



CANTON DE / TOWNSHIP OF

LOW

MUNICIPALITY OF THE TOWNSHIP OF LOW

URBAN DEVELOPMENT PLAN

BYLAW NO: _____

PROJET DE RÈGLEMENT





PROVINCE OF QUEBEC
MUNICIPALITY OF THE TOWNSHIP OF LOW

BYLAW NO. _____

RELATING TO THE URBAN PLANNING

Notice of motion: _____

Adoption of the draft regulation: _____

Notice of public meeting: _____

Public meeting: _____

Adoption of the regulations: _____

Issuance of certificate of compliance: _____

Entry into force: _____

AUTHENTICATED BY
Mayor

Chief Executive Officer/Secretary-Treasurer

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TABLE OF CHANGES

Regulation number	Effective date

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INTRO

CONTEXT OF THE URBAN PLAN

As one of the 17 municipalities in the De-la-Vallée-de-la-Gatineau RCM, the municipality of Low Township has a primary mandate to develop municipal regulations in accordance with the current land use plan. On its own initiative, the municipality of Low Township has begun a regulatory review process to update its regulations, thereby aligning itself with a long-term vision for controlling its development.

The urban plan is therefore the municipality's main management tool for land use planning, as it highlights the broad directions the municipality wishes to pursue in the coming years.

In short, the urban plan links the municipality's vision to all the urban planning regulations that flow from it, including zoning and subdivision regulations, ensuring consistency between the broad principles of land development and the practical application of the rules that govern it.

The process for adopting the urban plan bylaw includes a public consultation with all residents of the Township of Low, which takes place after the first draft of the bylaw is released and after the MRC has reviewed the bylaw to ensure that it complies with the objectives of the Schema and the provisions of the __[1] .

The Township of Low is committed to preserving its authentic rural character, its heritage of settlement, homesteading, and farming, as well as to offering maximum freedom to private landowners who seek a spacious, self-sufficient lifestyle in harmony with nature. The land-use plan is the primary tool for realizing this vision while complying with the MRC's Land-Use and Development Plan.

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[1] Planning and Development Act, sections 109.4 and 109.7

METHODOLOGICAL APPROACH

In order to successfully draft the Urban Plan, several steps were taken to guide the Canton of Low's overall vision for the development of its territory in the coming years.

In the fall of 2018, the municipal council awarded the mandate to overhaul the urban planning regulations to the urban planning firm URBA+ Consultants, which was responsible for characterizing the territory of the municipality of Low.

A preliminary meeting was held with the committee responsible for the overhaul, the municipal director general, and the municipal inspector to establish the broad outlines of the territory. A site visit also provided an opportunity to learn about the strengths and potential of the territory. Finally, contact was made with the people responsible for the land use plan and its revision at the offices of the MRC de la Vallée-de-la-Gatineau prior to the drafting of this bylaw.

As part of the regulatory review process, the municipality established a consultation table with various municipal stakeholders, including municipal officials and members of the municipal council and the urban planning advisory committee.

A public consultation was held on _____ to present the vision of the urban plan to citizens and gather their comments, in accordance with the adoption process provided for by law1F[2] .

The goal of the urban planning bylaw review is to provide clear and precise urban planning regulations and standards for residents through a document that is not subject to interpretation. An English version of the bylaw is also available for public consultation. Although this version has no legal value, it will respect the intent and details of the original French text.

The adoption of a five-year plan setting out the priorities to be achieved over the next five years in the form of a wish list will serve as a complementary tool to coordinate the political vision determined by the municipal council.

[2] Land Use Planning and Development Act, section 109.2

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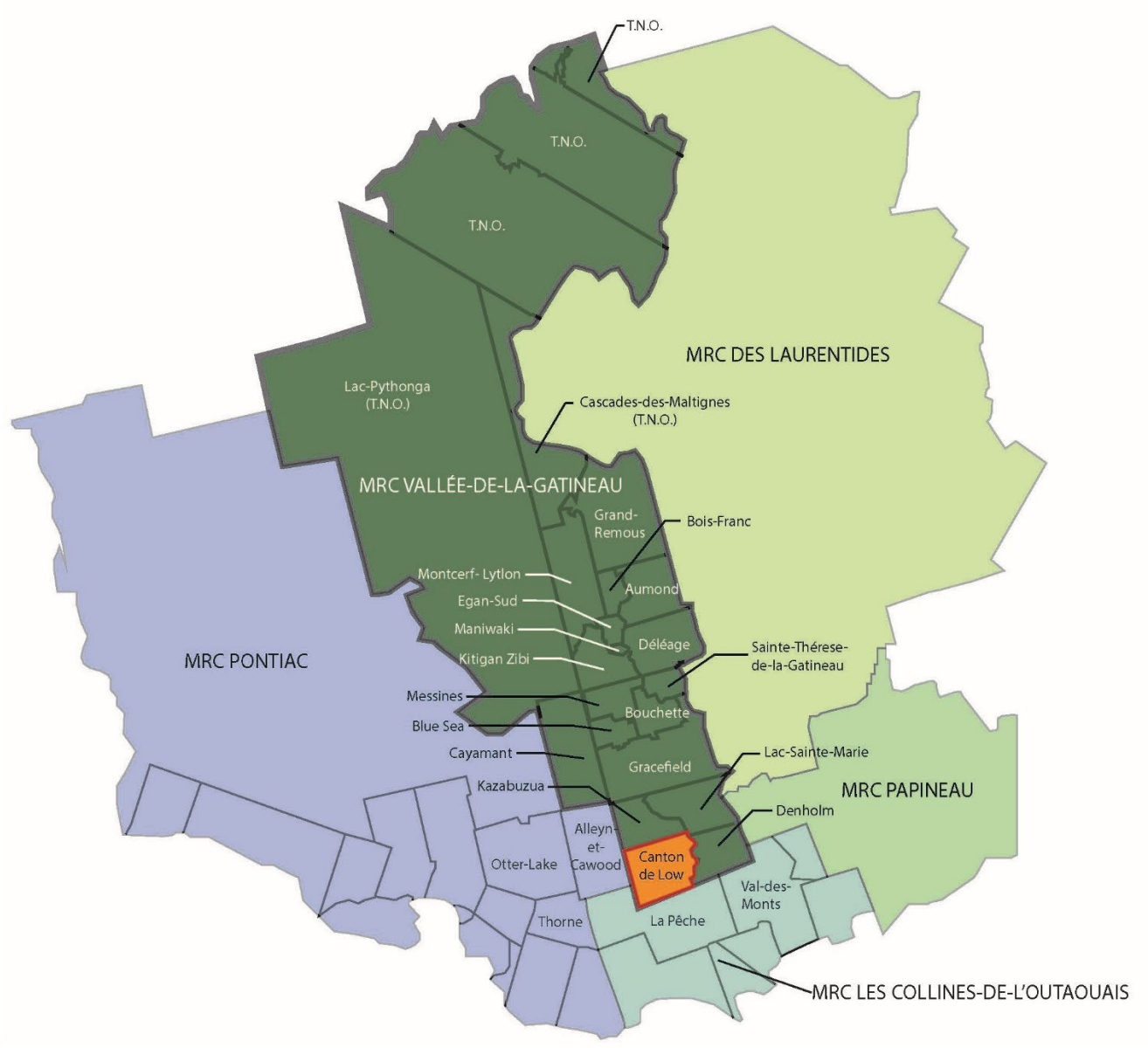
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LOCATION

The municipality of Low is located at the southern entrance to the regional county municipality of La Vallée-de-la-Gatineau, in the Outaouais administrative region, about 40 minutes north of Gatineau. The municipality covers more than 250 square kilometers. It is bordered by the Gatineau River to the east, the municipality of La Pêche to the south, the municipalities of Kazabazua and Lac-Sainte-Marie to the north, and the municipality of Alleyn & amp; Cawood to the west.

MENT

Figure1 . Location of the territory



HISTORY

The first inhabitants to settle in the municipality of Low Township were loggers, attracted by forestry and the development of agriculture. The Township of Low was founded in 1848 and was initially inhabited by immigrants from Ireland and the United States. Many of the workers settled with their families near the logging camps, where there was no shortage of work. The township was officially incorporated in 1857. The name Low refers to a wealthy timber merchant from the Gatineau Valley region, Charles Adamson Low, whose name was first used for the municipality's first post office.

In 1892, the canonical establishment and appointment of the first resident priest took place, forcing the opening of the parish registers of Saint-Martin-de-Tours. At that time, the population was mainly English-speaking Catholics. The land on which the church was built was donated by a former parishioner named Martin O'Malley, who is said to have lent his name to the village of Martindale.

The Paugan power plant, built on the Ottawa River, is a testament to the strategic importance of the Township of Low for the entire region, as it is the largest electricity production facility in the Ottawa Valley. The hydroelectric power plant, with an impressive height of 40 meters and a capacity of 206 MW, was built in 1928 and restored in 1956. It is worth noting that this facility required the arrival of more than a hundred workers for its construction, both Canadians and Europeans. It was thanks to the construction of this dam that the municipality of Low Township reached its peak population of 6,000. This site was quickly classified as part of the region's industrial heritage.

The arrival of the railway linking the municipality of Township of Lowto Gatineau in 1892 also contributed to the municipality's growth. The tracks have since been removed and the linear route now hosts a bike path in summer and a snowmobile trail in winter. The Véloroute des Draveurs bike path crosses the municipality of Low from south to north and takes its name from the area's forestry origins. This recreational and tourist route stretches for nearly 70 kilometers ( ) and includes several rest stops, two of which are located within the municipality.

Among the municipality's undeniable assets is St. Michael's High School, under the auspices of the Western Quebec School Board. The long presence of this

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institution in the heart of the village has been questioned on several occasions due to the population it serves. Today, the school welcomes young people from 11 municipalities in the region, who have the opportunity to thrive in a learning environment surrounded by nature.

The Awacamenj Mino camp, located on the shores of Lac de l'Île in the Fieldville area, provides a year-round outdoor activity venue and welcomes a diverse clientele who can enjoy the 750 acres of land at their disposal.

St. Brigid's Summer Camp has also been offering young people an outdoor experience on the shores of Manitou Lake since 1972. The *Low & District Lions Club*, located on the shores of Tucker Lake, also exemplifies the community spirit found in the municipality.

Atlas Lumber is one of the most visible businesses in the municipality due to its location on Route 105, directly across from City Hall. In addition to being an important place of employment, it symbolizes the municipality's forestry heritage, which now faces the challenges of job relocation.

Today, Quebec's unique agricultural landscape, rich forest cover, and numerous lakes and rivers offer a unique living environment and opportunities that are accessible to families and workers thanks to affordable real estate prices. The Township of Low is synonymous with a lifestyle in harmony with the seasons, the pleasures of nature, and a picturesque rural landscape. The village core of the municipality is home to several services and helps to forge the municipality's identity by serving as a meeting place, whether at the arena, in the workplace, in shops, or elsewhere.

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CHAPTER 1: DEVELOPMENT TRENDS

L.A.U. Chapter A-19.1, Art. 2.3, para. 1

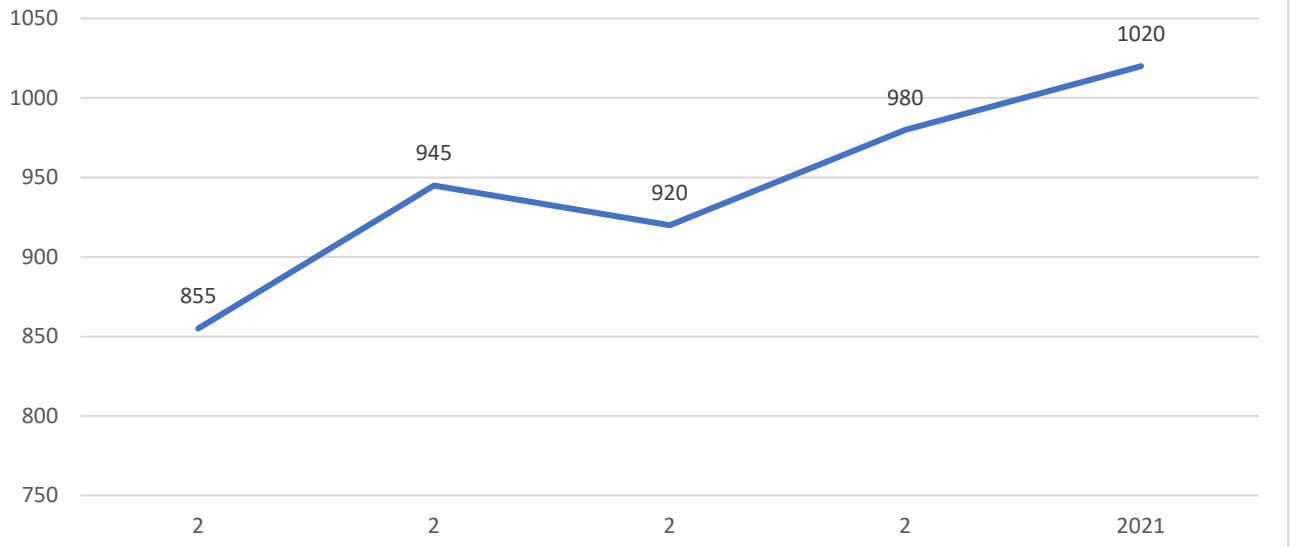
POPULATION PROFILE

The total population of the municipality Low increased by nearly 20% between 2001 and 2021. In absolute terms, this represents 165 new residents in the municipality over a 20-year period.

In 2021, the population of the Vallée-de-la-Gatineau RCM was 20,547 residents. The population of the Township of Low represents 5.0% of the total population of the MRC de la Vallée-de-la-Gatineau, ranking it 7th out of 17 in terms of population.

Figure 2. Total population between 2001 and 2021

Source: Statistics Canada Open Data Portal.



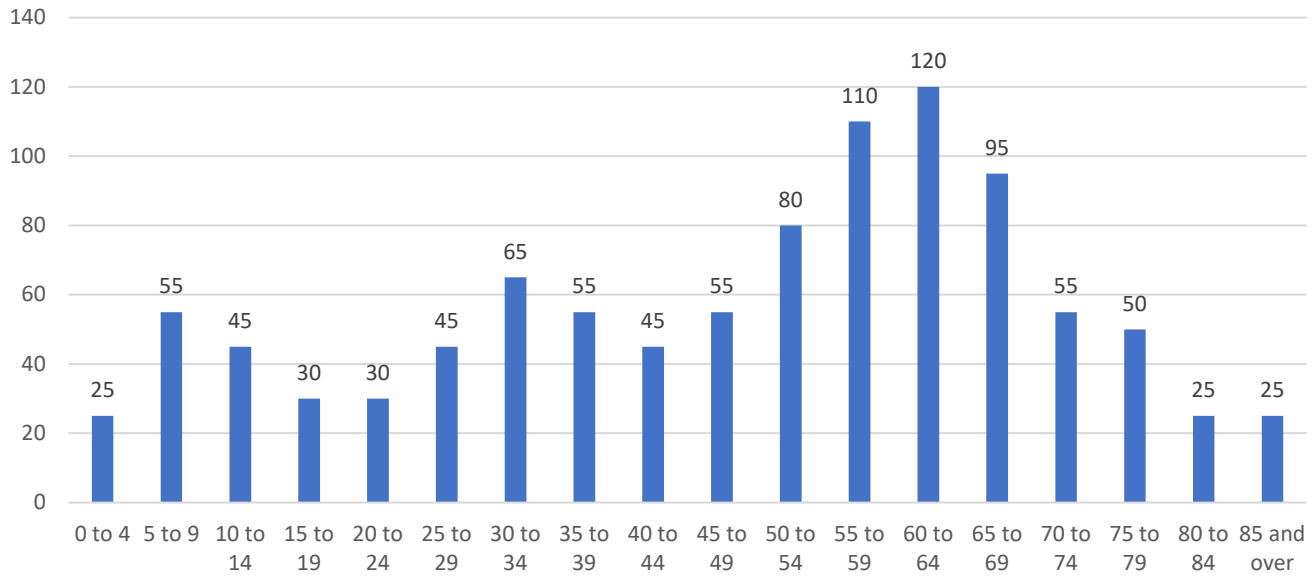
In terms of density, given that the area of the municipality of Low is 257.78 square kilometers, the average density is estimated at 4.0 inhabitants per square kilometer. By comparison, the adjusted average for comparable municipalities in the Gatineau Valley RCM is 1.7 inhabitants per square kilometer.

AGE DISTRIBUTION OF THE POPULATION

In order to predict the future needs of a territory, it is necessary to consider the needs of its population. These vary at each stage of residents' lives. This is why age distribution is an important factor in the development of an urban plan. Figure 2 shows the age distribution of residents in the municipality of the Township of Low based on data from the latest federal census available.

Figure 3. Age pyramid for 2021

Source: Statistics Canada Open Data Portal.



The first observation that can be made from this figure is that the predominant age group is people aged 50 to 69, who alone represent 40% of the total population of the municipality of the Township of Low.

It can also be seen that children aged 0 to 14 account for 12.4% of the total population, compared to people aged 70 and over, who represent 15.3% of the total population.

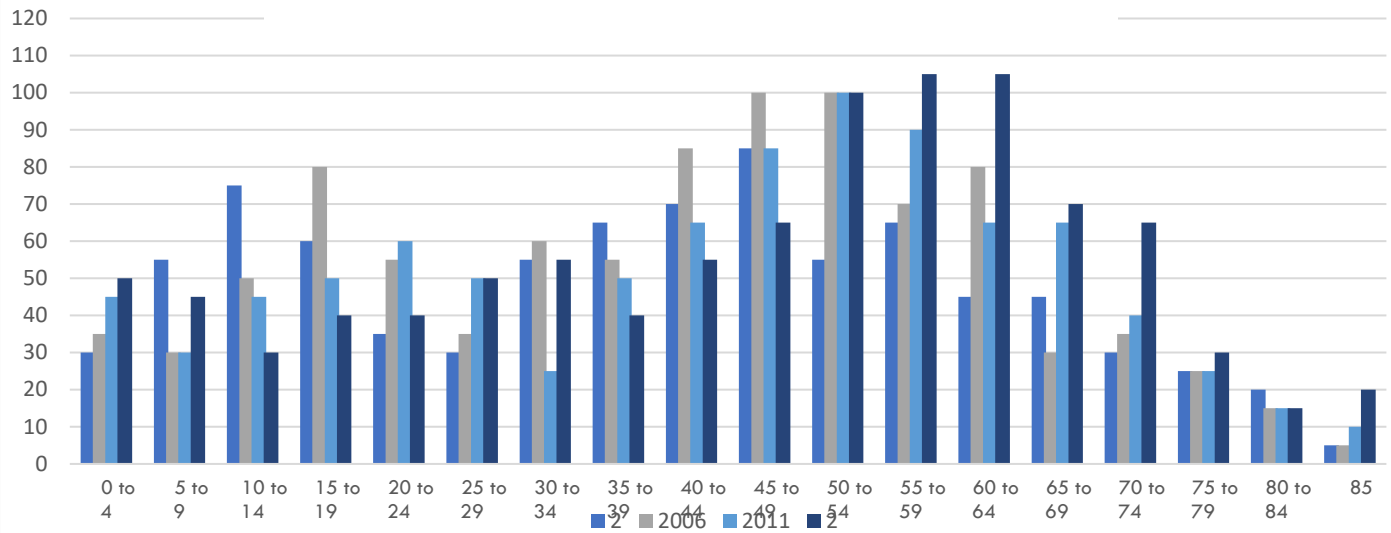
To better understand demographic trends, statistical data from the five censuses conducted in 2001, 2006, 2011, 2016, and 2021 were considered.

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Figure 3 shows that the number of people aged 50 and over is on the rise. This situation demonstrates that a significant phenomenon of population aging has been occurring since 2011. This phenomenon is not unique to the municipality and is also noticeable throughout the La Vallée-de-la-Gatineau RCM. For comparison, the average age in 2021 was 48.5 years for the municipality of the Township of Low, and the average age for the MRC was also 48.5 years.

Figure2 . Age pyramid between 2001 and 2021

Source: Statistics Canada Open Data Portal.



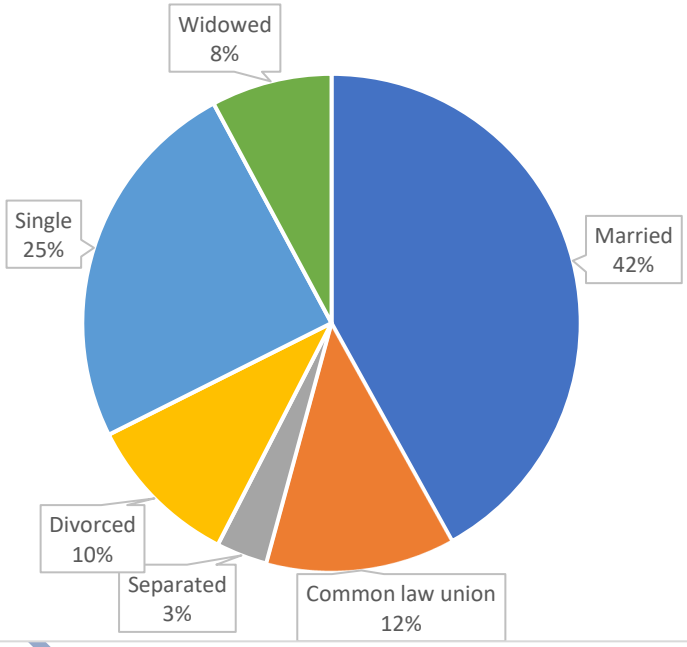
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MARITAL STATUS

The marital status of a municipality provides important information for land development; it allows us to understand whether people tend to live alone or whether dwellings are home to or likely to be home to several people, such as a family.

Figure 5. Marital status in 2021

Source: Statistics Canada Open Data Portal.



It should be noted that 54% of residents are either married or living in a common-law relationship, while 46% are single, separated, divorced, or widowed. This means that a significant proportion of the population is likely to live alone. This data must be taken into account so that the actions outlined in the urban plan help to limit isolation, which is a health risk factor, particularly among seniors, as recognized by the National Public Health Institute of Quebec.

Municipal initiatives such as a policy based on the principles of age-friendly cities make it possible to adopt best practices to counter isolation and develop the space with this growing segment of the population in mind.

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With regard to couples, Figure 6 shows that 33.3% of couples have at least one child.

Figure 6. Census families with a couple

Source: Statistics Canada Open Data Portal.

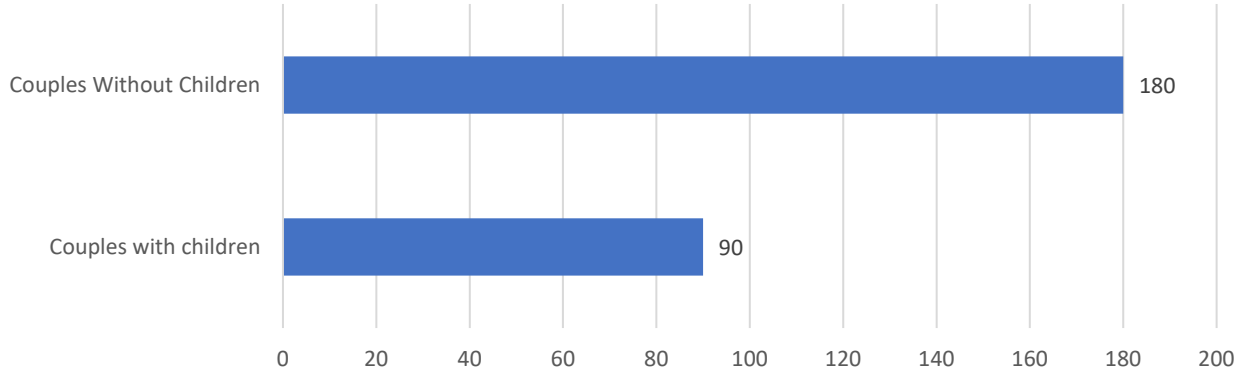
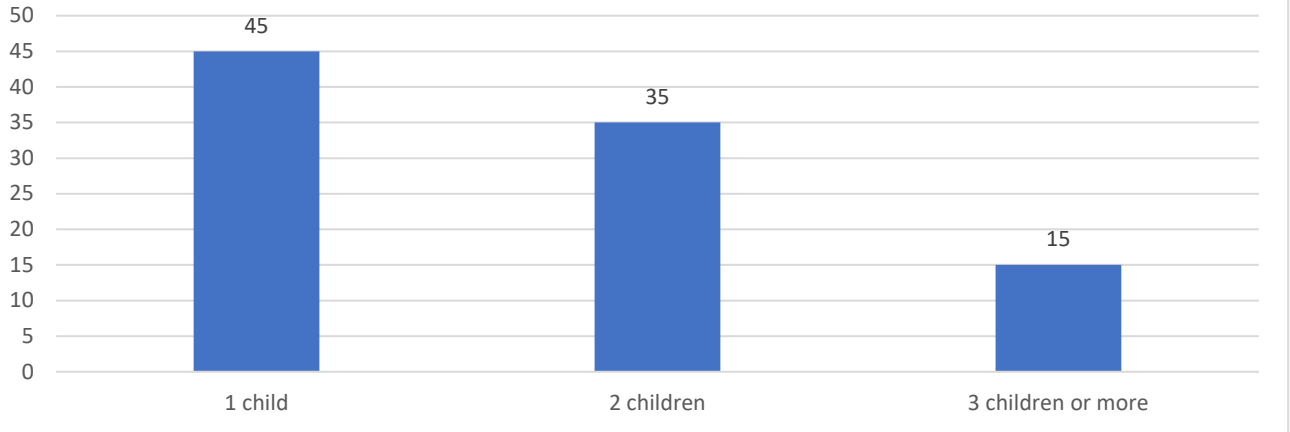


Figure 7 shows that nearly half of families have only one child, 37% have two children, and nearly 16% have three or more children.

Figure 7. Number of children per couple in 2021

Source: Statistics Canada Open Data Portal.



SPOKEN LANGUAGE AND ETHNIC ORIGINS

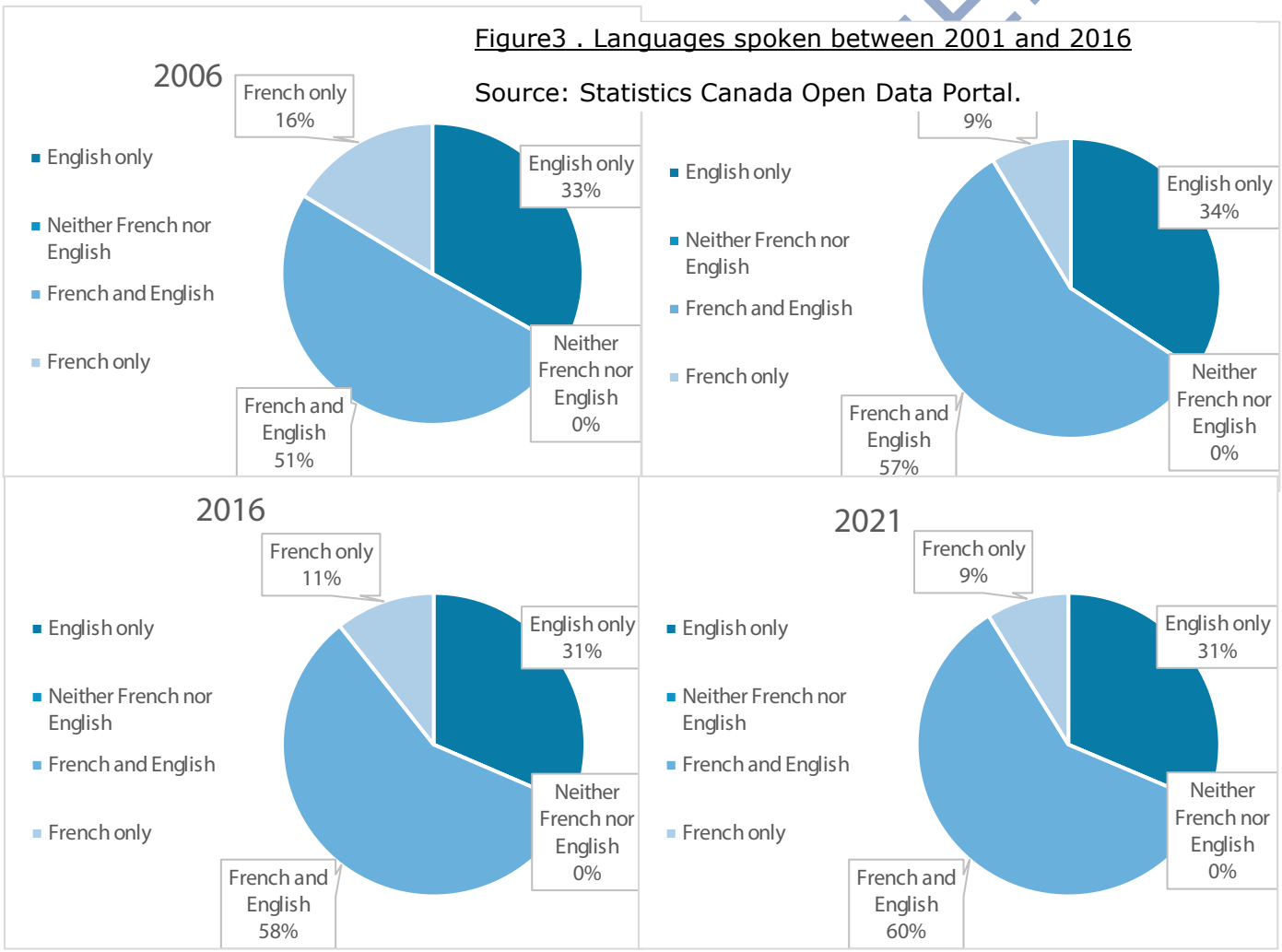
The linguistic distribution of a municipality allows us to better meet the needs of the population by taking both English and French into account in the various municipal services and publications. In terms of the redesign, this translates into a commitment by the municipality to provide a version of the by-laws for consultation in English.

The municipality of the Township of Low is mainly bilingual at 60%. People who spoke only French represented 9% and those who spoke only English represented 31%.

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Figure3 . Languages spoken between 2001 and 2016

Source: Statistics Canada Open Data Portal.



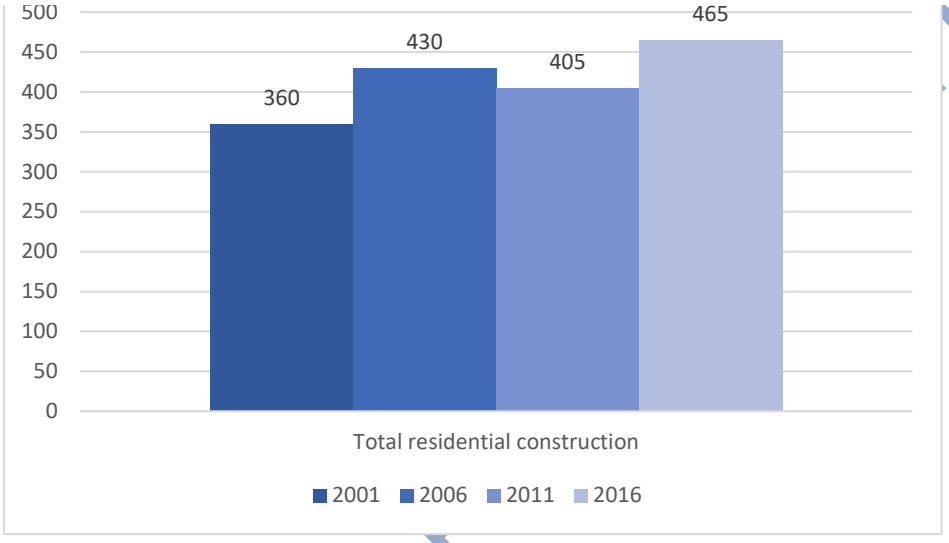
In 2016, the most commonly reported origins were Canadian (59.7%), French (37.8%) and Irish (27.6%).

RESIDENTIAL TYPES

In the municipality of the Township of Low, the number of residential buildings increased by nearly 30% between 2001 and 2016. Thus, over a period of fifteen years, 100 new residential buildings were constructed in the municipality of the Township of Low.

Figure4 . Number of residential buildings between 2001 and 2016

Source: Statistics Canada Open Data Portal.



Detached single-family homes accounted for 90.2% of all occupied private dwellings in the municipality, making them the most common type of building in the area. In the La Vallée-de-la-Gatineau RCM, detached single-family homes accounted for 82%. By comparison, they represent 45.4% of all dwellings in the province of Quebec.

It should also be noted that mobile dwellings account for 4.3% of residential construction in the municipality of the Township of Low.
Finally, 3.2% of all residential buildings in the municipality are apartments in buildings with fewer than five stories.

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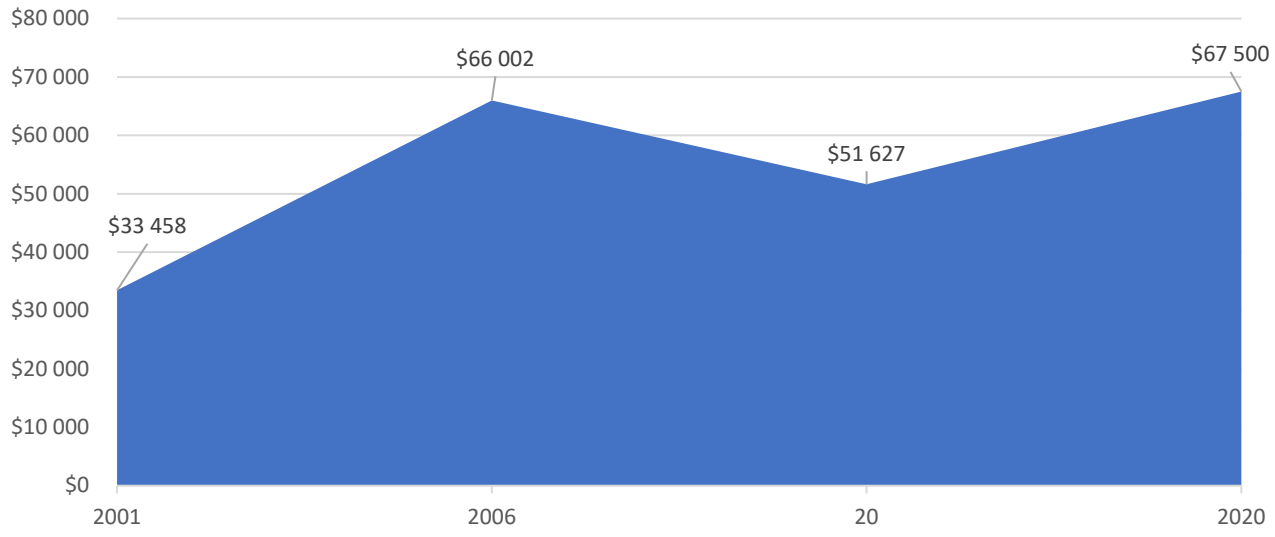
MEDIAN HOUSEHOLD INCOME

$ In 2015, the median household income in the Township of Low was $67,500, compared to the median household income of $46,072 for the RCM.

According to Figure 10 below, there was a marked increase in median income between 2015 and 2020. It should be noted that in 2015, 18.8% of people living in Low Township had a low income.

Figure 10. Median family income between 2001 and 2015

Source: Statistics Canada Open Data Portal



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EDUCATION

The level of education of the population is an important factor in the economic growth of a municipality, especially in a context where employers are increasingly demanding in terms of skill levels. Data on education also helps to better understand the population's needs in terms of access to education and can encourage the municipality to take measures to improve the quality of life for all.

For example, 82.6% of people aged 25 to 64 in the municipality of the Township of Low have a high school diploma or equivalent, compared to 86.3% for Canada as a whole.

In addition, 9.6% of people aged 25 to 64 have a bachelor's degree or higher, and another 21.7% have a certificate or diploma from a college, CEGEP or other non-university institution as their highest level of education. The percentage of people with an apprenticeship or trade school certificate or diploma as their highest level of education was 18.3%.

The five main fields of study in the territory are as follows:

1 - Business, management, marketing, and related support services;
2 - Architecture, engineering, and related trades;
3 - Health and related fields;
4 - Agriculture, natural resources, and conservation;
5 - Personal, protective and transportation services.

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COMMUTING BETWEEN WORK AND HOME

Citizens' travel habits are used to better define the hierarchy of traffic routes and plan the best ways to serve the area. In a context where working from home is becoming increasingly popular, realities are bound to change and we must keep an eye on population trends in this regard.

Thus, of the total working population in the municipality of the Township of Low, 43.6% have a regular place of work, 33% work from home, and 24.4% do not have a fixed work address.

Of the portion of the working population that must travel to work, 85.7% travel alone by car, truck, or van, 9.5% travel as passengers, either by means of work transportation or carpooling. And 3.2% walk, cycle or use other active modes of transportation to get to work. The average commute time between home and work is 42.5 minutes, and the main rush hours are between 7 a.m. and 8 a.m.

It is therefore understandable that workers live relatively far from their place of employment and that cars remain the main means of transportation.

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STRENGTHS AND POTENTIAL OF THE TERRITORY

Identifying the strengths and weaknesses of the territory provides an overall picture of the territory from both a socioeconomic and morphological perspective. Analyzing and taking these elements into account makes it possible to develop solutions to the issues identified.

STRENGTHS

1. Significant increase in population and number of dwellings

   - The municipality of Township of Lowsaw a 3.9% increase in population between 2016 and 2021. This increase is the second highest among neighboring municipalities, after Kazabazua, which saw an increase of 11.6%. There has been a 13.2% increase in occupied private dwellings, which can be linked to the population increase during the same period.

2. Route 105

   - Running north to south, Route 105 is the main access road to the territory and provides easy access to neighboring municipalities and the provincial highway system.

3. Paugan power plant, a major infrastructure facility.

   - The power plant represents tourism potential for the region.

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4. A region dedicated to tourism expansion

- Thanks in part to the Véloroute des Draveurs bike path that crosses its territory and its rich agricultural landscape, the municipality of Township of Lowis particularly well situated to develop agritourism and cycling tourism.

5. Navigable lakes and waterways

- The navigable waterways along the Gatineau River and the presence of lakes of various sizes and shapes in the area allow residents to enjoy water sports like nowhere else.

6. Community facilities offering a range of services to the population

- The municipality of Low Township has an arena, a library, an English-language high school, a fire station, a CLSC, and a retirement home. These facilities are located in the village center and contribute to its vitality.

7. Community spirit

- The sense of belonging and identification with the different parts of the municipality of Low is still evident among the population, and the local landmarks deserve to be recognized and valued within the municipality.

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POTENTIAL

1. The population of the municipality of Low Township is aging, with a 30% increase in the 65+ age group.

   The aging of the population is observable in the community of Low Township. Particular attention should be paid to this reality in the development and standards to be prescribed in urban planning regulations.

2. There has been an 8.7% decline in the number of young people aged 0 to 14.

   It would appear that the number of children in the area is generally declining. In a context where the municipality wishes to attract families, the needs and wishes of families will certainly have to be taken into account in the range of services offered to the population and in the developments and policies that will result from the Urban Plan.

3. A large, sparsely populated area

   The area's low population density means that the municipal road network has a relatively high *kilometer-per-inhabitant* ratio, making it difficult to maintain municipal streets and roads with the resources available to the municipality.

4. Low diversity of employment centers

   Citizens of the Township of Low must travel elsewhere, particularly to the Gatineau/Ottawa urban area, to find work, driving an average of 45 minutes to get to their destination.

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DEVELOPMENT PROSPECTS AND ISSUES

1. Monitor demographic trends

   The municipality prioritizes residential development that respects newcomers' desire for large private spaces, while preserving its agricultural and forestry heritage. Integrated projects on large, deep lots, accessed by private driveways with relaxed regulations, are encouraged to minimize municipal costs while offering homeowners considerable flexibility.

   The municipality relies on its bilingual character, St. Michael's School, and affordable property prices to attract families and remote workers who are primarily seeking space and tranquility.

2. Promote and capitalize on tourist attractions while supporting private agritourism and recreational tourism initiatives on private properties

   Several recreational and tourism activities are available in the municipality of Canton de Low. These could represent a source of economic growth for the municipality. Thanks to its agricultural landscapes, forests, and waterways, the municipality has potential for development in the recreational and tourism sector.

   This unique landscape potential deserves to be highlighted by the municipality in order to gain visibility among visitors from across the region. In addition, an international forestry equipment exhibition was held in the summer of 2024. The municipality therefore wishes to contribute to the visibility and recognition of its territory.

   In addition, the Véloroute des Draveurs, which crosses the municipality of Canton de Low, already contributes to the discovery of the municipality by cyclists, who can enjoy a structured cycling network that connects neighboring municipalities.

3. Establishing a sense of belonging for all citizens

   The municipality of Township of Lowis made up of several clearly identifiable places to which citizens are attached. To create unity, the

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municipality could highlight the unique identity of the various communities within the territory by recognizing them as integral parts of what has become the Township of Low today. In doing so, it would promote a strong and united identity with many facets. To achieve this, the municipality wishes to improve commercial signage and adopt a graphic charter to integrate the names of inhabited places and better associate them with the municipality of Low.

4. Diversify employment sectors by supporting existing businesses and small private initiatives, without imposing new restrictions

The Paugan power plant is the largest employer in the Township of Low, but other sectors will need to be developed to ensure job diversity for the municipality's workforce. By diversifying its employment base, the municipality will be able to attract new residents and counteract population aging.

An increase in the number of jobs in the Township of Low would allow current residents to limit their travel to the Gatineau/Ottawa urban area and have a positive impact on the municipality's economic development.

The enhancement of existing employment sites in the municipality, including *Atlas Lumber*, St. Michael's High School, and the Awacamenj Mino Scout Camp, is required to ensure the sustainability of existing jobs and encourage the establishment and growth of small and medium-sized businesses. One of the challenges to attracting new jobs is the availability of high-speed Internet service. As such, the municipality would like to encourage telecommunications companies to offer reliable high-speed internet and cellular service in the area. At the same time, the municipality is undertaking targeted revitalization measures and encouraging the retention of families and the arrival of new families by implementing services for new families.

There is a notable lack of jobs in sufficient numbers to allow the population of the Township of Low to work closer to home. However, it should be noted that since the COVID-19 pandemic, the prospects for teleworking have led some workers to leave the city to move to their cottages, as they now have the opportunity to work from home.

5. Developing the territory with a view to sound municipal management

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The municipality encourages development along existing infrastructure and via private driveways in order to avoid placing new burdens on taxpayers.

6. Managing the presence of trailers on municipal land

The municipality must take a pragmatic approach to taxation to ensure that owners of land on which trailers are located pay their fair share of municipal expenses.

7. Regulatory Relief to Reduce the Financial Burden on Residents

The municipality favors a pragmatic and proportionate approach to zoning regulations in order to minimize costs for property owners, particularly those with low occupancy rates, seniors, and low-income households. This includes recognizing the actual use of buildings (e.g., occupancy criteria for septic tanks), simplifying permitting for minor renovations and additions, and promoting private driveways and standards tailored to large, deep lots. This approach is in line with provincial regulatory relief initiatives (Bills 11 and 22) and aims to maintain the affordability of rural living while complying with the MRC's Land Use and Development Plan.

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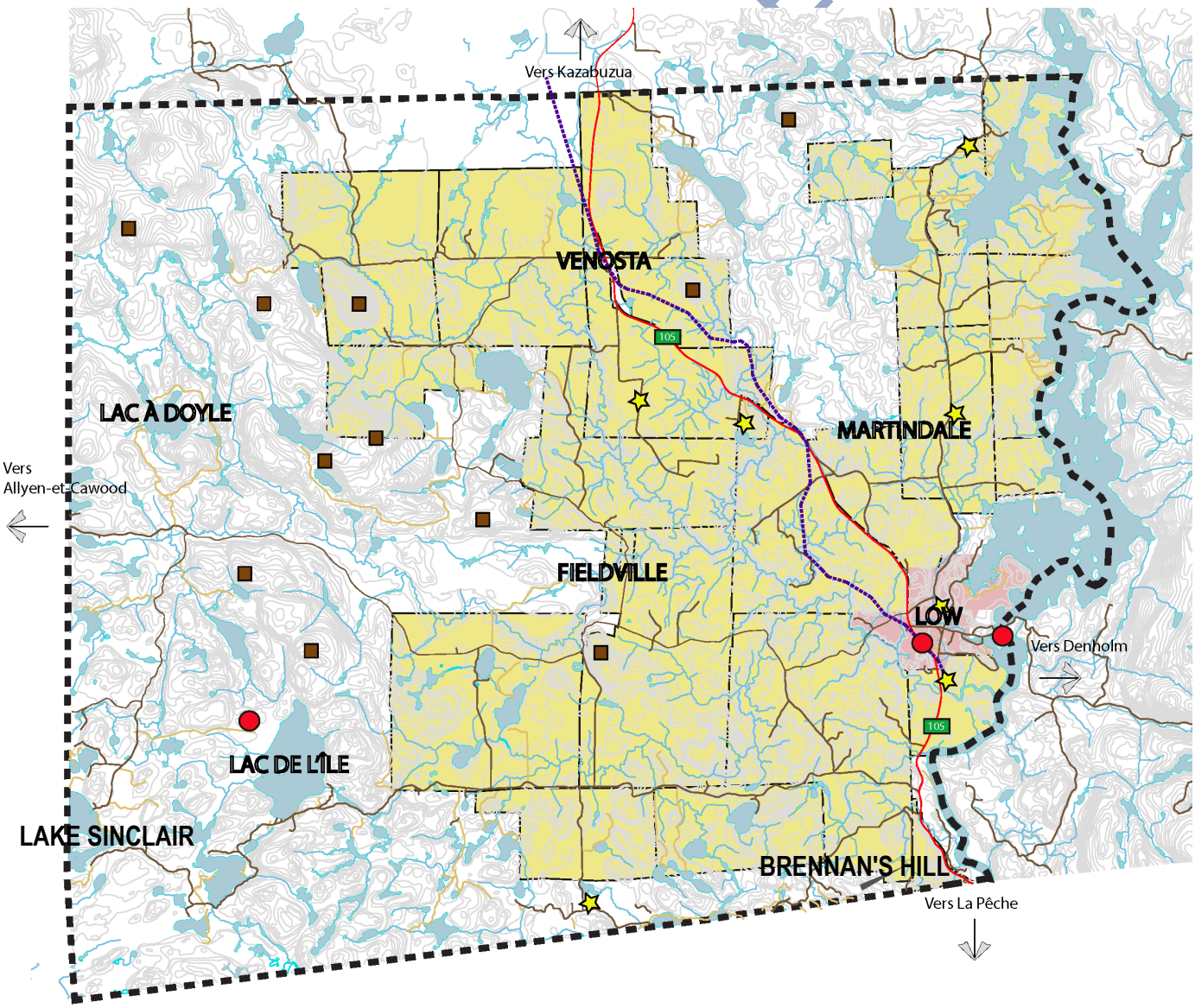
SPATIAL ORGANIZATION CONCEPT

The municipality of Low Township is made up of several communities centered around the lakes and rivers in the area. Today, the communities of Low, Brennan's Hill, Fieldville, Martindale, and Venosta form the inhabited areas around which the territory has developed.

(Village's core Fieldville, Brennan's Hill, Venosta etc.) retain their rural and spacious character, with very low density outside the urbanized area to preserve the homesteading spirit.

EMENT

Excerpt from Appendix C: Spatial Organization Concept



VILLAGE CORE AREA (LOW)

The urban perimeter encompasses all urban functions. It is defined by the MRC in order to limit densification to areas served by water and/or sewer systems. Due to the availability of land in this sector, the establishment of large commercial or industrial areas is limited, and an inventory of vacant land would serve to optimize planning and development efforts in the village core.

Most businesses and services, including a convenience store, restaurants, and other services, are concentrated in the village core of Low. There is also a construction company (*Atlas Lumber)* that acts as a supplier of building materials and contributes to the local economy. Most community and municipal facilities are also located here, including the town hall, a fire station, *St. Michael's* English-language high school, and the Gatineau Center arena.

The preferred activities for this sector are medium-density housing, commerce, low-impact industries, professional services, and community activities.

FIELDVILLE AREA (FIELDVILLE)

The Fieldville sector includes several homes and large agricultural properties. A water supply system serving a limited number of residences is in place.

The preferred activities in this sector are low-density housing and agriculture.

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BRENNAN'S HILL AREA (BRENNAN'S HILL & LAC BERNARD)

This sector is located in the south of the municipality and is the gateway for all those arriving from Gatineau. There are a few commercial establishments that benefit during the summer from visitors to Lake Bernard. The buildings in this sector are of heritage interest and deserve special attention given their visibility from the provincial highway.

Bernard Lake is a well-established lakeside resort area. As with Sinclair Lake, the management of acquired rights will have to be taken into account in the zoning by-law that will govern these areas. However, it should be noted that only the north shore of the lake is located within the municipality of Low

The preferred activities in this sector are low-density housing and agriculture.

SINCLAIR LAKE AREA (SINCLAIR LAKE & LAC DE L'ÎLE)

The area around Sinclair Lake is already occupied, and the dwellings located there will inevitably be subject to exemptions when the urban planning regulations are updated. The section of the bylaw dealing with the management of acquired rights will have to take into account the specific situations found around Sinclair Lake.

Lake L'Île is set in an exceptional natural environment. The Awacamenj Mino camp alone occupies 750 acres of land bordering the lake.

The main activities in this area are outdoor recreation and very low-density housing.

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NORTHWEST SECTOR (LAKE DOYLE, LAKE LAPORTE, LAKE HOBO, LAKE BOHÈME, LAKE SOWDEN, AND LAKE ROGERS)

This area includes vast uninhabited areas and several small and medium-sized lakes with a limited number of dwellings. The area is served by municipal gravel roads connecting Venosta and Fieldville to Alleyn-Cawood. The recommended activity for this portion is recreational use of the forest and its resources, particularly for hunting and fishing.

The preferred activities in this sector are outdoor recreation and very low-density housing.

VENOSTA SECTOR

Located directly on Route 105, the community of Venosta includes a place of worship, a community building, and a few residences. Like Brennan's Hill, Venosta serves as a gateway to the territory, but from the north. Lake Venosta is also home to a few residences.

Large tracts of agricultural land, mostly due to the limited fertility of the soil, offer an exceptional landscape where vast expanses stretch into the distance.

The preferred activities for this sector are low-density housing and industry, particularly in the agri-food sector, to compensate for the decline in agricultural activities.

MARTINDALE AREA

The Martindale sector is located slightly north of the urban perimeter of the municipality of Low Township. This sector consists of several agricultural lands and the banks of the Gatineau River.

The preferred activities for this sector are low-density housing and vacation homes, recreational and tourism activities, and agriculture.

PROJET DE RÈGLEMENT

CHAPTER 2: MAJOR LAND USE PLANNING GUIDELINES

(L.A.U. Chapter A-19.1, section 83, paragraph 1)

The planning process for the municipality of Township of Lowbegins with the development of broad land use guidelines. These guidelines are consistent with the broad guidelines of the MRC de La Vallée-de-la-Gatineau's land use and development plan, while being specific to the municipality's territory. Based on the development guidelines adopted by the council, objectives and implementation measures will be established as tools to enable the municipality to meet the challenges it has set for itself in developing its territory. These various elements are implemented through urban planning regulations.

The broad guidelines of the Urban Plan therefore serve to identify municipal concerns and issues. By definition, they provide an understanding of the main choices made for the future. In the interest of continuity, the broad guidelines of this plan are based in part on the original plan dating from 1991. It is interesting to refer to past issues that have or have not been addressed in order to adjust and understand the context that led to the current situation.

The Land Use Planning and Development Act (LAU) stipulates that urban planning regulations must comply with the elements of the Urban Plan, which in turn must comply with the guidelines of the revised Land Use and Development Plan of the MRC de La Vallée-de-la-Gatineau.

The main development guidelines are therefore grouped under five themes defined for the entire municipality: consolidation of the village core, enhancement of agricultural land, safety improvements along Route 105, sustainable management of tourism and resort development, and responsible management of natural resources.

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The broad development guidelines established by the MRC de La Vallée-de-la-Gatineau, with which the Urban Plan guidelines must be compatible, are not necessarily identical, as they are specific to the municipal territory. For reference, here are the guidelines contained in the current Land Use Plan:

1. Strengthening urbanization perimeters.
2. Enhancing road and tourist hubs.
3. Beautifying road corridors.
4. Structuring commercial spaces.
5. Protecting the territory and agricultural activities.
6. Increasing active and public transportation.
7. Maintaining the integrity of the road network.
8. Revitalizing industrial areas.
9. Preservation of water resources.
10. Rational forest management.
11. Careful management of natural and anthropogenic constraints.
12. Ensuring the development of regional tourist attractions.
13. Improving vacation spots.

The following are the main guidelines and means of implementation identified for each of these objectives:

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1) CONSOLIDATION OF THE VILLAGE CORE

It is essential to organize and consolidate the establishment of residential, commercial, industrial, and recreational functions within the municipality's urbanization perimeter in a relevant manner, taking into account factors related to the physical characteristics of the environment. The consolidation of the village core aims to boost economic activity in this sector and provide residents with local services and a relevant commercial mix.

Objective:

- Deliberately concentrate services and businesses in the town center in order to preserve the rest of the area for low-density rural development.

Means of implementation:

- Encourage (without coercion) optimal utilization of the core
- Establish simple land use and urban planning policies that promote the improvement of the living environment within these areas;
- Encourage gradual and deliberate densification only where services already exist;
- Identify historic sites through signage and incorporate them into tourist routes;
- Identify and characterize heritage buildings;
- Promote renovation assistance programs that highlight the original architecture of identified heritage buildings;

  Develop and implement a Site Planning and Architectural Integration Plan (PIIA) and aesthetic standards limited to the core area and immediate vicinity of Route 105

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2) ENHANCEMENT OF AGRICULTURAL LAND

Aware of the essential role of the agricultural sector in consolidating its economic activities, the municipality of the Township of Low recognizes that certain steps must be taken to give priority to agriculture in those parts of the territory with concrete agricultural potential.

Objectives:

- Protect agricultural activities while allowing for a high degree of flexibility for small farms, complementary uses, and private income diversification (agritourism, workshops, etc.).

- Enhance and consolidate agricultural activities.

- Support projects on non-arable land through the CPTAQ and the MRC

Means of implementation:

- Encourage small-scale farms (up to 10 animal units, as authorized by the SAD) and innovative private projects;

- Allow for greater flexibility regarding small farms, complementary private uses (agritourism, workshops, small businesses), and innovative projects on non-arable land, by supporting applications submitted to the CPTAQ and the MRC.

- Recognize clusters of structures and hamlets to exclude them from the restrictive agricultural zoning designation.

PROJET DE RÈGLEMENT

3) SECURING THE VICINITY OF ROUTE 105

Aware of the vital role of Route 105 for the region and its role in connecting the Gatineau-Ottawa region and northwestern Quebec, the municipality of Low recognizes that certain measures must be implemented to secure the vicinity of this provincial highway, which is the backbone of the municipality's higher transportation network.

Objective

- Ensure safe coexistence without imposing an excessive number of restrictions on private property access

Means of implementation:

- Reasonably limit new direct access points; encourage connections via existing or private paths.
- Review the speed limit on Route 105 near the village center and residential areas.

4) SUSTAINABLE MANAGEMENT OF TOURISM AND RECREATIONAL DEVELOPMENT

The territory of the municipality of Township of Low projects an image that reflects the distinctive characteristics of the vast territory of the MRC de la Vallée-de-la-Gatineau. The wooded landscapes, recreational forest, agricultural land within the municipality, and the Gatineau River near the village center all contribute to the unique character of Low Township. It is important to protect and enhance these assets in order to create a resort environment that will stand the test of time and boost tourism-related economic activity in the municipality.

Objectives:

- Preserve and enhance lakes and landscapes for private and recreational use;
- Encourage private initiatives for lodging and activities.

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Means of implementation:

- Implement proportionate bank protection measures (reasonable minimum buffer zones) to maintain the quality of water bodies without imposing new, excessive restrictions.
- Develop the potential of the Véloroute through private partnerships.

PROJET DE RÈGLEMENT

5) RESPONSIBLE MANAGEMENT OF NATURAL RESOURCES

The exploitation of natural resources has for too long neglected the harmful effects of its activities on the environment. Now, more citizens and businesses are aware of the significant challenges that lie ahead for us as a community. The municipality of Low is aware of the important role it must play in protecting the natural resources within its territory (forests, agroforestry, waterways, etc.). Changes in habits and attitudes will require decisions and actions from everyone, for the benefit of future generations.

Objectives:

- Promote integrated and sustainable land use by private landowners (agroforestry, outfitters, hunting, fishing);
- Prioritize local practices and citizen participation.

Means of implementation:

- Plan forest land uses to support integrated and sustainable management by private landowners;
- Establish regulations for appropriate uses at outfitter and on the lakes within the territory;
- Provide access to the river via a municipal dock for river users.

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CHAPTER 3: LAND USE

L.A.U. Chapter A-19.1, Art. 83 AL. 2

INTERPRETATIVE RULES

In accordance with the Land Use Planning and Development Act (Section 83), the urban plan must include major land uses and occupancy densities. This section of the urban plan must also comply with the La Vallée-de-la-Gatineau RCM's development plan. The main land uses and population densities are intended to represent the current and projected uses of the territory. They give concrete expression to the guidelines, planning and development strategies, and priority uses of the territory.

LIST OF LAND USE AREAS

Major land uses indicate the dominant administrative purpose for each part of the municipal territory. They are guidelines that indicate the current or projected situation of land use.
Source: Planning and Urban Development Act, Article 83

The major land uses and densities are shown in Appendix A - *"Major land uses and densities."*

The identified land use areas are as follows:

- Urban
- Village
- Suburban
- Resort
- Agrodynamic
- Agro-viable
- Agrofluvial
- Rural
- Conservation
- Industrial
- Recreational
- Recreational forestry
- River recreation
- Tourism

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Land uses represent the dominant or planned uses in accordance with the MRC's land use plan. The purpose of this section is to provide for coherent and functional development. It is therefore not as detailed as a zoning plan.

PROJET DE RÈGLEMENT

DIVISION OF THE TERRITORY INTO DESIGNATED AREAS

The municipal territory is divided into land use areas. These areas are illustrated in Appendix A - Major land uses and occupancy density.

Each of the land use areas delineated on the plans is identified by letters indicating its dominant function(s). Table 1 below identifies the different land uses found within the territory of the Municipality of Low.

Table1 . Identification of land use areas

Class Agglomeration	
VILG	Village
FAUB	Suburban
VILL	Villager
RUR	Rural
Class Resource use	
AGD	Agrodynamic
AGV	Agroviable
AGF	Agrofluvial
IND	Industrial
Class Conservation and protection of the environment	
CONS	Conservation
Tourism and Recreation Class	
REC	Recreational
RFOR	Recreational forestry
RFLUV	Recreational river

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All of the designations prescribed in Plan 1—Major Land Use Designations and Densities—are intended to specify the predominant uses of different portions of the municipal territory. These designations are established based on the development objectives prescribed by the MRC. They will be incorporated into the zoning plan, which must comply with the compatible uses set out in the Urban Plan and the Development Plan.

PROJET DE RÈGLEMENT

1. AGGLOMERATION ZONING CLASS

Village (VILG)

The Village (VILG) designation refers to small urban entities, defined by an urbanization perimeter. The perimeter thus separates the village core from the rest of the municipality's territory. It therefore establishes the boundary between urban functions, where services are generally concentrated, and areas dedicated to agriculture and forestry.

The housing density within the urban perimeter is, by definition, higher than in other land use categories. For example, housing types with a higher land use intensity may be found here.

The urban perimeter as defined in the Land Use Plan is thus delimited by the Gatineau River and Route 105, at the Paugan power plant. The delimitation of this urban perimeter makes it possible to plan space requirements in order to accommodate various urban functions.

This strategy, which recommends consolidating urbanization perimeters and slightly densifying village centers, aims to limit urban sprawl and optimize the use of existing infrastructure and facilities.

In the village land use plan, the following parameters will be incorporated into the zoning plan

Table: Urban planning parameters for village land use

Parameter	**Indicator**
Maximum land use density	24 dwellings/hectare (with services)
Maximum floor area ratio	Without services 0.4 and with services 0.75
Maximum height	2 stories
Area of parks and natural spaces	Minimum 10% of the urban perimeter
Uses in the village area	Mixed-use buildings
Building cladding	Preference for wood decking
Water supply or sewerage networks	If present within 100 meters, connection is mandatory

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The following groups of uses are compatible with this designation:

- Residential
- Commercial
- Road and regional commerce
- Recreation
- Agriculture
  Subject to compliance with a buffer zone separating it from any residential use
- Services

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Suburban (FAUB)

The Faubourgeoise (FAUB) designation refers to parts of the municipal territory that are sparsely urbanized and whose functions complement those of other towns and villages in the surrounding area.

The dominant land use within the suburbs of the valley is residential.

Figure 6.9: The hamlet of Brennan's Hill in Low



Among the small urban settlements, Venosta is representative of one of these former hamlets that became independent thanks to its small railway station and post office. North of the village of Low, the suburb of Venosta emerged from forests that have now been converted into fields. It includes public buildings such as a church and a community center, as well as commercial buildings including a repair and body shop, a linen store, and a small summer market. The suburb of Venosta has 26 single-family houses, some of which are in need of major repairs.

Given the vacancy rate of buildings in suburban areas, priority should be given to occupying existing buildings through restrictions on subdivision.

Table: Census of built and vacant properties

Suburb	Type (1)	Built property built	Vacant property	Total
Venosta (Low)	H	26	7	33
Fieldville (Low)	H	16	7	23
Brennan's Hill (Low)	H	15	6	21

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Table 6.12: Identification of suburban areas

Suburban area	Concentration of more than 15 dwellings in a minimum area of 4 hectares	Establishment of public or private streets	Presence of roadside or local shops	Sporadic presence of industrial businesses	Presence of heritage buildings or places of historical or cultural interest	Municipal water or sewer services
Venosta (Low)*	X	X	X	X	X	Aqueduct
Fieldville (Low)*	X				X	Aqueduct
Brennan's Hill (Low)	X	X	X	X	X	None

Table 6.13: Urban parameters of suburban land use

Parameter	Layout
Maximum land use density	5 dwellings/hectare
Maximum height	2 stories
Building cladding	Preference for wood cladding
Commercial use	Restricted to existing uses
Community use	Restricted to existing uses

The following groups of uses are compatible with this designation:

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Resort (VILL)

The Resort (VILL) designation refers to portions of the territory that have the potential to accommodate activities, facilities, and land uses related to resort or tourism. This designation is mainly located near lakes, particularly Lake Bernard, Lake Cameron, and Lake Sinclair.

In June 2020, there were a total of 305 properties in the resort area, covering 1.69 km^2in the municipality of Low, of which 263 were built and 42 were vacant.

The preservation of natural environments and environmental quality is an important issue in these areas, as their development depends on nature as a resource and main attraction. Lake resort areas will be subject to special provisions due to the ecological sensitivity of the lakes.

A *policy for the protection of shorelines, coastlines, and floodplains* is even included in the zoning by-law.

The density of occupation is generally very low due to buildings being scattered or grouped in small clusters. These dwellings are self-sufficient in terms of water supply and sanitation.

The urban planning parameters for resort areas aim to create low-density areas, with buildings occupying less than 25% of the land area and no more than two stories high to ensure the effectiveness of fire services (see Table 6.32). To maintain a pleasant and aesthetic natural environment, an index for maintaining natural vegetation cover will also be proposed.

Table 6.32: Urban parameters for resort land use

Parameter	Value
Maximum density	2.5 dwellings per hectare
Maximum floor area ratio	0.25
Maximum height	2 stories
Minimum area of a riverside lot	4,000 square meters
Depth of the waterfront strip	Varies from 10 to 15 meters depending on the slope
Minimum natural vegetation cover ratio for the lot	0.55
Island environment	1 dwelling per hectare
Average depth of a resort area	180 meters

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The following are compatible land use groups for this designation:

- Residential
  Subject to specific provisions for the protection of the environment, wildlife or landscape

- Commerce
  Specifically accommodation or tourism-related commerce

- Recreation

- Agriculture
  Subject to compliance with a buffer zone separating it from any residential use

- Forest
  Subject to compliance with a buffer zone separating it from any residential use.

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Rural (RUR)

Rural land use includes large wooded areas intended for the production and harvesting of wood. It mainly comprises land owned by private owners. Most clearings and fields are cultivated for fodder or are kept for grazing animals. This area is occasionally crisscrossed by snowmobile and ATV trails.

The planning framework established for this land use area is intended to allow owners of single-family homes to establish small farms. This complementary activity must not compete directly with the agricultural zone. Consequently, no intensive agricultural activity is permitted in the rural land use area.

Significant wildlife presence

The private woodlands are home to wildlife that is sometimes unexpected. Here and there, you will find signs of white-tailed deer and moose, muskrat habitats, and even great blue heron habitats. This wildlife shares the forest with wild turkeys, not to mention bears.

Miles of roads to maintain

Access to rural areas is provided by municipal roads in varying conditions. Most roads are unpaved and require regular grading. One of the main challenges in rural areas is to allow new households to settle, which would improve the profitability of existing infrastructure.

Table 6.37: Urban parameters of rural land use

General parameters	Layout
Approximate occupancy density	1 dwelling per hectare
Maximum floor area ratio	0.03
Maximum height	2 stories
Residential property parameters	
Minimum natural vegetation cover ratio for a lot	0.5
Location (house and farm buildings)	5,000 square meters
Complementary use: Small farm (house + pasture)	The first hectare (2.5 acres) allows for one animal unit. Each additional hectare entitles the owner to one additional animal unit. Maximum of 10 animal units per residence.

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The following groups of uses are compatible with this designation:

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2. RESOURCE USE CLASS

Agrodynamic (AGD), Agroviable (AGV), and Agrofluvial (AGF)

The Agrodynamic (AGD), Agroviable (AGV), and Agrofluvial (AGF) land use categories correspond to a vast expanse of agricultural land.

This agricultural land covers an area of approximately 12,272.4 hectares, of which 7,338.9 hectares is wooded, representing 59.8%. Agriculture plays an important role in the municipality's landscape and culture, and preserving the region's landscapes and agricultural practices requires diversifying farmers' income to ensure they can earn a living that is commensurate with their efforts. Agritourism-related activities are encouraged as a complement to agriculture.

The municipality of Low has some Class 2 land, i.e., soils with moderate limitations that reduce the range of possible crops or require the application of ordinary conservation measures. The rest of the region consists mainly of Class 3, 4, and 7 soils. Class 7 includes soils that are unsuitable for cultivation or permanent grazing.

Land designated for agrodynamic use (AGD) corresponds to areas where agriculture in agricultural zones is most vibrant. This is an area where there is a concentration of active farms with well-maintained buildings, while the fields are intensively farmed. The soils are of good quality for agricultural use. Woodlands are omnipresent, but are set back on steeply sloping land or in more hilly areas.

Agroviable areas (AGV) are mostly made up of working farms with small livestock populations and relatively modest investments. In some places, there is degraded land, while woodlands are very numerous. The fields have significant constraints related to, among other things, stoniness, drainage, and topography.

The agro-fluvial designation (AGF) seeks to implement the concept of developing the Gatineau River using land within the agricultural zone. This designation will mainly occupy the space between the banks of the Gatineau River and the municipal road that runs along the river. The proposed recreational facilities must be designed to accommodate users of this body of water through light

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development such as walking trails, floating docks or boat launches, picnic areas, and other extensive recreational activities.

Table 6.25: Urban parameters for agrodynamic, agro-viable, and agro-fluvial land uses

Parameter	Indicator
Maximum land use density	1 dwelling/hectare
Maximum height of residential buildings	2 stories
Maximum area of a plot	5,000 square meters
Harmonization rule between a farm and residential use	Calculation of separation distances

The occupancy density is generally very low due to scattered buildings that are self-sufficient in terms of water supply and sanitation.

The following groups of uses are compatible with this designation:

- Residential
- Commerce
  Specifically, activities complementary to agriculture
- Recreation
  Specifically activities complementary to agriculture
- Industry
  Specifically activities complementary to agriculture
- Agriculture
- Forest

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Industrial (IND)

Industrial (IND) areas aim to recognize the economic and strategic importance of territories dedicated to hosting industrial enterprises.

According to the Directory of Primary Wood Processing Plants published by the MFFP in June 2017, there are only four companies engaged in primary wood processing that can be considered factories, including Commonwealth Plywood Ltée, located on an 18.5-hectare site in Low. The latter specializes in the manufacture of hardwood lumber and white pine.

The Low industrial area – Commonwealth Plywood Ltée
This industrial area is located within the urbanization perimeter of the municipality of Low. It is entirely occupied by the sawmill facilities belonging to Commonwealth Plywood Ltée. There are no vacant lots available in this industrial area.

As a precautionary measure, we want to avoid disturbing residents in residential areas and protect them from certain nuisances, such as smoke or dust. Therefore, buffer zones will be established around existing industrial areas to mitigate any inconvenience as much as possible.

Standards relating to outdoor storage, building layout, and yard design will be implemented. In addition, rules will be proposed to prevent compatibility issues from arising. From now on, a buffer zone will be required between land used for industrial purposes and areas zoned for residential, community, or recreational use.

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3. CONSERVATION CLASS AND ENVIRONMENTAL PROTECTION

Conservation (CONS)

The Conservation (CONS) designation aims to protect the most sensitive large natural ecosystems in the territory. It corresponds to a small portion of land located north of the municipal boundary of Kazabazua and the Township of Low. Wildlife conservation ensures that these sites are enhanced while restricting development.

The population density is very low, as the aim is to protect the existing wildlife heritage and limit development in these areas to ensure the survival of various species, taking into account their habits.

Table 6.46: Area of conservation areas in the
of the MRC de La Vallée-de-la-Gatineau

Type of conservation area	Area (in ha)	Percentage
Ecological reserves	2,696.4	1.71
Exceptional forest ecosystems and those planned	1,616.8	1.03
Planned biodiversity reserves	67,046.7	42.43
Conservation areas	67,771.7	52.99
Nature reserves	91.1	0.06
Biological refuges (123)	18,408.6	11.68
Total	**157,631.3**	**100.00**

The following groups of uses are compatible with this designation:

- Residential
  Subject to specific provisions for the protection of the environment, wildlife or landscape

- Recreational
  Subject to specific provisions for the protection of the environment, wildlife or landscape

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- Forest
  Subject to specific provisions for the protection of the environment, wildlife or landscape

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4. TOURIST AND RECREATIONAL CLASS

Recreational (R)

Recreational areas cover more or less extensive portions of land where residents and tourists are invited to enjoy nature or engage in sports activities of all kinds. These are outdoor play areas including regional parks, hiking trails, or portions of land adjacent to a river for kayaking or canoeing.

These areas play an essential role in social and economic life. On the one hand, they are places for leisure and relaxation offering privileged contact with nature and, on the other hand, they generate tourist income that contributes to the maintenance of several communities in the Val-Gatineau region.

This raises a number of issues, including how to welcome visitors and tourists and, consequently, how to develop a network of accommodations that meets their expectations. Next, the network of outdoor activities needs to be better structured, and the region's tourist corridors need to be developed and promoted.

The Gatineau Valley Linear Park, or the Draveurs Bike Path, which begins in the municipality of Low, is a prime example.

The Awacamenj Mino Scout Camp in Low

The Lac de l'Île recreational area in Low includes the Awacamenj Mino scout camp, which means "better than anything" in Algonquin. Created in 1955, the camp can accommodate up to 200 young people in its dormitories. Activities focus on water sports and the outdoors. Managed by Société Scogestion (1982) Inc., the property covers an area of 303.3 hectares.

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Table 6.33: Urban parameters for recreational use

Parameter	Layout
Maximum density	1 dwelling/hectare
Maximum height of residential buildings	2 stories
Minimum area of a residential lot	25,000 m^2
Commercial use	Complementary to an outdoor activity

Recreational forestry (RFOR)

Recreational forest areas are essentially public lands belonging to the Quebec government.

This huge area is mainly dedicated to intensive forestry and timber harvesting. However, many recreational and sporting activities are also practiced on these vast public grounds, including hunting, fishing, and vacationing.

In the municipality of Low, this area is mostly covered with maple and linden trees.

The forestry regulations drawn up for the territories and stands seek to achieve a managed forest. In other words, a forest that also takes into account all plant and animal species and maintains the conditions necessary for their existence. The forest management model is also based on participatory mechanisms that give citizens a voice.

In addition to its lakes, the Val-Gatineau region is notable for its retention structures, which have created reservoirs with significant hydraulic power. The Paugan dam in Low has a retention capacity of 91,800,000 cubic meters of water and is 51.6 meters high.

Table 6.44: Urban parameters of recreational forest land use

Parameter	Value
Maximum density	3.3 dwellings/hectare
Minimum density	1.3 dwellings/hectare
Maximum height	2 stories
Maximum height for public utility use	None
Minimum area of a riverside site	6,000 square meters
Minimum area of a non-waterfront site	3,000 square meters
Residential construction near the strategic road network	On perpendicular roads forming a loop not exceeding a one-kilometer route
Site linked to public utilities	Surrounded by a buffer zone

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Recreational Riverfront (RFLUV)

The Recreational Riverfront Zone (RFLUV) covers the Gatineau River corridor, a popular spot for fishing and water sports and considered one of the region's economic and tourism development drivers.

Low housing density should be maintained along the river corridor to preserve its rural character and prevent environmental problems that could contaminate the river.

Furthermore, in order to maintain the uniqueness of this river corridor, new buildings should, as far as possible, incorporate maritime architectural themes, while the cladding of new buildings should highlight wood.

The municipality of Low is concerned by segments 1 and 2 of this corridor:

1) Segment 1: Turbulent waters

This first segment, 6 km of which is located within the municipality, takes boaters to the foot of the Paugan dam. The presence of shoals and water management related to the Paugan dam jeopardize the safety of high-volume recreational boating on this segment. The objectives for enhancing this segment should focus on the following aspects:

- Promote non-motorized water excursions and low-powered boating on this segment;
- Prioritize fishing activities through the stocking of sport fish species and the installation of equipment allowing access to the river for small boats only;
- Maintain the safety of the basin downstream of the Paugan dam, in close collaboration with Hydro-Québec;
- Work with the MRC de la Vallée-de-la-Gatineau to examine opportunities for developing the potential and activities of this segment of the Gatineau River. This operation should allow for the emergence of complementarity between water sports and facilitate the development of a continuous link as originally conceived in the Outaouais fluvial concept.

2) Segment 2: Peaceful navigation

From upstream of the Paugan Dam to the Calumet Rapids, Segment 2 covers a length of 52 kilometers. It is the ideal place for recreational boating on the

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Gatineau River. Several municipalities, including Low, share this segment. One of the important aspects for the development of this segment is that four of the five urbanization perimeters are adjacent to the Gatineau River, allowing for a variety of commercial opportunities.

It should be noted that the municipality of Low is one of the main gateways for recreational boating in Segment 2, while remaining the arrival point for water activities related to Segment 1. At this location, a site could be developed to allow non-motorized boats to pass between Segments 1 and 2 of the Gatineau River, in order to make this passage safe.

The development of Segment 2 should be based on the following proposals:

- As **the Paugan Reservoir** is the starting point for recreational boating on Segment 2 of the Gatineau River, it is essential that this reservoir become the ideal location for a river relay station. This relay should include basic harbour master services, electricity and drinking water services at the docks, a wastewater disposal service, and the sale of petroleum products. In addition, a tourist relay in the form of a short-stay campground could be developed for users of the Gatineau River, the Draveurs bike path, and the Quebec National Walking Trail. To make these relays a reality, nautical hubs will be marked along the Gatineau River corridor.
- **Among the remnants** of more than a century of log driving on the Gatineau River, submerged logs sometimes float back to the surface, creating obstacles to safe recreational boating. Work to recover these logs in certain parts of segment 2 will have to be planned in order to improve boating safety and reduce the volume of debris that periodically accumulates on the banks of the Gatineau River due to water level fluctuations.
- **Improvement of** the safety **system** in collaboration with Hydro-Québec to restrict navigation near the Paugan dam, both upstream and downstream. A location must also be designated for the land passage of non-motorized boats transiting between segments 1 and 2 of the river.
- **The buoys** in this segment must be maintained to ensure safe navigation. This buoyage system must comply with the Department of Transport Canada's Private Buoys Regulations. Each public access point must be equipped with signs explaining the buoyage system, as must any publicly accessible dock where more than three boats can be moored.

Table 6.34: Urban planning parameters for recreational river use

Parameter	Value
Maximum density	1 dwelling/hectare
Maximum height of residential buildings	2 stories

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Minimum lot size	1 hectare
Preferred materials	Wood
Riparian strip	Maintain natural forest cover

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COMPATIBILITY CHART

To summarize the groups of compatible uses according to the main land uses, Table 2 indicates, with an X at the intersection of two columns, which group of uses is compatible with each land use. When a number in parentheses is placed next to the X, it refers to a specific condition, the details of which can be found below Table 2.

Table2 . Compatibility grid

Use group	Urbanization perimeter (U)	Holiday and recreation (V)	Agricultural (A)	Forest (F)	Wildlife conservation (Ca)	Aesthetic conservation (Ce)
Residential	X	X(2)	X	X(6)	X(2)	X(2)
Commerce	X	X(3)	X(4)		X(2)(3)	X(2)(3)
Road and regional trade	X					
Recreation	X	X	X(4)	X	X(2)	X(2)
Industry	X(1)		X(4)	X(1)(5)		
Agriculture	X(1)	X(1)	X	X		
Forestry		X(1)	X	X	X(2)	
Services	X					

(1) Subject to compliance with a buffer zone separating it from any residential use.
(2) Subject to specific provisions for the protection of the environment, wildlife or landscape
(3) Specifically accommodation or tourism-related businesses
(4) Specifically activities complementary to agriculture
(5) Specifically activities related to forestry
(6) Specifically, very low-density housing.

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CHAPTER 4: THE ROUTING OF MAIN TRAFFIC ROUTES

L.A.U. Chapter A-19.1, Art. 83 AL. 3

THE EXISTING ROAD NETWORK

The road network in the municipality of the Township of Low consists of two hierarchical levels of road service. The upper provincial level consists exclusively of the section of Route 105 that crosses the territory from south to north. The local network consists of the remaining streets and roads in the municipality. Appendix B shows the layout of the municipality's main traffic routes.

ROUTE 105

With the disappearance of the railway line several years ago, Route 105 is now the only route for transporting goods and materials throughout the region. This road is undoubtedly the vital link between the municipality of Low and the entire Outaouais region, as it crosses the entire territory, connecting the municipality of Kazabazua in the north and the municipality of La Pêche in the south.

However, given its importance, Route 105 causes some local irritants. Its location in the immediate vicinity of part of the Gatineau River creates problems in terms of water quality protection and control of mineral and organic inputs.

The width of Route 105 also creates problems with speed control in residential areas. Improvements will therefore have to be planned to limit speed, improve certain intersections, and install community facilities such as crosswalks and parking lots.

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OTHER IMPORTANT ROADWAYS

Local roads remain an important feature of the territory, as they allow traffic to flow smoothly within the municipality. It is therefore important to recognize the need for dead-end roads and to seek new opportunities to connect existing and planned roads.
Three service roads connect the village center to the rest of the territory:

- Main Road, which becomes Paugan Road and leads to the power plant of the same name;
- Martindale Road, which runs parallel to Route 105 and provides access to various roads leading to the Gatineau River. This road also connects the village center to Lac-Sainte-Marie Road;
- Fieldville Road, which crosses the territory from east to west and connects Routes 105 and 303 via Cawood Road, as well as Route 366 via Lac Sinclair Road and Cléo Fournier Road leading to La Pêche.

CLASSIFICATION OF LOCAL ROADS

Streets and roads are divided into two types of tenure:

- Municipal roads, which are the responsibility of the municipality for maintenance. New municipal roads must comply with road construction standards established by the municipality before the municipality can take possession of them.
- Private roads, which are generally shorter than municipal roads and are the responsibility of the owner(s) for maintenance. New private roads must also comply with certain road construction standards, although these are not the same as for municipal roads due to their private nature and the fact that traffic is generally limited.

The issue of municipal responsibility for existing roads is a significant one. In this regard, the new regulations will need to include provisions to address local road structure issues.

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Among other things, the rules on maximum gradients will have to be reviewed, the use of asphalt or other products of equivalent performance will have to be made mandatory on certain gradients, and drainage requirements will have to be adopted.

THE GATINEAU RIVER: AN OMNIPRESENT FEATURE OF THE TERRITORY

The Gatineau River is an important traffic artery in the Township of Low due to its size. It is also home to the municipal wharf and a boat launch. Regulations governing traffic on the lake, the use of private wharf space, and the intensity of water sports must be consistent with the objectives of the Urban Plan, which aims to provide recreational areas that do not detract from the tranquility and wilderness of the area.

The main mode of transportation in the municipality of the Township of Low remains the car. Lifestyle habits, spatial organization, and the layout of the roads make this type of transportation the most efficient and cost-effective for residents. The population density is not high enough to support stable public transportation on a municipal scale. On a regional scale, Autobus Maheux provides intercity service, with one departure per day in each direction, connecting the Township of Low to Gatineau and other municipalities along Route 105.

OFF-STREET NETWORK

The territory of the municipality of Low Township is crossed by several types of traffic routes that allow for a certain diversity in the modes of transportation available to users.

The provincial and municipal road network accommodates motor vehicle traffic, while several trails and navigable waterways are also used for transportation, generally for recreational purposes.

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There is also a river corridor that can be used as a waterway in certain areas. Some existing facilities are available in the area for residents to get around on foot or by bike.

The old railway line now occupied by the Véloroute des Draveurs is a major tourist attraction for the municipality, as well as being a high-quality cycling infrastructure with a gentle, steady gradient. It connects Brennan's Hill to Gracefield and beyond, crossing the territory from south to north over a distance of more than 70 km. Several rest stops have been set up along the bike route, and the agritourism potential along this corridor remains to be explored.

ALL-TERRAIN VEHICLE TRAILS

Near the municipality of Low, there are several ATV trails crisscrossing the territory, including the trails of the Club Quad de l'Outaouais and the Club Quad du Pontiac. This proximity to this type of activity is very important because it attracts a large number of tourists each year. It also has a significant economic impact, as it contributes to the vitality of restaurants and accommodation establishments in the area.

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CONCLUSION

The Township of Low Land Use Plan sets forth a clear vision: to preserve a spacious rural area, true to its homesteading and agricultural heritage, while offering great freedom to private property owners and new residents who seek, above all, space, tranquility, and an authentic lifestyle. Building on the MRC's Land Use Plan, this plan ensures responsible management without imposing unnecessary constraints, while maintaining an exceptional quality of life.

This Land Use Plan serves as the foundation for a streamlined regulatory overhaul that will bring to life the vision of a responsible, affordable rural municipality that respects property owners' freedom.

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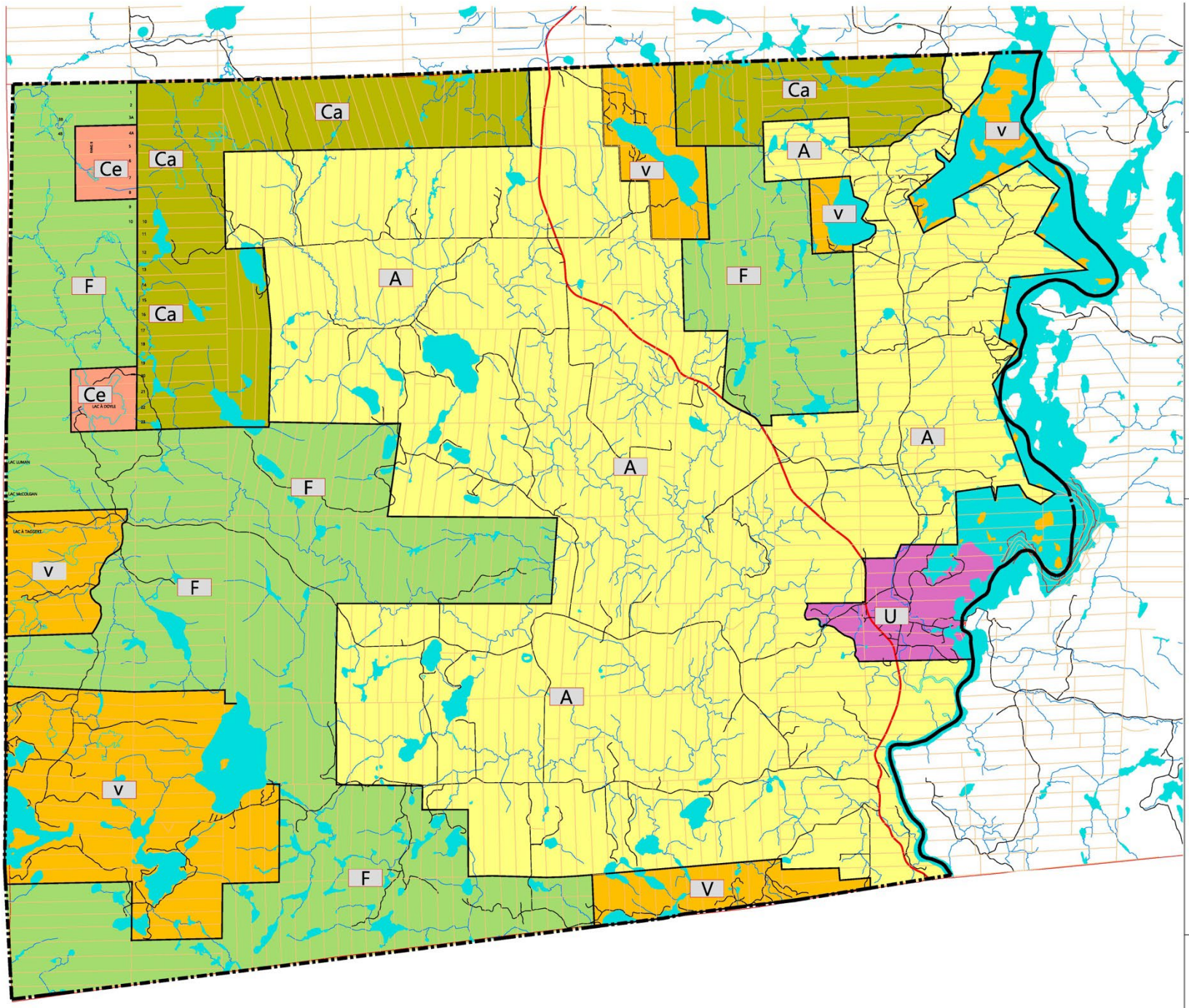
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PROJET DE RÈGLEMENT



Annexe A
Plan des Affectations
Municipalité de Low

AFFECTATIONS:

- Urbaine..... U
- Villégiature..... V
- Forestière..... F
- Agricole..... A
- Conservation faunique..... Ca
- Conservation esthétique..... Ce
- Limite municipale.....
- Cadastre.....

HYDROGRAPHIE

- Cours d'eau
- Lac
- Milieu humide

INFRASTRUCTURE DE TRANSPORT

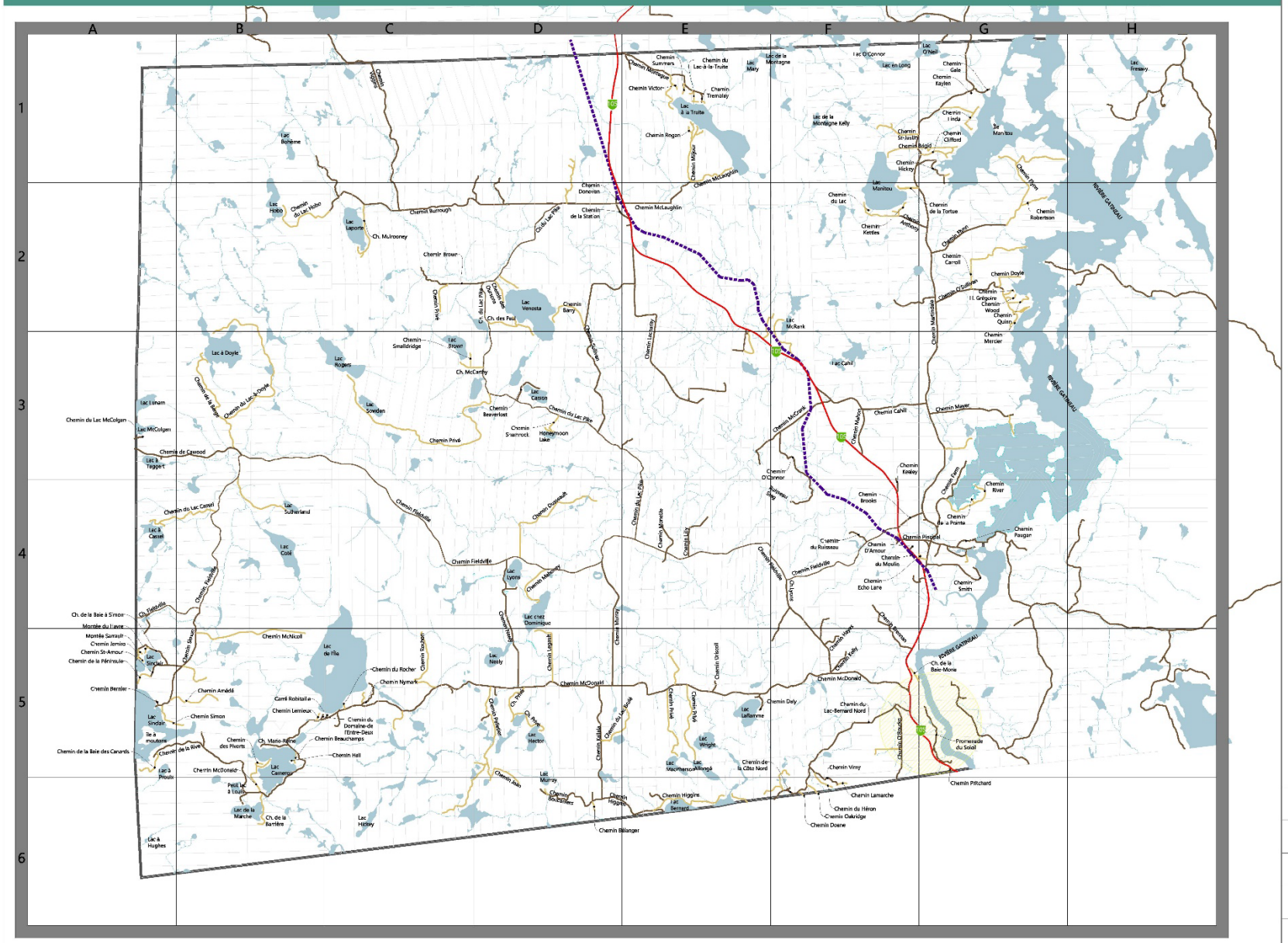
- Route provinciale 105
- Route, Rue & Chemin

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APPENDIX B. PLAN OF TRAFFIC ROUTES

MUNICIPALITÉ DE LOW | RÈGLEMENT DU PLAN D'URBANISME _____



PLAN DES VOIES DE CIRCULATION

LÉGENDE

- Route provinciale
- Chemin municipal
- Chemin Privé
- Véloroute des Draveurs et sentiers de VTT

INDEX DES VOIES DE CIRCULATION

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Beauchamps, Chemin B6
Beaverfoot, Chemin B3
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Boucanier, Chemin des D6
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Woon, Chemin G2

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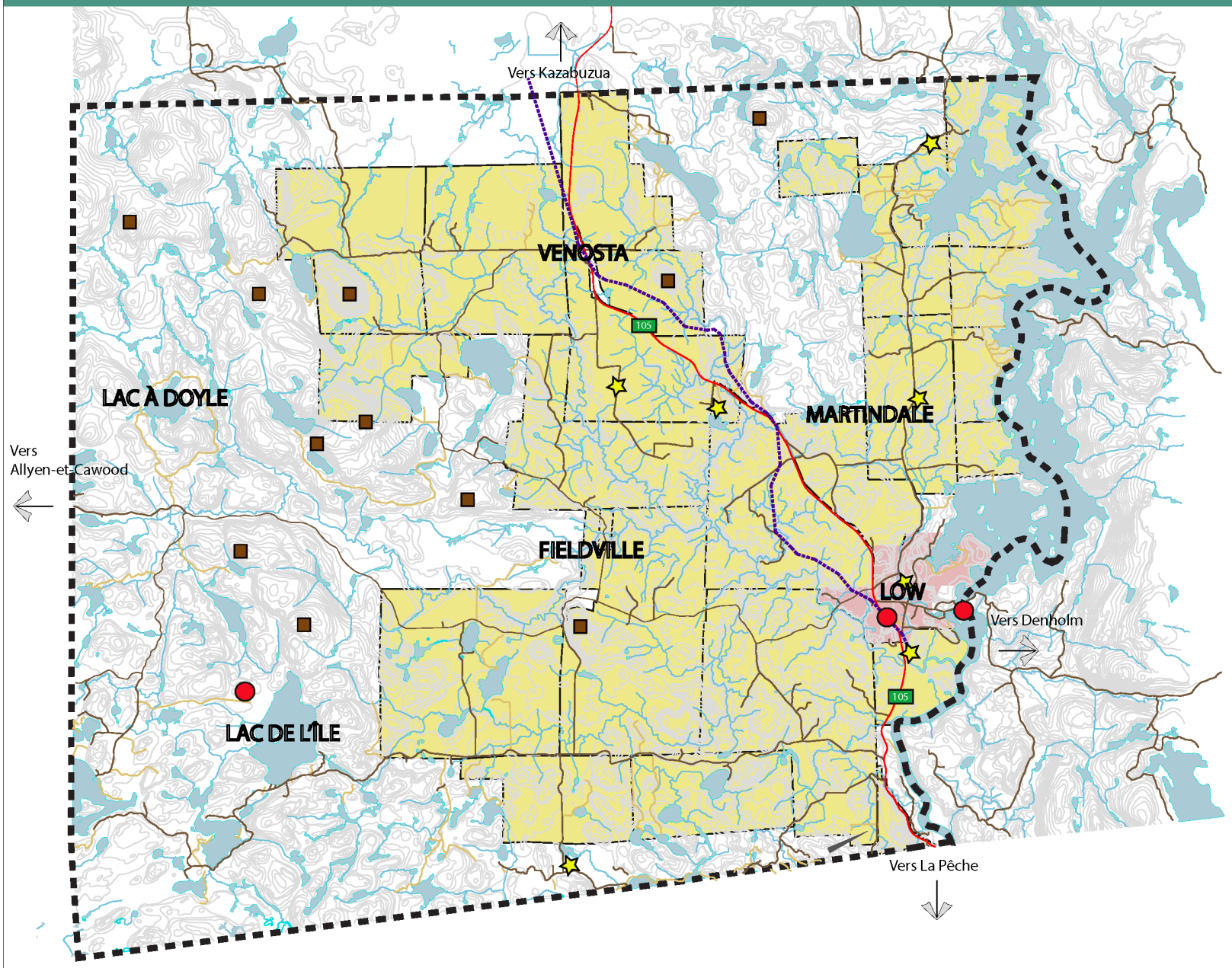
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APPENDIX C. SPATIAL ORGANIZATION CONCEPT

MUNICIPALITÉ DE LOW | RÈGLEMENT DU PLAN D'URBANISME



CONCEPT D'ORGANISATION SPATIALE

LÉGENDE

- Limite municipale
- Lac
- Cours d'eau
- Cadastre
- Route provinciale
- Chemin municipal
- Chemin Privé
- Véloroute des Draveurs et sentiers de VTT
- Périmètre d'urbanisation
- Zones agricoles
- Sommet de montagne
- Pôle d'emploi
- Points d'intérêt

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