

# Municipality of THORNE

## *Master Plan*

By-law 2017-001



P.U.R.E

Planning .Urbanism. Rural. Environment.  
Planning Consultant

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## INTRODUCTION

A Master Plan is a document in which the municipal council members define a global vision for territorial planning for the next five years. This global vision defines the means that the municipal council favours in order to respond to expectations and needs of ratepayers and resident's. This global vision is presented as general aims of land development policy.

The Master Plan must also meet regional objectives foreseen in the MRC's (Municipalité régionale de comté) 'Regional Plan'. The 'Regional Plan' is the territory's regional planning and development tool. The objective of the 'Regional Plan' is to establish regional development orientations while respecting each municipality's characteristics.

This regional structure enables municipal participants to play an active role in the realization of the 'Regional Plan' of the Pontiac MRC.

The Pontiac MRC consists of eighteen (18) rural municipalities and presents a favourable planning climate because many issues are common to all of the participating municipalities.

The first Pontiac MRC 'Regional Plan' has been in effect since 1988 and the second came into effect on 23<sup>rd</sup> February 2001. Since the 'Regional Plan' came into force, the LAU (Provincial Planning Act) requires municipalities to revise their Master Plans. Consequently, the Municipality of Thorne Council members has decided to move forward with the revision of its Master Plan.

## PLANNING CONTEXT

The Council members appointed a Planning Consultant to provide guidance and expertise for the realization of the Master Plan and the related Planning By-laws. The Council members play a vital role in the revision of the Master Plan: for example, their knowledge of the surroundings and environment will be very helpful in the realization of the Master Plan.

In addition, the Municipal council members agree to revise the Master Plan and the related Planning By-laws to respect the limits imposed by the CPTAQ (Commission de la protection du territoire agricole) and those of the 'Regional Planning Bylaw'. - *Except Forestry and Local Centre* – The major difference is the Forestry usage within regional zones, which covers the majority of the Thorne territory, that do not meet the expectations nor the requirements of the Thorne population.

## **1 GENERAL AIMS OF LAND DEVELOPMENT POLICY**

### ***1.1 PROMOTE RESIDENTIAL DEVELOPMENT THROUGHOUT THE MUNICIPALITY***

- Encourage a strategic campaign to promote the natural beauty of Thorne.
- Promote the existence of Thorne.

### ***1.2 ENCOURAGE THE DEVELOPMENT OF RECREO-TOURISM ACTIVITIES***

- Develop a recreo-tourism strategy for Thorne, e.g.: Provide signage along main roads.
- Promote specific activities such as the “Octoberfest Festival”.
- Promote the recreo-touristic potential of other natural resources in Thorne.
- Protect the religious and educational architecture as possible tourism attractions.

### ***1.3 PROTECT AND ENHANCE THE ENVIRONMENT***

- Control the use of the riverbed, shorelines and watercourses.
- Control septic installations to eliminate pollution problems.
- Promote awareness to residents concerning the preservation of water quality in the Municipal territory.

### ***1.4 CONSOLIDATE PUBLIC, COMMUNITY, COMMERCIAL AND RESIDENTIAL INFRASTRUCTURES WITHIN THE LOCAL SERVICE CENTRES OF LADYSMITH***

- Promote Ladysmith as “Local centre” of the Municipality.
- Establish flexible zoning within these areas to consolidate their diversity.
- Improve signage, lighting, and sense of ownership within these areas.

### ***1.5 CONSOLIDATE PUBLIC COMMUNITY AND EXISTING COMMERCIAL SERVICES***

- Consolidate municipal dumping grounds, community centres and quarry.
- Consolidate and encourage businesses that provide essential services to the residents of Thorne, for example, sewage and septic installations reservoirs and transportation of wood.

**1.6 PERMIT DIVERSIFIED ACTIVITIES IN LESSER AGRICULTURAL POTENTIAL AREAS**

- Analyse the possibilities that the Provincial Agricultural Act gives in terms of non-agricultural use of land.
- Ensure Forestry usage.
- Requirement of Forestry development plans as stipulated under “The Regional Plan”.
- Promote participation in the Program called: “Programme d’aide et de mise en valeur des forêts privées”.
- For residential lots, put in place minimum standards for protection of trees.
- Permit various recreo-tourism activities in Forestry zones.
- Develop traditional wood production and wood furniture manufacturing.
- Allow the implementation of new residences in the permanent agricultural zone under the conditions set forth by the Commission de protection du territoire agricole du Québec (CPTAQ) in its decision no. 377560 issued on June 17, 2015. This decision comes after the application of collective scope presented by the MRC Pontiac on June 25, 2013, in accordance with the provisions of Article 59 of an Act respecting the Preservation of Agricultural Land and Agricultural Activities (LPTAA).

**1.7 ESTABLISH A TRANSPORTATION PLAN**

- Plan a preliminary pathway for potential collector roads.
- Classify existing roads according to their existing and potential uses.
- Maximise the maintenance and upkeep of the road network.
- Establish terms and standards for roads becoming municipal roads.

**2 GENERAL POLICY FOR LAND USES AND LAND OCCUPATION DENSITIES**

The general aims of land development policy mentioned in chapter 1 are transcribed below in general policy of land uses and land occupation densities. A general policy of land uses and land occupation densities (such as agricultural, local centres, etc) are assigned for each zone in the Municipality. The general policy for land uses and land occupation densities must also be in conformity with those of the MRC of Pontiac ‘Regional Plan’. However, recreo-tourism regional policy does not apply at this time as recreo-tourism is under current review by the MRC.

The cartographic representation of the general policy of land uses and land occupation densities are shown on the plan titled: “General policy of land uses and land occupation densities”. This plan consists of Appendix 1 and is an integral part of this Master Plan.

**2.1 DESCRIPTION OF THE GENERAL POLICY FOR LAND USE AND LAND OCCUPATION DENSITIES**

<b>A</b>	Agriculture
<b>CL</b>	Local Centre
<b>RT-F</b>	Recreo-tourism / Forestry

**2.1.1 A Agriculture**

This general policy of land use duplicates the use allowed by the CPTAQ (Commission de Protection du Territoire Agricole du Québec). Since (1979) the adoption of the Provincial Law on the Protection of the agricultural territory (LPTAQ – Loi sur la protection du territoire agricole du Québec), most properties situated in the northeast region of the Municipality’s territory meet the specifications of this law. The agricultural zone covers 15% of the Municipality’s territory. Agriculture plays a significant role for the people of Thorne, and while there are fewer major agricultural producers than in the past, a number of producers are involved in agriculture on a smaller scale: that is for their own use. Accordingly, the Master Plan favours farming in areas where good agricultural potential exists. However, the Municipal Council does not find it worthwhile to consolidate small pieces of land that have less or no existing agricultural potential.

Furthermore, the Municipal Council intends to better inform the ratepayers of Thorne on the possibilities offered by the LPTAQ.

Here are other types of uses allowed within this general policy on land use designation at a scale stipulated within the Zoning By-law:

- Recreo-tourism
- Residential

### **2.1.2 CL Local Centres**

The Municipality of Thorne represents a wide-ranging territory in which we find an important concentration of lots, that is to say the Ladysmith sector. This sector is identified as a 'Local Centre' in the Regional Plan. A Local Centre is defined in the Regional Plan as being: A small village or a centre having a large percentage of residential dwellings and where there are also commercial activities and local services to serve at a municipal scale.

Therefore, it is imperative to consolidate this sector of the Municipality where there exists and will be a larger concentration of social and community service centres as well as commercial activities which could meet the expectations and requirements of the residents of Thorne.

Here are other types of uses allowed within this general policy on land use designation on a scale stipulated within the Zoning By-law:

- Recreo-tourism
- Residential
- Commercial
- Community
- Public

### **2.1.3 RT Recreo-tourism / Forestry**

Vacationers are an important clientele for the recreo-tourism trade for Thorne. In fact, there is a significant increase of interest in tourism and outdoor activities in the National Capital region and in all the Outaouais. Thorne is aiming to be a popular destination for snowmobilers. The Municipal Council is relying on the natural resources in the Municipal territory to promote recreo-tourism.

A marketing strategy on the recreo-tourism vocation could be prepared to promote the Municipality of Thorne as a favourable recreo-touristic destination. In terms of a selective intervention, it is of a benefit that traffic signage be installed to effectively serve the Municipality.

Via the revision of the Master Plan, The Municipal Council intends to encourage as much as possible occurrences oriented towards recreo-tourism by adopting planning regulations favourable to this type of initiative.

Here are other types of uses allowed within this general policy on land use designation to a scale stipulated within the Zoning By-law:

- Residential



### **2.1.4 R Residential**

The Municipal Council favours the establishment of residential properties where it is deemed possible on the municipal territory.

- In agricultural zoning having a good agricultural potential, dwellings on a farm can exist.
- In agricultural zoning having less or no potential, farmhousing is being encouraged either through the process of authorizations and/or the process of exclusions from the agricultural zoning. – always within the parameters of the LPTAQ -
- In zones outside the LPTAQ limits, residential is permitted such as:
  - 1) For single dwelling and/or apartments buildings on lots that are strategically located and permitted under the zoning By-law;
  - 2) The modifying of seasonal buildings to permanent buildings;

Every residential construction should be initiated by recognising the rural characteristic of Thorne. In addition, the residential aspect must also be combined with the activities generally found in a rural environment (recreo-tourism, agricultural and forestry).

Furthermore, work-at-home or small home-operated businesses without prejudice to neighbours are favoured within a residence. Additional lodgings, rooms and board accommodations for autonomous elderly persons in single-dwellings are also allowed, as long as the prescribed regulations as stipulated within the Zoning By-law are respected.

Furthermore, it is now possible to implement new residences in the permanent agricultural zone under the conditions set forth by the Commission de protection du territoire agricole du Québec (CPTAQ) in its decision no. 377560 issued on June 17, 2015. This decision comes after the application of collective scope presented by the MRC Pontiac on June 25, 2013, in accordance with the provisions of Article 59 of an Act respecting the Preservation of Agricultural Land and Agricultural Activities (LPTAA).

## ***2.2 OTHER PLANNING ELEMENTS***

### **2.2.1 Industrial and Manufacturing potential**

The Municipality owns lands that may be attractive for small businesses whose activities pertain to agriculture or for other reasons for which they do not wish to settle in industrial parks within large urban centres.

### **3 THE TRANSPORTATION PLAN**

When undertaking a planning exercise, such as the revision of the Master plan, it is necessary to analyze the transportation situation. In the case of Thorne, the situation presents itself as follows:

Regional highways 301, 303 and 366 that stem across the municipality consist of the main roads for the territory where it serves to link Thorne to other large centres and the National Capital region. These roads are the backbone of the road network to which other collector roads connect such as: Bryson, Throne Lake, Cawood and Johnson. Also many local roads cover the majority of the municipality's territory, as in agricultural territory and in riverside areas.

The transportation plan is developed in order to:

- Classify the roads
- Plan possible roads
- Evaluate the possibility of creating road links when a new subdivision is in the process of being accepted

The enclosed plan titled: « Transportation Plan » shows the classification of roads and the transportation networks. See Appendix 2.

#### **4 PROCEDURES NEEDED IN ORDER TO APPLY THE MASTER PLAN**

A Master Plan is a document that expresses a global vision of the desired development of a municipality for the next 5 years, therefore it includes no standards or regulations per say. This is the reason why specific by-laws, including standards and regulations, are needed and must be adopted in order to ensure its realization. These by-laws consists of the following main Planning by-laws;

- the Zoning by-law,
- the Subdivision by-law, and
- the Construction by-law.

**5 ABROGATIVE DISPOSITIONS AND BRINGING IN FORCE**

The present by-law titled: « Master Plan By-law no. 2017-001 », abrogates all of the regulation dispositions of the same by-law and more precisely By-laws no. 2002-001.

The present By-law will come into effect following all of the formalities stated by the law.

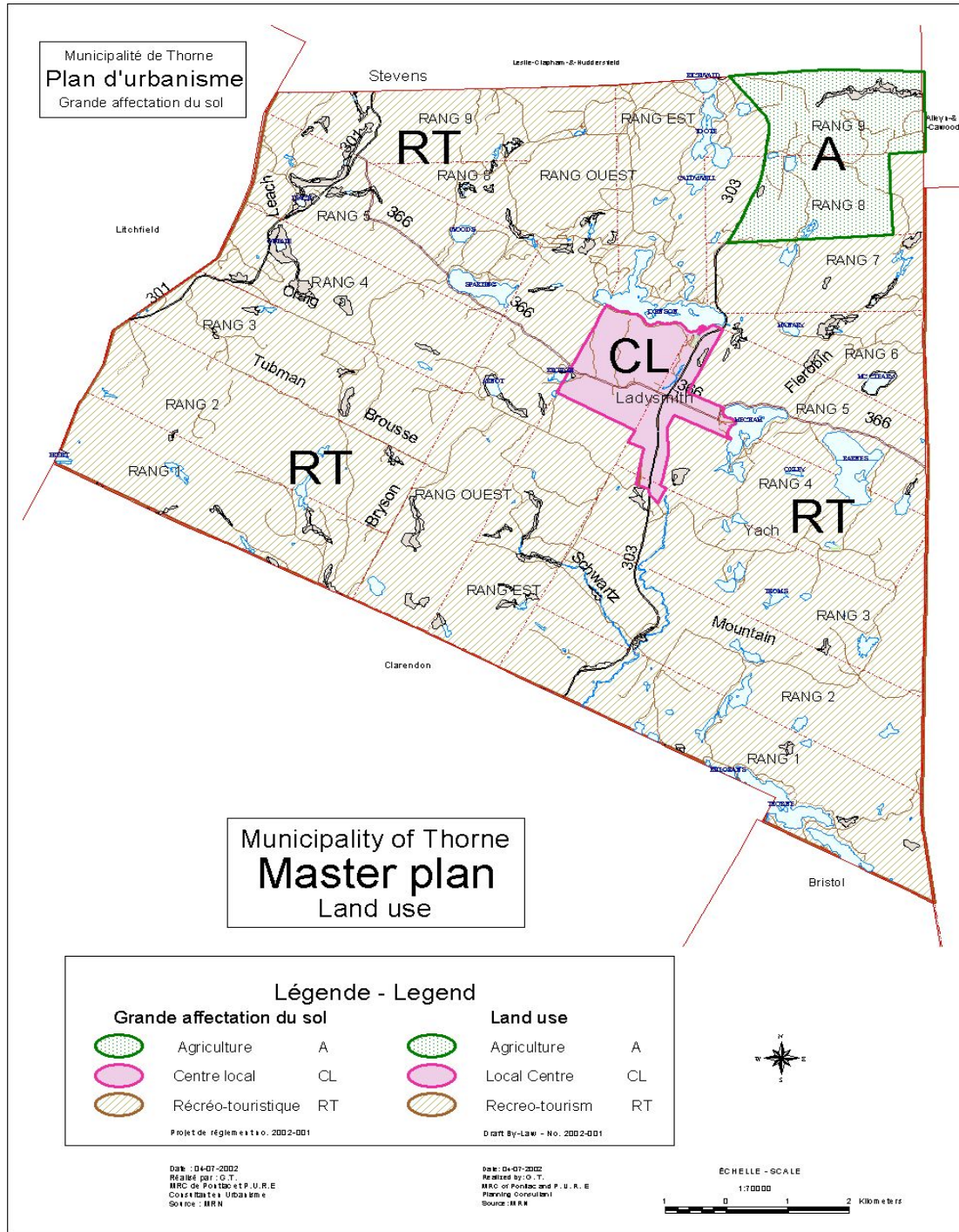
GIVEN IN THORNE, QUEBEC this \_\_\_\_\_ day of \_\_\_\_\_.

.....  
Terence Murdock,  
Mayor

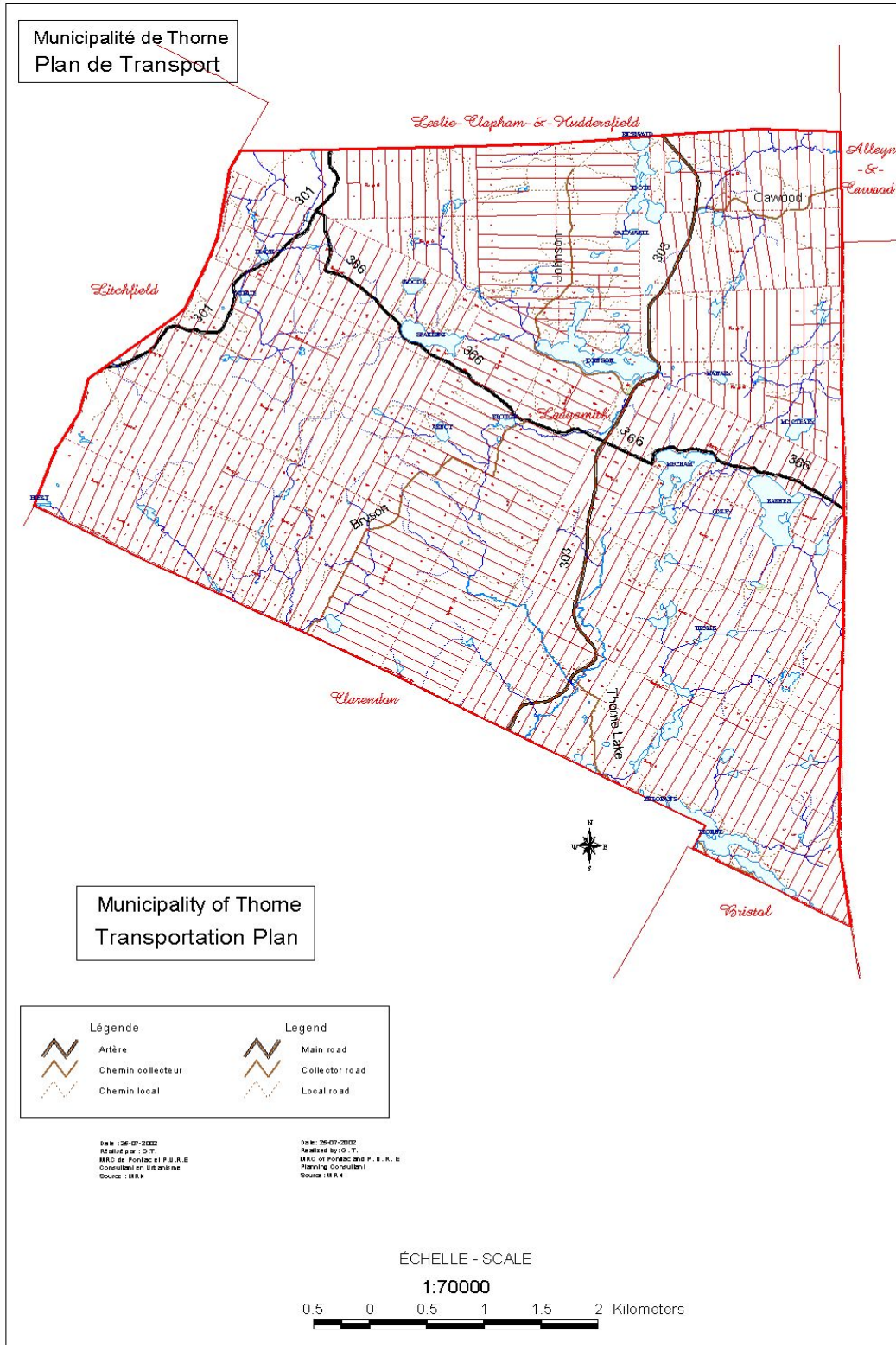
.....  
Stacy Lafleur,  
Secretary-treasurer

Date of adoption of draft By-Law:  
Date of adoption of BY-Law:  
Reception date of conformity certificate:

**Appendix 1 Plan titled: Master Plan – Land Use**



**Appendix 2 Plan titled : Transportation Plan**



Municipalité de Thorne  
Plan de Transport

Municipality of Thorne  
Transportation Plan

Légende		Legend	
	Artère		Main road
	Chemin collecteur		Collector road
	Chemin local		Local road

Date : 26-07-2022  
 Révisé par : O.T.  
 MRC de Pontiac et P. S. A. B.  
 Consultant en Urbanisme  
 Source : M.R.N.

Date : 26-07-2022  
 Révisé by : O. T.  
 MRC of Pontiac and P. S. A. B.  
 Planning Consultant  
 Source : M.R.N.

ÉCHELLE - SCALE

1:70000

0.5 0 0.5 1 1.5 2 Kilometers

**Appendix 3 Plan titled : Destructured tracts and the 10 ha or more**

