



**VILLE DE
SAINT-LAZARE**

**SUMMARY OF REGULATIONS FROM THE TOWN PLANNING PROGRAM
NUMBER 770**

May 2007

The town-planning program is the main planning tool for a municipality. It aims at establishing spatial and physical organisation guidelines and at determining an integral vision to support land management.

Designed as a management tool, the plan will orient decision making in future years. It is also a promotional tool for the town for various stakeholders (residents, traders, school boards, associations, etc.). The planning program is complemented by a series of regulations (zoning, subdivisions, construction, permits and certificates, etc.), which enable the main trends identified in the urban plan to be implemented.

GUIDELINES AND OBJECTIVES OF LAND PLANNING

The guidelines aim for harmonious urban development in continuity with previous measures to ensure the desired quality of life in tune with the spirit and tradition that have guided land planning in Saint-Lazare over recent years. Nine (9) guidelines cover all the issues identified. They are presented below.

LIVING ENVIRONMENTS

GUIDELINE 1: ORGANISING EXISTING AND FUTURE RESIDENTIAL DEVELOPMENTS

Objectives related to guideline 1:

- Ensuring planning quality and architecture are maintained in all sectors and for all residential products available in the area;
- Ensuring diversity in residential market supply, taking into account the environmental characteristics.

GUIDELINE 2: EFFECTIVELY MANAGING DEVELOPMENT

Objectives related to guideline 2:

- Planning for the required rhythm of development and the priority sectors according to infrastructure availability;
- Ensuring adequate provision of parks and public and community facilities in each living environment.

THE TOWN CENTRE**GUIDELINE 3: AFFIRMING THE ROLE OF THE TOWN CENTRE AS AN AXIS FOR BUSINESS AND SERVICES****Objectives related to guideline 3:**

- Consolidating the institutional axis of the town centre and ensuring development and planning quality;
- Strengthening the structure and diversity of businesses and services on chemin Sainte-Angélique;
- Improving and strengthening the style, ambiance, reception structure and planning of the public spaces in the town centre.

ECONOMIC ACTIVITY SECTORS**GUIDELINE 4: OPTIMALLY LOCALIZING ECONOMIC ACTIVITIES****Objectives related to guideline 4:**

- Consolidating the development of the commercial axis on Cité-des-Jeunes in complementarity with the business and services axis of the town centre;
- Encouraging the installation and relocation of industrial activities in the industrial area and ensuring quality planning.

THE TRANSPORT NETWORK**GUIDELINE 5: ENSURING THE FUNCTIONALITY AND SAFETY OF THE TRANSPORT NETWORK WHILE ESTABLISHING AN INVITING, DISTINCTIVE SIGNATURE****Objectives related to guideline 5:**

- Ensuring a functional road network and fluid traffic flow;
- Ensuring the safety of people who use the transport network;
- Establishing a distinctive signature for all the major road axes and entrance points.

THE RECREATION NETWORK**GUIDELINE 6: INTEGRATING POLES OF ACTIVITIES INTO THE NETWORK OF EXISTING AND PROJECTED MULTIFUNCTIONAL PATHWAYS****Objectives related to guideline 6:**

- Developing the provision of recreational services and improving access to the poles of activities;

- Developing equestrian activity.

HERITAGE

GUIDELINE 7: DEVELOPING THE HERITAGE CENTRES, AREAS AND BUILDINGS

Objectives related to guideline 7:

- Ensuring the revitalisation and development of heritage centres;
- Preserving the historic components of heritage areas;
- Encouraging the development and protection of heritage buildings.

THE AGRICULTURAL ENVIRONMENT

GUIDELINE 8: PROTECTING THE INTEGRITY OF THE AGRICULTURAL ENVIRONMENT

Objectives related to guideline 8:

- Prioritising agricultural activities within agricultural areas;
- Ensuring harmonious co-existence between agricultural and non-agricultural uses;
- Encouraging equestrian activity inside agricultural areas;
- Ensuring the conservation of existing wooded areas.

THE ENVIRONMENT

GUIDELINE 9: ENSURING THE WELL-BEING OF EVERYONE THROUGH RESPONSIBLE ENVIRONMENTAL DEVELOPMENT

Objectives related to guideline 9:

- Ensuring environmental capacity of receiving areas for drinking water supply, wastewater processing and waste management;
- Managing the impacts related to man-made constraints (sandpits, highways, power lines, gas pipelines, contaminated land, telecommunication towers);
- Ensuring public safety through the management of natural constraints (lands at risk of ground movement);
- Preserving wooded areas and natural areas of interest.

CONCEPT OF SPATIAL ORGANISATION

The concept of spatial organisation aims to highlight the identity of Saint-Lazare and to structure the entire area in terms of the main components. It is related to planning and development guidelines and objectives.

The concept of spatial organisation includes the following elements:

- The various living environments: the town centre, peripheral living environments, living environments in the white zone outside the urban planning perimeter, living environments in agricultural zones;
- Sectors of economic activity: the commercial axes on chemin Sainte-Angélique and Cité-des-Jeunes, industrial sector;
- The institutional axis;
- The major natural structuring elements: pine forest, peat bog;
- Man-made constraints influencing the land organisation: power lines, sand pits;
- The main transport axes and the main entrances into town;
- The agricultural/equestrian area and equestrian sectors.

THE MAIN LAND USES AND OCCUPATION DENSITY

The main land uses translate on the ground the main guidelines and planning objectives proposed by the town. In effect, the main uses express the dominant purposes given to various parts of the municipal territory. The main land uses also define the authorised density of the land occupation.

The land in Saint-Lazare is divided into 15 main land uses, each identified by a dominant factor:

IDENTIFICATION	AREA USE
Land located inside the urban planning perimeter:	
LD	Low density habitation
HD	Average density habitation
EQ	Equestrian
UC	Urban commercial use
CA	Commercial artery use
IN	Industrial
PU	Public
CN	Conservation
Land located outside the urban planning perimeter and not governed by the LPTAA:	
CN-HP	Conservation outside perimeter
HE-HP	Extensive habitation outside perimeter
HF-HP	Low density habitation outside perimeter
Land governed by the LPTAA:	
UA	Unregulated agriculture

IDENTIFICATION	AREA USE
EA	Equestrian agriculture
AG	Agriculture
CA	Conservation agriculture

SECTORS SUBJECT TO REGULATIONS FROM THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME (SPAIP)

Town planning regulations introduced a site planning and architectural integration programme (SPAIP) in several areas of the town. To the extent that planned works are subject to the evaluation process contained in this regulation, projects must comply with the qualitative criteria and objectives of the regulation and obtain approval from the Town Council before permits or authorisation certificates are issued.

The sectors targeted by the application of SPAIP regulations are:

- Town centre sector (institutional axis);
- Sector of Cité-des-Jeunes;
- Sector of Côte Saint-Charles and highway 40;
- Zones authorising multifamily residences of four lodgings and more;
- Important road axes;
- Heritage buildings;
- Industrial zone.

OVERALL DEVELOPMENT PLAN (ODP)

This tool enables the town to demand the preparation of an overall development plan (ODP), for the whole zone, during a request for modifications to urban planning regulations.

Sectors subject to this ODP are mainly the development phases set out by the planning schematic revised by the RCM of Vaudreuil-Soulanges.

SPECIAL PLANNING PROGRAM (SPP)

The town of Saint-Lazare designated a part of the village centre (the sector located south of chemin Sainte-Angélique, between rue Leduc and rue Charles-Goulet) as a planning area subject to a special planning program (SPP).

The main goal is to consolidate the village core by increasing the density, offering a varied residential typology and by prioritising commercial activities on chemin Sainte-Angélique.

The information available on the main land uses and the various measures put forward to implement the town-planning programme are presented in the official version of the town-planning program, number 770.