narrow place in the road, this solution is also extremely costly.

3. The other solution would be to use the back road from Trout Lake across the Mountain to the Black River Inn. This road would necessitate major work and would finally be as expensive as the other two solutions.

Other problems, we have no set policies on how to regulate roads or how to verbalise a street. The municipality has adopted the Provincial guide lines for their control. To correct this situation the by-law attached to this plan foresees specific criteria have to have an adequate control for everyone.

As far as the rail road bed is concern, the municipality wish that it remains public for public use. In this plan, we would like to consider it for recreational purpose for summer or winter we encourage all kind of infrastructure that would help serve the need of the user of this trail.

### 2.3 Environment

The major environmental problem we have is the lack of control the municipality or the Ministry of Environment have on the pumping of septic tank. The municipality has no way of knowing when a resident has or should have its tank pumped out. Consequently residents not respecting the delay for emptying their tank could see these overflow and cause great damage to the environment.

This plan proposes to elaborate a register of all septic tank users in the municipality indicating the dates of their last pumping out. This register would allow the municipality to have better control on its environment. It is also proposed that the municipality make a selective inspection of septic tanks. To do this it's important to have the collaboration of the Minister of Environment to get some technical help.

### 2.4 Social context

On the social plan we note a lack of recreation activities for local residents. The most affected by this lack of activities are the adolescent, thus the reason for vandalism.

### 2.5 Industrial park

About 20 years ago this municipality purchased some land to transform into an industrial park. Their have been no development at this level even though many industries inquired about the land. Facing this problem the municipality adopted some change favouring the implementation of other use of its territory; environment problem stop the potential for industrial development.

## Chapter 3

### 3. GENERAL ORIENTATIONS

#### 3.1 General orientations

Consolidate the touristic development of the municipality.

Futur actions:

- Transform the old track bed in a touristic facility.
- Promote hunting and fishing activities
- To favour establishment of cottages on the shore of our two Rivers, by giving favourable zoning.
- Improve road sign to inform tourist of the attractions available in this municipality such as heritage, recreation, etc throughout the M.R.C.
- Encourage the Water Ways.

#### 3.2 Consolidate the urban perimeter of Waltham

- Concentrate the many function of the municipality inside the urban perimeter.
- Establish a favourable zoning for commercial, industrial, as well as residential development.
- Organise the development of the perimeter in order to avoid any unwanted restriction.
- To reserve an area for industries.
- To localise inside the perimeter the infrastructure for recreation and cultural need of the permanent population.
- To establish inside this perimeter on the border of the C.P.R. track bed a booth to serve the user of the recreation route.

#### 3.3 To intensify the development of forestry potential

- To protect the forest and insure its regeneration through appropriate by-law.
- To allow forestry concession to small as well as big enterprises.

#### 3.4 Consolidate the agricultural vocation of the municipality

- To determine and define in the urbanisation plan a specific area where the major affection of the soils would be agricultural.
- To foresee areas favourable to construction for agricultural activities and other unfavourable for anything but agricultural.
- To respect the Agricultural zone set by C.P.T.A.Q
- To identify the low agricultural potential area.

#### 3.5 To protect the environment on the whole territory of the municipality

- To foresee in the urbanisation plan specific rules to protect the environment, such as shore lines, flooding zones, land slides, dumps, septic system and wells. Etc.
- Preserve nature's beauty by regulating the format of brushing, cutting of trees, regulate car cemetery etc.

## Chapter 4

### 4. GENERAL AFFECTIONS

The urbanisation plan must conform to the M.R.C. development plan. For this reason the general affection of the municipality must respect the general regional affections as set by the plan.

Considering the following paragraph and considering giving the municipality the wider range of action in its development, the present proposes to use as set in the M.R.C. plan the same general regional affections.

Actually, when considering the rural characteristics of this municipality, its small population, its decrease in population for the last many years, for the weakness of its local economy, we feel it would be unjustified to set more restricting affection to this municipality than those already set by the regional plan.

Contrary to restricting the use, the present urbanisation plan and regulations tend to optimise the municipal resources and allow all sort of development susceptible to happen on this territory.

So these will be the general affection of the municipality.

- |      |                           |
|------|---------------------------|
| - PU | Site for Public utilities |
| - FO | Forestry exploitations    |
| - RT | Recreation- Tourism       |
| - CV | Center Town area          |
| - AG | Agricultural              |

For each of these general affections we will describe its meaning and what is allowed in each zone.

#### 4.1 Public utility sites (PU)

Public land presently used for public service or utilities and recognized as such by the Government or show an important potential for ecological, historical, Cultural, educational, geological, touristic or archaeological use.

##### Allowed uses

##### PUBLIC AND SEMI- PUBLIC

- Parks and Green spaces <sup>1</sup>

#### 4.2 Forestry exploitation (FO)

Public land basically used for the production of wood products, taking in consideration the production of other natural resources which biological composition are maintained by the practice of forestry. In this area we will also find recreation zone allowing certain recreation activities or certain fauna needs.

##### Allowed use

##### HABITATION

- Single dwelling <sup>1</sup>
- Mobile homes <sup>1</sup>
- Seasonal <sup>1</sup>

##### COMMERCIAL

- Camping <sup>1</sup>
- Corner store as complementary use <sup>1</sup>
- Exterior commercial recreation <sup>1</sup>

##### PUBLIC AND SEMI- PUBLIC

- Parks and Greens spaces

##### INDUSTRIES

- General forestry exploitation <sup>1</sup>
- Extraction <sup>1</sup>

##### AGRICULTURAL AND RURAL

- Forestry exploitation <sup>1-4</sup>
- Sylviculture <sup>1</sup>

#### 4.3 Recreation touristic area (RT)

Section situated on shores of water courses presenting a high potential for cottages as well as nautical or land activities. Can also serve for hunting and fishing these areas are the shore of the Ottawa and Black rivers, Green lake area and the PPJ cycloparc . Refer to the zoning by-law.

#### Allowed use

##### HABITATION

- Single dwelling <sup>1</sup>
- Mobile homes <sup>1</sup>
- Seasonal <sup>1</sup>

##### COMMERCIAL

- Service <sup>1</sup>
- Hotel Motel <sup>1</sup>
- Camping  
Uses complementing a primary Recreo-Touristic use. <sup>1</sup>
- Restaurant <sup>1</sup>
- Bar <sup>1</sup>
- Gas bar
- Corner store
- Commercial interior recreation
- Commercial exterior recreation
- Snack Bar

##### PUBLIC AND SEMI- PUBLIC

- Community
- Parks and Green spaces
- Utilities

##### AGRICULTURAL AND RURAL

- General agricultural
- Animal raising
- Forestry culture
- Gardening

#### 4.4 Center Town (CV)

Corresponding to the most urban area of the municipality that is the area where traditionally more and more people settled due to their functions and activities.

##### Allowed uses

##### HABITATION

- Single dwelling
- Mobile homes
- Seasonal

##### COMMERCIAL

- Offices
- Services
- Hotel/ Motel
- Camping
- Restaurant
- Bar
- Corner store
- Retail store
- Car sales
- Gas bar
- Garage vehicle repair
- Wholesalers
- Semi industrial
- Commercial interior recreation
- Commercial exterior recreation
- Snack bar/ Chip Wagon

##### PUBLIC AND SEMI- PUBLIC

- Neighbourhood
- Community
- Parks and Green spaces
- Utilities

##### INDUSTRIES

- light

#### 4.5 Agricultural (AG)

Area designated by the green zone as agricultural land it is protected by the law (LRQCP411) And it matches the MRC proposed use.

##### Allowed use

##### HABITATION

- Single dwelling attached to farming<sup>3</sup>
- Mobile homes as approved by CPTAQ<sup>3</sup>
- Seasonal as approved by CPTAQ<sup>3</sup>

##### COMMERCIAL

- Camping at the farm no other service Wilderness camping.<sup>3</sup>

##### PUBLIC AND SEMI- PUBLIC

- Parks and Green spaces<sup>3</sup>
- Utilities<sup>3</sup>
- Trench deposits/ Deposit dry material<sup>3</sup>

##### INDUSTRIES

- Extraction sites in place before the coming into force of the law on gravel pits.
- Agricultural and Rural<sup>3</sup>
- Gardening
- Animal raising<sup>3</sup>
- Forestry culture<sup>3</sup>
- Forestry exploitation<sup>3-4</sup>



#### EXPLANATION NOTES

1. When allowed by affection and the guide of intervention in the Forest
  2. Temporary Use only.
  3. When allowed by L.P.T.A.Q.
  4. Complete cutting out must be justified by engineer plan including the procedure used and a guarantee of regeneration.
-

Table IV

Distribution of population by age and sex in 1996

| Age group                                  | Total | Male | Female |
|--------------------------------------------|-------|------|--------|
| Total                                      | 495   | 255  | 235    |
| 0-4                                        | 40    | 20   | 20     |
| 5-14                                       | 70    | 30   | 40     |
| 15-19                                      | 45    | 30   | 15     |
| 20-24                                      | 25    | 15   | 10     |
| 25-54                                      | 220   | 115  | 110    |
| 55-64                                      | 35    | 20   | 20     |
| 65-74                                      | 45    | 25   | 20     |
| Older than 75                              | 15    | 5    | 10     |
| Average age of the population              | 34.8  | 34.3 | 35.4   |
| % of population older than 15<br>Years old | 77.7  | 82.3 | 76.5   |
| Language at home and of usage              |       |      |        |
| English                                    | 400   | 210  | 190    |
| French                                     | 75    | 40   | 35     |
| Both                                       | 15    | 10   | 5      |
| Other language                             | 5     |      | 5      |

Table V

Construction permits issued since 1999.

|      |                    |
|------|--------------------|
| 1999 | 0 new construction |
| 2000 | 1 residence        |
| 2001 | 3 residences       |

|      |               |
|------|---------------|
|      | 1 mobile home |
|      | 1 cottage     |
| 2002 | 1 cottage     |

An average of 1 residence per year and ½ cottages per year