The seal of the Municipality of Shawville is a circular emblem. It features a central shield with a cross and four quadrants, each containing a different symbol. The shield is surrounded by a wreath. The words "SHAWVILLE" are arched across the top of the seal, and the year "1873" is arched across the bottom.

Municipality of Shawville

By-law number 415
Planning Program

Certified True Copy

A handwritten signature in cursive script, appearing to read "Crystal Webb".

Crystal Webb
Secretary-Treasurer

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	1
2.0 THE CONTEXT	2
3.0 PRESENT STATUS ANALYSIS	3
3.1 Past History	3
3.2 Geographical Location	3
3.3 Population Structure	3
3.4 Commercial Structure	7
3.5 Industrial Structure	8
3.6 Institutional Structure	8
3.7 Urban Structure	8
3.8 Community Services	9
3.9 Tendencies	9
3.10 Agricultural Zone	10
4.0 DEVELOPMENT TRENDS	
4.1 Development and consolidation of the village centre as a major commercial area	10
4.2 Reduction of the flight of the regional population by the creation of jobs liable to retain the young workers who are compelled to go to the large urban centres to find jobs	11
4.3 A more systematic recourse to available government services and programs	12
5.0 DEVELOPMENT CONCEPT AND LAND ALLOCATION	12

LIST OF TABLES

		<u>Page</u>
Table 1	Evolution of the Population, 1986-2011	4
Table 2	Evolution of Age Groups from 2001 to 2011	5
Table 3	Linguistic Status	6
Table 4	Household Structure	6
Table 5	Family Structure	7
Table 6	Industry	7

LIST OF CHARTS

		<u>Page</u>
Chart 1	Evolution of the Population, 1986-2011	4
Chart 2	Pyramid shaped diagram representing the Population by Age group	5
Chart 3	Pyramid-shaped diagram Representing the Population by Age Group	6

LIST OF PLANS

		<u>Page</u>
Plan 1	Land Use Policies	Annex 1
Plan 2	Shawville map of the dynamic agricultural land use designation	Annex 2

1.0 INTRODUCTION

In compliance with Section 59 of the Act respecting Land Use Planning and Development (R.S.Q., c. A-19.1), the Municipality of Shawville must adopt concordance by-laws within two years after the coming into force of the Revised Land Development Plan of the Regional County Municipality (MRC) of Pontiac on February 23, 2001.

The term « concordance by-law », means every by-law amending the Planning Program, the Zoning By-law, the Subdivision By-law or the Construction By-law, or any of the by-laws under Divisions VII to XI of Chapter IV of the Act respecting Land Use Planning and Development, as well as the by-law adopted by the Council of the Municipality under Section 116 relating to the issue of permits, or any by-law amending it.

The Municipality of Shawville takes advantage of this opportunity:

- To revise the general aims of land development policy in order to make them adapted to the particularities of the Municipality;
- To specify the favoured objectives as for land occupation on the territory;
- To revise the general policies on land uses in order to make it as an instrument oriented to the determination of land use planning rather than a tool similar to the division of the municipal territory into zones;
- To make the Planning Program and by-laws conform to the objectives of the Revised Land Development Plan and to the provisions of the Complementary Document of the MRC of Pontiac.

The Planning Program must allow Council to take enlightened decisions in matters of land use planning and development, and to achieve the objectives pertaining to land development in the more realistic way.

The Planning Program is divided into five (5) separate parts. The first part describes the municipal territory with respect to demography and socio-economic development and makes an inventory of the main equipment and infrastructures. The second part presents the issues that the Municipality is faced with in matters of land use planning and development.

The third part defines the general aims of land development policy that must serve as guidelines in matters of land use planning and development. The fourth part presents the general policies on land use that give a spatial dimension to the general aims of land development policy, as well as the land occupation densities that define the ratio between the area of the lot occupied by structures and the area of the lot as such, in a way to make consistent the density of construction. The fifth part describes the projected layout

and the type of the main thoroughfares and transport systems. The implementation of the Planning Program is ensured by the planning by-laws that must be in conformity to it.

The validity and efficiency of the Planning Program are ensured only if it is followed up and regularly updated to make it correspond to the progress of the milieu.

2.0 THE CONTEXT

The Planning Program is a document in which the members of Council define for the next five years a global vision in the matter of land use planning and development. This vision specifies the means that Council favours in order to meet the needs and expectations of the local population. This global vision comes in the form of general aims of land development policy to which are identified the means of implementation of the Planning Program.

The Planning Program must also meet the objectives of the Land Development Plan of the Regional County Municipality (MRC) of Pontiac, which is the regional tool in the matter of land use planning and development. The purpose of this plan is to establish the aims of land development policy for the territory of the MRC while respecting the concerns of the municipalities that it is made up from.

The Revised Land Development Plan of the MRC of Pontiac, By-law Number 65-99, adopted on May 25th, 1999, has come into force on February 23rd, 2001. Under the terms of Section 59 of the Act respecting Land Use Planning and Development (R.S.Q., c. A-19.1), the Council of the Municipality of Shawville must adopt concordance by-laws within two years following the coming into force of the Revised Land Development Plan. Further to this action, the Municipality of Shawville has started to revise the Planning Program and by-laws so that they conform to the objectives of the Land Development Plan and with the provisions of the Complementary Document of the MRC of Pontiac.

The Land Development Plan of the MRC of Pontiac is most flexible thus allowing the population, elected representatives as well as various local intervening individuals to express their own views and participate actively in the development of their territory. The main objective of the Land Development Plan is to further the urban development made for the residents, by the residents according to their needs, their aspirations, local requirements and tendencies dictated by the present context. The advantage of this procedure is that it allows a systematic master plan adaptation without requiring a constant revision of the regional scheme.

This method has the advantage of making revisions and corrections more flexible than a more stringent scheme would allow. On the other hand, the latter requires a close cooperation between all intervening members of the locality.

3.0 PRESENT STATUS ANALYSIS

3.1 Past History

First came Clarendon, in 1792, the time when the village planning was set out. Concessions were granted in 1826 to the first 15 pioneers, on the site of the present village of Shawville. The Municipality of Shawville was incorporated in 1873, and Mr. John Dale was elected as first mayor. The first Methodist church was built in 1835. Since that time, four other churches were added to the cultural heritage of the Municipality. In 1883, a weekly newspaper, THE EQUITY, was born in Shawville. This newspaper is still active today. The first hospital was set up in the house of Dr. C.F.C. Powles.

Today, the Municipality of Shawville has become a service centre for a large portion of the western part of the Outaouais region, as evidenced by some 90 plus businesses already established, as well as the community hospital, the churches, the agricultural fair grounds, the weekly newspaper THE EQUITY and the agricultural related businesses.

3.2 Geographical Location

The Municipality of Shawville is wholly included within the Municipality of Clarendon. It is one of the eighteen (18) municipalities whose territories are comprised in that of the Regional County Municipality (MRC) of Pontiac. The Municipality of Shawville is located on the north shore of the Ottawa River.

The southern limit of the Municipality of Shawville consists of Highway 148, which is the main east/west link between the Pontiac area and the Ottawa/Gatineau region. It is located at the junction of Highways 148 and 303. It is one of the main crossroads of the Pontiac. The Municipality of Shawville enjoys very important links with the City of Gatineau (now regrouping the former municipalities of Hull, Aylmer, Gatineau, Masson-Angers and Buckingham) and Ottawa to the east; with Portage-du-Fort, Chapeau (Allumette Island) and Pembroke, Ontario, to the west; with Renfrew, Ontario, to the south; and with Maniwaki by Highway 105 via Highways 303 and 301 to the north.

This location has its advantages and disadvantages which are assessed further.

3.3 Population Structure

The Shawville population characteristics are based on figures from Statistics Canada from 1981 to 2011. The global population of the Municipality of Shawville based on the 2011 census is assessed at 1,664 persons. It should be noted that the population is variable between 1986 and 2011, according to the following figures.

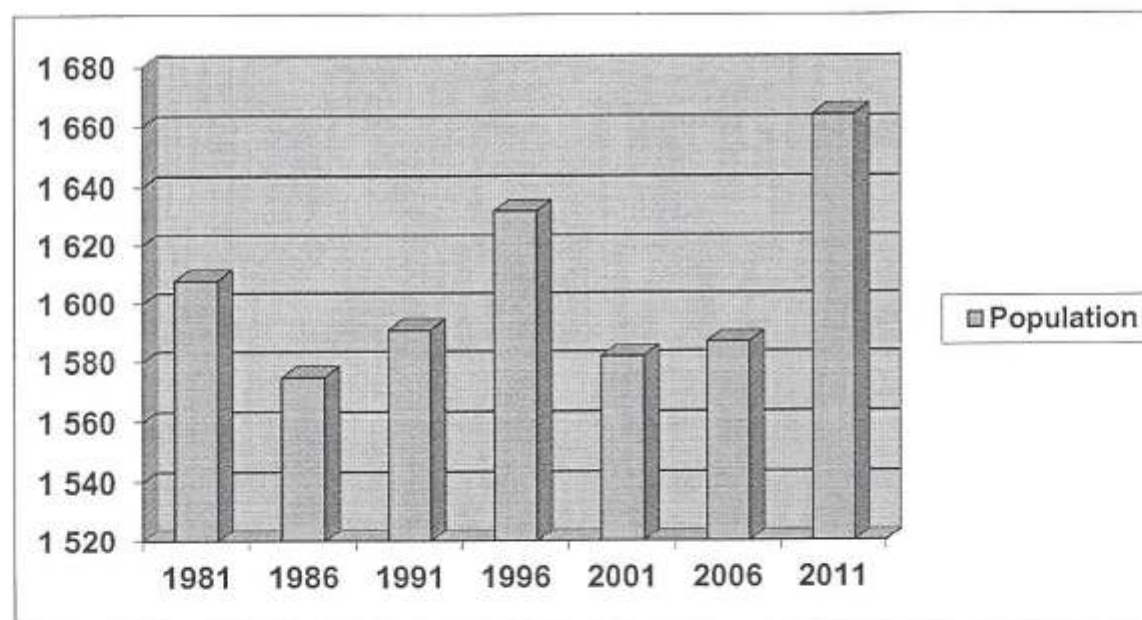
From 1986 to 1996, the population of the Municipality of Shawville slightly increased by 3.6 %. In 2011, according to the last census made by Statistics Canada, the population of the Municipality of Shawville has increased by 4.9 %.

Table 1 Evolution of the Population, 1986-2011

Year	Population	Change (%)
1986	1,575	- 2.1
1991	1,591	+ 1.0
1996	1,632	+ 2.6
2001	1,582	- 3.1
2006	1587	+0.3
2011	1,664	+4.9

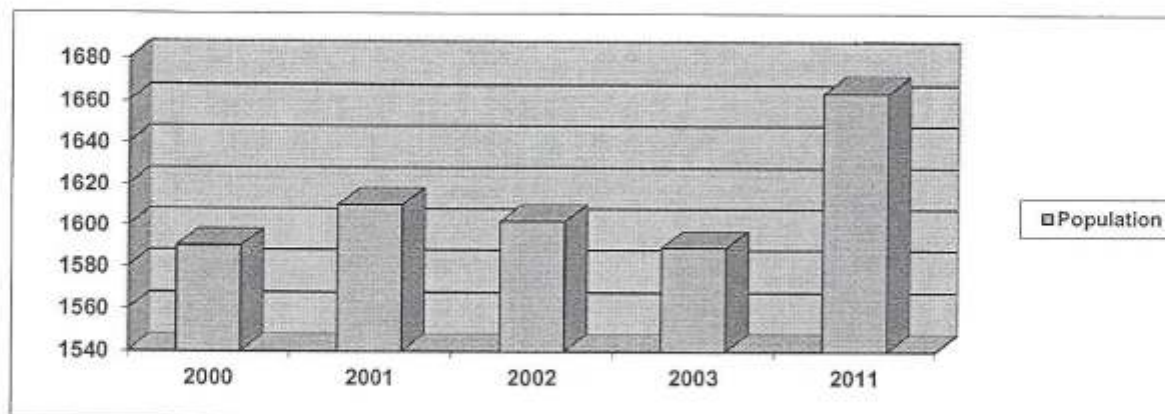
Sources: Statistics Canada, data from the 1986, 1991, 1996, 2001, 2006 and 2011 censuses.

Chart 1 Evolution of the Population, 1981-2011



Sources: Statistics Canada, data from the 1981, 1986, 1991, 1996, 2001, 2006 and 2011 censuses.

Chart 2 Estimate of the Population for the Years 2000, 2001, 2002 2003 and 2011 according the Institut de la statistique du Québec



Source: Institut de la statistique du Québec, estimate of the population for the years 2000, 2001, 2002, 2003 and 2011.

The following table shows where this decline is reflected. Even though this is not a demographic study, it is possible to draw summary conclusions from both this table and the complementary pyramid shaped diagram representing population by age groups.

Table 2 Evolution of Age Groups from 2006 to 2011

Characteristics	2006			2011		
Age groups	Male	Female	Total	Male	Female	Total
Age 0-4	40	35	75	30	30	65
Age 5-14	95	80	175	95	80	175
Age 15-19	50	35	85	50	50	95
Age 20-24	40	35	75	40	40	85
Age 25-54	215	275	490	250	265	520
Age 55-64	90	110	200	100	125	220
Age 65-74	95	110	205	95	115	215
Age 75 and over	90	190	280	105	200	300
TOTAL	715	870	1585	765	905	1675

Source: Statistics Canada, data from the 2006 and 2011 censuses.

Chart 3 Pyramid-shaped Diagram Representing the Population by Age Group

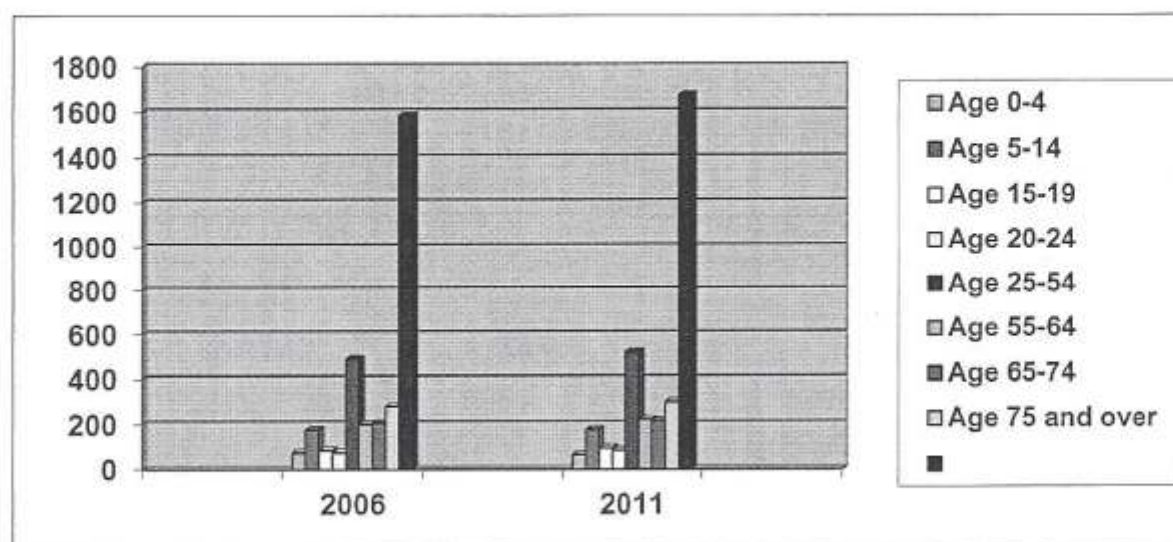


Table 3 Linguistic Status

First Language Learned and Still Understood	2001	2011
English only	1260	1370
French only	160	150
Both English and French	20	
Other Languages	50	45

Source: Statistics Canada, data from the 2001 and 2011 censuses.

Table 4 Household Structure

Household Characteristics	2011
Households containing a couple (married or common-law) with children	150
Households containing a couple (married or common-law) without children	215
One-person households	160
Other household types ¹	225
Total – All private households	750

1. Includes multiple-family households, lone-parent family households and non-family households other than one-person households.

Source: Statistics Canada, data from the 2011 census.

Table 5 Family Structure

Family Characteristics	
Number of married-couple families	310
Average number of persons in married-couple families	1.84
Number of common-law couple families ¹	55
Average number of persons in common-law couple families	1.80
Number of lone-parent families ²	80
Average number of persons in lone-parent families	1.43
Number of female lone-parent families	65
Average number of persons in female lone-parent families	.62
Number of male lone-parent families	15
Average number of persons in male lone-parent families	1.5
Total number of families	525

1. In 2011, the category includes both opposite-sex and same-sex common-law couples.
2. For the 2011 census, a change in the concept of census family has resulted in a higher number of lone-parent families compared to the number established by the 1996 census.

Table 6 **Industry**

Industry	Total	Male	Female
Agriculture and other resource-based industries	30	25	10
Manufacturing and construction industries	105	100	
Wholesale and retail trade	60	30	25
Finance and real estate			
Health and education	135	10	115
Business services	70	25	50
Other services	90	35	35
Total – Experienced labour force¹	490	225	235

Source: Statistics Canada, data from the 2011 census.

3.4 Commercial Structure

The Municipality of Shawville is provided with a balanced commercial structure well suited for the territory it is serving. Its businesses are found to meet the daily needs of the village population and those of the immediate vicinity. The Municipality of Shawville possesses the most varied types of businesses required for everyday living needs.

Foodstuffs, clothing, household equipment, personal services, leisure equipment, agricultural supplies, catering services and health care are satisfactorily provided for the well-being of the population of Shawville and its vicinity. Furthermore, these commercial services are supplemented by a basic administrative structure with the post office, the Québec Ministry of Agriculture, Fisheries and Food, the community hospital and the home for senior citizens. The commercial structure is organized around the two main thoroughfares of Shawville and extends through the shopping centre located along Highway 148. These two thoroughfares

are Main Street and Centre Street, with Victoria Street, Lang Street and King Street completing the system.

The shopping centre is directed mainly towards transient trade for motorists using Highway 148.

3.5 Industrial Structure

The industrial structure is almost non-existent even though several minor industries could be found in Shawville in the past. These have given way to commercial establishments which have progressively occupied buildings formerly used by industries and converted them to commercial use.

The Municipality of Shawville has become a tertiary centre for part of the MRC of Pontiac and as such has seen its industrial jobs dwindle to the advantage of the tertiary sector: sales, services, etc.

3.6 Institutional Structure

Shawville's institutional structure rests mainly on the availability of services provided to the population of a part of the Pontiac MRC. The community hospital, the office of the Québec Ministry of Agriculture, Fisheries and Food, the schools, the post office, the agricultural fair grounds and the senior citizens' home are the more significant elements of Shawville's institutional structure.

While they are not directly included in the institutional structure, five churches, six social clubs and several leisure organisations are also part of the available administrative services.

Finally, the weekly newspaper THE EQUITY confirms Shawville in its role of service municipality which it was given in the development plan of the Pontiac MRC.

3.7 Urban Structure

Two main functions occupy the Municipality of Shawville, an urban zone and an agricultural zone.

The urban territory of the Municipality of Shawville consists mainly in a village type occupation with an outer fringe of underdeveloped land which allows the Municipality to dispose of extensive potential development sectors in the very long term. This situation is very favourable to the planning of a territory as will be explained later.

By its location on the territory and because of the development style which resulted from its previous cultural history, the Municipality represents a privileged service centre for the region.

The orthogonal traffic route centred around a main road, a perimeter growth effected according the real needs, a wilful maintenance of the original social structure, a very weak speculation activity and the people's will to maintain a lifestyle meeting their aspirations, have led to the creation of an urban core of quality, a real service village in the midst of a mainly rural region.

Main Street is the centre of the village, on the historical level as well as on the social and economic levels. This is where we find most of the basic commercial establishments set up round about the town hall and the churches which were the favourite gathering places. Centre Street, at right angle to Main Street, seems to be the first village crossroads. Around this central core we find most of the retail businesses and what must have been general stores originally.

3.8 Community Services

The Municipality enjoys all the equipment one expects to find in a centre of that importance, i.e. two schools, sports and recreation equipment, communication services, health services including the community hospital, several family medical clinics, dentist offices, a drugstore, the post office, a fire station and an office of the Québec Ministry of Agriculture, Fisheries and Food.

A water supply and distribution system serves the entire Municipality. Two high capacity reservoirs provide a water service suitable for the needs of the population as well as for those of emergency situations such as fires and others. A sewer system services the community.

3.9 Tendencies

Since its inception, the Municipality of Shawville has evolved constantly as a service centre for the encompassing agricultural region.

However, the general tendency is not in favour of the development of the urban centre peripheral regions and consequently is subject to a decreasing population.

This situation which is already causing several problems in densely populated regions, represents a much greater danger for a municipality the size of Shawville, as it concerns a small number of individuals.

The Municipality of Shawville must face this problem and find corrective measures allowing it to retain its role of village centre. It must avoid that the decline, caused by the fall in birth rate, reaches an irreversible point of destruction and leads to the definite decline of the Municipality.

The Municipality of Shawville must organize its development according to the needs of the entire region, if it is to retain and develop its role of centre village.

To achieve this objective, it is urgent to make an opening towards functions such as tourism, forestry and extensive leisure activities, which are presently non-existent or only at the embryonic stage.

The objectives retained by the MRC of Pontiac's Land Development Plan are deliberately permissive precisely to give a maximum opening to the local entrepreneurship. If this approach is worthwhile for the rural territory, we believe it is inadequate for a municipality like Shawville. Clearer objectives must be proposed in order to encourage contractors to invest in municipal properties.

3.10 Agricultural Zone

This By-law aims at allowing 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).

4.0 DEVELOPMENT TRENDS

4.1 Development and consolidation of the village centre as a major commercial area

4.1.1. Development of the existing commercial structure in order to meet the specific needs of the inhabitants of the region and particularly those of the farmers

The village residents possess the necessary basic equipment for their everyday living needs. However, to get more specialized services the residents of Shawville and the region must go to centres like Pembroke and Renfrew, both located in Ontario, even more in Ottawa - Gatineau. This situation is not only detrimental to the Municipality but it also entails the flight of capital from the province as a whole and by repercussion, a loss of earnings reducing the means of intervention by the Québec government. A restructuring of the commercial function must be examined in order to stop these losses.

4.1.2. Confirmation of Shawville and its village centre role by a more direct involvement of the Municipality in the interventions concerning the region

The Municipality of Shawville must not be satisfied with supplying only the basic services to the rural residents of the region. It must also provide them with entertainment and leisure structures which cannot be found in an area greatly dominated by an agricultural population.

In addition to providing these services, the Municipality must buckle down to support systematically the region's demands for everything that concerns its development in order to benefit from the spin-offs ensuing from any measure taken by agricultural or industrial entrepreneurs and the returns generated by direct investments made by the Province.

4.1.3. Competition with services provided by Ontario towns

The towns located near the region regularly benefit from direct population expenditures. These direct expenditures represent a dead loss for local businesses, and dissuade potential investors who cannot find sufficient support to undertake developments, the yield of which depends on the local population.

The Municipality must become involved in the preparation of studies and analyses required in assessing the needs to be fulfilled on its territory, in order to provide property developers with all the necessary development tools they require in order to take the proper decisions.

4.2 Reduction of the flight of the regional population by the creation jobs liable to retain the young workers who are compelled to go to the large urban centres to find jobs

As indicated in the statistics available, the population in the working age group experiences great difficulties in trying to find a suitable job on its territory. The present flights of businesses prevent the creation of new jobs in the Municipality. To counter this situation, it is essential for the Municipality to find incentives for the establishment on the site, of businesses that would make up the deficit caused by these flights. This action has the double advantage of providing jobs for the young and bringing back capitals to the territory.

4.2.1. The establishment of welcoming facilities for the development of tourism

Tourism has become a more and more active industry in our society. The Municipality can set up welcoming and transit facilities for tourists in search of wide open spaces, camping in the wild and nature in the raw. The spin-offs caused by the presence of several controlled zones (ZECs) are not sufficiently exploited in spite of the possibilities they offer. Establishing the needs of this tourist population is sufficient to foresee which services must be developed to determine which options should be promoted.

4.2.2. To encourage the creation of wood processing industries in order to develop the use of raw materials available on the territory

In the past there were small industries on the territory. The present tendency is against this type of development and means must be found to create incentives for the establishment of these types of industry. Woodworking industry generates employment and allows diversified trading (furniture, construction, craft, etc.). The development of small industries of these types can stimulate the local economy and lead to the development of complementary equipment and services.

4.3 A more systematic recourse to available government services and programs

The regional, provincial and federal governments offer many cost sharing investment programs to the municipalities, increasing their financial intervention capabilities. These programs must not be considered as a development takeover but rather as a just return of taxes affecting all citizens. A recovery of these subsidies must be included in the plan of action to be followed by the Municipality.

5.0 DEVELOPMENT CONCEPT AND LAND ALLOCATION

In order to favour the realisation of the objectives previously identified and to reinforce the predominant role of Shawville in the east portion in the Pontiac MRC, this plan specifies the major assignments of the territory and proposes some interventions that will contribute to its development.

Those major assignments as identified in the plan are as follows:

- Residential;
- Commercial;
- Mixed commercial;
- Industrial;
- Public;
- Agricultural;
- Conservation.