PROVINCE OF QUEBEC
COUNTY OF GATINEAU

BYLAW NUMBER 2026-005

TO AMEND THE URBAN PLANNING BYLAW NUMBER 02-93 "ZONING BYLAW " FOR THE PURPOSE OF AMENDING THE ZONING PLAN TO INCORPORATE THE BOUNDARIES OF THE ISLAND ZONES LOCATED ON THE GATINEAU RIVER INTO THE ZONING PLAN TO CREATE THE NEW ZONES RFLUV-403, RFLUV-405, AND RUR-530 AND TO AMEND THE SPECIFICATIONS TABLE TO INCORPORATE THE NEW ZONES RFLUV-403, RFLUV-405, AND RUR-530

WHEREAS the Municipality of Low Township adopted, at a regular meeting of its Municipal Council held on April 5, 1993, Resolution No. 083-04-93, for the purpose of adopting Planning Bylaw No. 02-93 (Zoning Bylaw);

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

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

WHEREAS the current zoning bylaw does not provide for any specific zoning for the islands located on the Gatineau River within the territory of the Municipality of the Township of Low, and the said Municipality wishes to remedy this situation by creating new zones to regulate permitted uses on these islands;

WHEREAS the municipal Council has reviewed the proposed bylaw and the members of the municipal Council, meeting as a full committee on May 26, 2026, discussed the proposed amendment with the Director general;

WHEREAS a notice of 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, it is hereby ordered and resolved by the Municipal Council of the Municipality of Low Township, and said Council orders and resolves as follows, namely:

ARTICLE 1 – PREAMBLE

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

ARTICLE 2 – AMENDMENT TO ARTICLE 2.3.1 – CODIFICATION OF OCCUPATIONS

Article 2.3.1 is amended to include, in Table 1, the following codes and land uses, namely:

LAND USE CODE	LAND USES
RFLUV	Recreational Waterfront
RUR	Rural

ARTICLE 3 – AMENDMENT TO ARTICLE 2.8 – DEFINITIONS AND TERMINOLOGY

Section 2.8 is amended to include the definitions of the following land uses, namely:

Recreational river: This land use pertains to the Gatineau River corridor, a prime location for fishing and water sports

Rural: This land use category encompasses vast forested private lands intended for timber production, with clearings cultivated for forage. Residential uses are permitted, as are small farms under certain conditions.

ARTICLE 4 – AMENDMENT TO CHAPTER XI – SPECIFIC PROVISIONS CONCERNING THE RIVERBANK PROTECTION ZONE

Chapter XI is amended to include provisions for the protection and enhancement of islands, through the addition of Articles 11.2, 11.2.1, and 11.2.2, namely:

11.2 Protection and Enhancement of Islands

Islands located in rivers and lakes are, above all, fragile ecosystems that deserve special attention. The development and enhancement of islands pose challenges not only in terms of environmental protection but also regarding the provision of public services once development begins. It is therefore important that the development of islands for vacation or recreational purposes be governed by specific measures that ensure adequate protection of these environments and the surrounding aquatic environment.

11.2.1 Conditions for the Development of Islands

Certain conditions are essential for the development of these areas to ensure the maintenance of their ecological balance and to minimize service costs. Furthermore, these sites must have at least one land access route to maintain a certain level of accessibility to all public safety services. Thus, considering the needs for public services and public safety, the Municipality may authorize the development of islands subject to the following conditions:

(i) Each island lot on which a main building is located must have a minimum area of one hectare;

(ii) Each lot to be developed on an island must have access from a mainland lot. The island lot and the mainland lot must constitute a single property on the assessment roll;

(iii) The minimum area of the adjacent mainland lot must be 250 square meters, with a minimum width of ten meters and a minimum depth of fifteen meters;

iv) The wastewater treatment facilities for the structure to be erected on the land must comply with the Environment Quality Act (Chapter Q-2) and the regulations promulgated thereunder;

v) The riparian protection zone applicable to all lots located on an island is twenty-five meters, regardless of the slope of the shoreline;

vi) The maximum height of the main building may not exceed nine meters from the base of the walls to the roof ridge.

When the Municipality plans public developments such as the creation of natural areas, a public park, or a boat landing on an island, the same conditions set forth above remain applicable to preserve the natural character of the site. However, the minimum area of the adjacent land parcel must be 1,000 square meters. The same conditions also apply to any recreational project undertaken by the public or private sector.

Notwithstanding the foregoing provisions, lots that were subject to cadastral subdivision prior to June 1, 2026, are entitled to grandfather rights with respect to their dimensions, area, and access to the shoreline, provided that these characteristics were legally established at the time of the subdivision.

11.2.2 Rules for Deforestation on Islands

For the development of a vacation property on an island, the maximum area to be cleared is 1,000 square meters. Notwithstanding the foregoing, the total permitted percentage of clearing for forest management purposes on a lot located on an island shall not exceed 25% of the total area of the lot per 20-year cycle. However, this rule may be modified if a study conducted by a forest engineer demonstrates that tree cutting is necessary due to disease, windthrow, fire, or any other event.

For the development of a site for community or recreational purposes on an island, the maximum area to be cleared must not exceed 25% of the total area of the island.

Notwithstanding any other provision, on islands with an area of 10 hectares or more, the depth of the shoreline is 25 meters, except for islands located within the agrological zone.

ARTICLE 5 – AMENDMENT TO THE ZONING PLAN – CREATION OF ZONES RFLUV-403, RFLUV-405, AND RUR-530

The zoning plan appended to Zoning Bylaw No. 02-93 is amended to add the boundaries of the new RFLUV-403, RFLUV-405, and RUR-530 zones.

The new RFLUV-403 zone will be bounded to the west by the eastern boundary of the plots numbered 6 311 574, 5 162 927, 6 311 573, 5 162 934, 5 162 935, 5 162 958, 5 162 959, 6 432 657, 6 311 572, 6 311 571, 5 163 142, 5 163 441, 6 311 570 and 5 162 963 in the Quebec Land Registry, to the north by the water's edge of the plots bearing the numbers 5 163 029, 6 311 560, 6 311 561, 6 311 562, 6 311 563, 6 311 564, 6 311 565, 6 311 566, 6 311 569, 5 163 027 and 5 163 886 in the Cadastre du Québec; to the south by the boundary of the Municipality of the Township of Low lying within the Gatineau River and by the river boundary of lots 6 311 581, 6 311 580, 5 162 945, 6 311 579, 6 311 578, 5 162 955, 5 162 950, 5 162 954, 5 162 953, 5 162 952, 5 163 600, 6 562 683, 5 162 947, 5 162 944, 5 162 943, 5 162 942, 5,933,024.5, 5,162,939.5, 5,162,938.5, 5,162,937.5, 5,162,936.5, 5,162,932.5, 5,162,931.5, 5,162,930.5, 5,162,924.5, 5 162 923, 5 162 925, 5 162 920, 6 311 576 and 5 162 921 in the Cadastre du Québec and to the east by the boundary of the Municipality of the Township of Low lying in the Gatineau River.

The new RFLUV-405 zone will be bounded to the west by the water's edge of lots 6 305 200, 5 163 080, 6 305 209, 6 305 213, 6 305 214, 5 163 075 and 6 305 215 in the Cadastre du Québec, extending 100 metres inwards from the water's edge of the said plots; to the south-west by the western boundary of plots numbered 6 412 506, 6 412 507, 6 412 508, 6 412 509, 6 412 510, 6 412 511, 6 412 512, 6 412 513 and 6 412 514; to the north by the northern boundary of plot number 6 305 201 in the Quebec Land Registry; to the south by the southern boundary of plots numbered 6 412 514, 6 412 515 and 6 305 215 in the Quebec Cadastre; to the east, the zone has a width of 100 metres, calculated from the water's edge of the plots numbered 6 305 215, 5 163 075, 6 305 204, 6 305 205, 6 305 206, 6 305 207, 6 305 214, 6 305 203, 5 163 080, 6 305 202 and 6 305 200 in the Cadastre du Québec, towards the interior of the said plots.

The new RUR-530 zone will be bounded by the boundaries of the RFLUV-405 zone, which extends 100 metres inwards from the island's shoreline, and will include the remaining parts of lots 6 305 200, 6 305 202, 5 163 080, 6 305 209, 5 163 076, 6 305 203, 5 163 075, 6 305 204, 6 305 205, 6 305 206, 6 305 207, 6 305 213, 6 305 214 and 6 305 215 in the Cadastre du Québec which are not located within zone RFLUV-405.

The entire area is shown on the map numbered Low-Z-02-93-26, attached to this by-law.

ARTICLE 6 – SPECIFICATION GRID – ADDITION OF NEW ZONES DESIGNATED RFLUV 403, RFLUV 405, AND RUR-530

The specifications grid is amended by adding the new zones RFLUV-403, RFLUV 405, and RUR-530, which will allow for the following land use subcategories:

H1: Single-family residential
C4: Recreation and entertainment
F1: Forestry

All of this is set forth in the appendix numbered Low-Z-02-93-26, which forms an integral part of this bylaw.

ARTICLE 7 – INTERPRETATIVE PROVISIONS

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

ARTICLE 8 – ENTRY INTO FORCE

These regulations shall enter into force upon completion of the formalities prescribed by law.

Myrian Nadon
Director General and
Clerk-Treasurer

Patrick Beaudry
Mayor

Notice of motion:	June 1st, 2026
Tabling of the draft by-law:	July 6, 2026
Adoption of the by-law:	October 6, 2026
Publication (posting):	October 14, 2026
Entry into force:	October 26, 2026