PROVINCE OF QUEBEC
COUNTY OF GATINEAU

BY-LAW NUMBER 2026-004

TO AMEND URBAN PLANNING REGULATION NUMBER 04-93, "SUBDIVISION REGULATION," TO ALLOW SUBDIVISION ON THE ISLANDS

WHEREAS the Municipality of Low Township adopted, at a regular meeting of its Municipal Council held on April 5, 1993, Resolution No. 085-04-93, for the purpose of enacting Planning Bylaw No. 04-93 (Subdivision Bylaw);

WHEREAS the Land Use Plan and Zoning Bylaws of the Municipality of Low Township are currently under review to bring them into compliance with the Land Use Plan of the MRC de la Vallée-de-la-Gatineau, adopted on July 6, 2021;

WHEREAS the Municipality of Low Township has received an extension until October 31, 2026, from the Quebec Ministry of Municipal Affairs and Housing to adopt its harmonization by-laws referred to in section 59 of the Act respecting land use planning and development;

WHEREAS the current subdivision by-law does not permit the subdivision of islands;

WHEREAS the Municipal Council has reviewed the proposed bylaw and the members of the Municipal Council, on May 26, 2026, discussed the proposed amendment with the Director General;

WHEREAS the Council wishes to regulate and permit the subdivision of the islands in a manner that is safe, environmentally responsible, and consistent with land-use planning objectives;

WHEREAS notice of a motion was given at a regular meeting of this Municipal Council on June 1st 2026, to the effect that this bylaw would be submitted for approval, and the draft bylaw was tabled at that same meeting;

FOR THESE REASONS, the Municipal Council of the Municipality of Low County hereby orders and decrees as follows:

ARTICLE 1 – PREAMBLE

The preamble to this draft regulation forms an integral part thereof.

ARTICLE 2 – AMENDMENT TO ARTICLE 7.4 – SPECIFIC PROVISIONS FOR THE ISLANDS

2.1 Section 7.4 currently reads as follows:

"Any cadastral transaction on the islands of the Municipality of Low is prohibited."

2.2 Section 7.4 is amended and now reads as follows:

The following specific provisions apply to island lots.

A. The lot must have the following minimum dimensions:

1) Area: 10,000 m².
2) Width measured along the front line: 60 m.
3) Average depth: 60 m.

B. No lot located on an island may be created, subdivided, or registered for the purpose of construction or permanent occupation unless it meets the following requirements:

1) Either permanent land access via a bridge connected to the public or private road network in compliance with municipal regulations;

2) Either a separate land parcel (the island parcel and the land parcel must constitute a single property on the assessment roll), for the purpose of allowing:
   i. Parking for résidents' vehicles;
   ii. the storage of containers used for the collection of waste, recyclables, and organic materials;
   iii. safe and permanent access to the boat serving the island.

   The minimum area of a waterfront lot must be 250 square meters, with a minimum width of ten meters and a minimum depth of fifteen meters.

3) Either a right of way registered as a notarized real and perpetual easement permitting the provisions set forth in items (i) through (iii) of section B.2) of this article.

ARTICLE 3 – ADDITION OF ARTICLE 6.6 – OPENING OF NEW STREETS IN RURAL AND RECREATIONAL ZONES

3.1 Chapter VI is amended by the addition of Article 6.6, which reads as follows:

Rules Governing the Opening of New Streets in rural and vacation use zones.

In rural zones, the opening of new streets intended to be public is authorised only if the municipality enters into an agreement with a developer or a land subdivider as provided for in the Act respecting land use planning and urban planning (Chapter A-19.1), in particular an agreement relating to the carrying out of works concerning municipal infrastructure and facilities and to the assumption or sharing of the costs associated with such works.

New private roads are prohibited in rural zoning areas.

In vacation use zones, the creation or extension of public or private roads is prohibited. Notwithstanding this prohibition, it shall be possible to close off roads around a lake solely for reasons of public safety and convenience.

ARTICLE 4 – AMENDMENT TO ARTICLE 6.5.1 – INSTALLATION OF A DRIVEWAY

4.1 Article 6.5.1 currently reads as follows:

Anyone wishing to install a driveway providing access to a property from a public road must install and maintain it at their own expense.

The design of this driveway entrance must be such that it enhances the durability and ease of maintenance of the road surfaces on the vehicle lanes.

Under no circumstances may the drainage ditch be obstructed by more than thirty (30) percent of its volume relative to the structure providing access to the property.

4.2 Section 6.5.1 is amended and now reads as follows:

Any person wishing to install a driveway providing access to a property from a public road must install and maintain it at their own expense.

The installation of this driveway must be designed to ensure the durability and maintenance of the roadways.

Under no circumstances may the drainage ditch be obstructed by more than thirty (30) percent of its volume in relation to the structure providing access to the property.

To facilitate the movement of emergency vehicles, a new access driveway must comply with the following rules:

a) The access lane must be at least 4.0 meters wide;
b) The access road must be covered with a material that prevents dust from being kicked up and mud from forming.

ARTICLE 5 AMENDMENT TO ARTICLE 6.5.1.1 – INSTALLATION OF A CULVERT

5.1 Article 6.5.1.1 currently reads as follows:

When a driveway requires the installation of a culvert consisting of a drainage pipe, the pipe must have a diameter of at least thirty (30) centimeters.

5.2 Section 6.5.1.1 has been amended and now reads as follows:

When a driveway requires the installation of a culvert consisting of a drainage pipe, the pipe must have a diameter of at least thirty (30) centimeters. Culverts must be able to support a minimum load of 25,000 kg.

ARTICLE 6 – INTERPRETATIVE PROVISIONS

The masculine and singular forms are used in these regulations without discrimination and include the feminine and plural forms to avoid an overly cumbersome text.

ARTICLE 7 – ENTRY INTO FORCE

These regulations shall take effect upon completion of the formalities prescribed by law.

Myrian Nadon Director General and Clerk-Treasurer	Patrick Beaudry Mayor

Notice of motion:	June 1st, 2026
Filing of the draft bylaw:	July 6, 2026
Adoption of the bylaw:	September 8, 2026
Publication (posting):	September 16, 2026
Effective date:	October 26, 2026