MUNICIPALITY OF LOW TOWNSHIP

BYLAW NUMBER _____

EFFECTIVE DATE: _____

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DECLARATORY PROVISIONS

Title of the Bylaw

The bylaw is entitled "Low Township Subdivision Bylaw."

Purpose

The purpose of the subdivision Bylaw is to structure and organize the territory of the Township of Low in relation to the natural environment, the built environment, and public safety, with regard to cost sharing and integrated, high-quality development.

These regulations govern the implementation of a plan relating to a cadastral operation. A cadastral operation project must comply with the provisions of these regulations, except in the following cases:

1) The cadastral identification of a parcel resulting from a cadastral renovation plan prepared in accordance with the *Act to promote the reform of the Quebec cadastre* (R.S.Q., c. R-3.1).
2) A cadastral operation relating to the cancellation, replacement, modification or correction of the cadastral identification of a lot or the addition of the cadastral identification of an omitted lot, to the extent that no new lot or modification to the area and dimensions of an existing lot results from the cadastral operation.
3) A cadastral operation required by a declaration of co-ownership made under sections 1038 and 3030 of the Civil Code of Québec (L.Q., 1991, c.64), or to dispose of the part of the building requiring the partition of the portion of the lot above which it is required.
4) From the installation of equipment, infrastructure, or the construction of a public utility, including a building, to the extent that the building only houses equipment.
5) The installation of an advertising sign or a signboard.

Replaced regulations

This subdivision regulation replaces, for all legal purposes, regulation number _____, as well as its amendments.

Territory covered

This bylaw applies, with some exceptions, to all areas covered by the zoning bylaw and its amendments of the municipality of Low Township.

Affected persons

These regulations apply to all individuals and legal entities.

Effective

This bylaw comes into force in accordance with the Act.

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INTERPRETATIVE AND ADMINISTRATIVE PROVISIONS

Relationship between different urban planning regulations

The use of the words "these regulations" refers to both these regulations and all urban planning regulations. They apply concurrently with other urban planning regulations, which, where applicable, may be used to interpret these provisions.

All interpretative and administrative provisions, as well as the penalties applicable in the event of a breach of these regulations, can be found in the regulations on permits and certificates.

In the event of any conflict between the zoning regulations and the building and subdivision regulations, the provisions of the zoning regulations shall prevail.

In the event that any part or clause of these regulations is declared invalid by a recognized court, the validity of all other parts or clauses shall not be called into question. The council hereby declares that it adopts the regulations section by section, regardless of whether one or more of these sections may be declared null and void by the Court.

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SUBDIVISION PROJECT

Design principles for subdivision

The design of a subdivision leading to one or more cadastral operations must be based on the following principles:

1) It must allow for construction on each plot of land in accordance with the uses for which the land is intended under zoning regulations.

2) It must ensure continuity in the division lines of the lots in relation to existing or planned adjacent lots.

3) It must ensure that the proposed traffic routes are integrated into the network of major traffic routes selected for the entire municipality.

4) It must ensure the integration of the required public utilities into the various existing networks, where applicable.

5) It must ensure that no land that cannot be registered is created.

6) It must ensure that no land that does not comply with the minimum requirements of this bylaw is created.

7) It must ensure that the non-compliance of a piece of land is not aggravated.

8) It must ensure that no non-compliant buildings, structures, equipment, or works are created.

9) For information purposes, it must generally ensure the enhancement or protection of special sites and landscapes.

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Design principles in mountainous terrain

In all areas with slopes between 7% and 29%, any cadastral operation should seek to take into account the general design principles set out below:

1) the configuration of streets and lots should seek to preserve natural drainage patterns;
2) the orientation of streets should follow contour lines parallel or longitudinally;
3) limit street slopes to a maximum of 15% and provide sufficient lot areas to allow for construction;
4) the natural forest cover should be preserved as much as possible;
5) The area occupied by the road network should be limited by favoring, for example, cluster development or using streets that end in cul-de-sacs.
6) The location of dwellings should, as far as possible, enhance natural visual perspectives.

En vue de maintenir un milieu naturel de qualité, la densité des nouveaux lotissements situés dans les secteurs en pente devrait s'effectuer en respectant les propositions contenues dans le tableau ci-dessous.

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Tableau 14.7 : Densité des nouveaux secteurs résidentiels en fonction de la pente du terrain

Pente du terrain	Densité maximale de développement
Pente de 10 % et moins	Faible densité (5 log/ha et moins)
Pente de 15 % et moins	Faible densité (2,5 log/ha et moins)
Pente de 20 % et moins	Très faible densité (1 log/ha et moins)
Pente de 30 % et moins	Très faible densité (0,5 log/ha et moins)
Pente de 30 % et plus	Aucun développement

SECTION 4| APPLICABLE STANDARDS FOR ROAD LAYOUTS OF PUBLIC AND PRIVATE STREETS

STANDARDS APPLICABLE TO THE LAYOUT OF PUBLIC AND PRIV

General provisions

1) Existing public streets and private streets registered in the land registry prior to the entry into force of this subdivision bylaw are considered to be in compliance with this bylaw and to have acquired rights.

2) The layout of a street must be planned in accordance with the Street Construction Regulations in force .

Calculation rule

1) Unless otherwise specified or unless the meaning suggests otherwise, all measurements (distance, radius of curvature, angles of intersection) must be calculated from the center line of the streets.

2) The depth of a lot is the distance between the center point of the front line and the center point of the rear line or the junction of the side lines.

3) The distance between an existing street and a watercourse is calculated inland, from the high-water line to the existing street right-of-way. The width of the bank is measured horizontally.

4) Along watercourses, any distance measured from a watercourse is calculated inland from the high-water line. The width of the bank is measured horizontally.

Street layout

Nature of the soil and "wooded" areas

Street alignment must avoid peat bogs, marshy ground, unstable ground, and any ground that is unsuitable for drainage or prone to flooding, rock slides, and subsidence. It must also avoid rocky outcrops and, in general, any land that does not have a sufficient thickness of loose deposits or friable rock to allow the trenches necessary for the passage of public utility pipes to be dug. In general, street layouts should avoid wooded areas, groves, rows of trees, and any natural sites of interest, giving priority to cleared areas.

Street slopes

1) The longitudinal slope of a new street must be a maximum of 12%, except for a maximum length of 100 m, where it may reach 15% provided that this slope is located on a straight section of the road and is immediately preceded by a slope of no more than 8% upstream and downstream over a distance of at least 50 m.

2) The longitudinal (or transverse) slope of a new street must be a minimum of 0.5% for a street without curbs and drainage ditches and a minimum of 1.0% for a street with curbs.

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SECTION 4| APPLICABLE STANDARDS FOR ROAD LAYOUTS OF PUBLIC AND PRIVATE STREETS

3) The slope of a turning circle at the end of a cul-de-sac must not exceed 5%.

4) The slope of a street within 30 meters of an intersection must not exceed 4% for the first 15 meters and 8% for the next 15 meters measured from the edge of the street right-of-way.

Street layout , alleys and paths

Segregation of the road network	Minimum right-of-way	Maximum right-of-way
Regional road	25 m	---
Collector road	20 m	25 m
Local street	15 m	20
Footpath	5	---

Curves and intersections

Curves and intersections must be designed in accordance with best practices and comply with the standards for this type of layout. They must also comply with the following requirements:

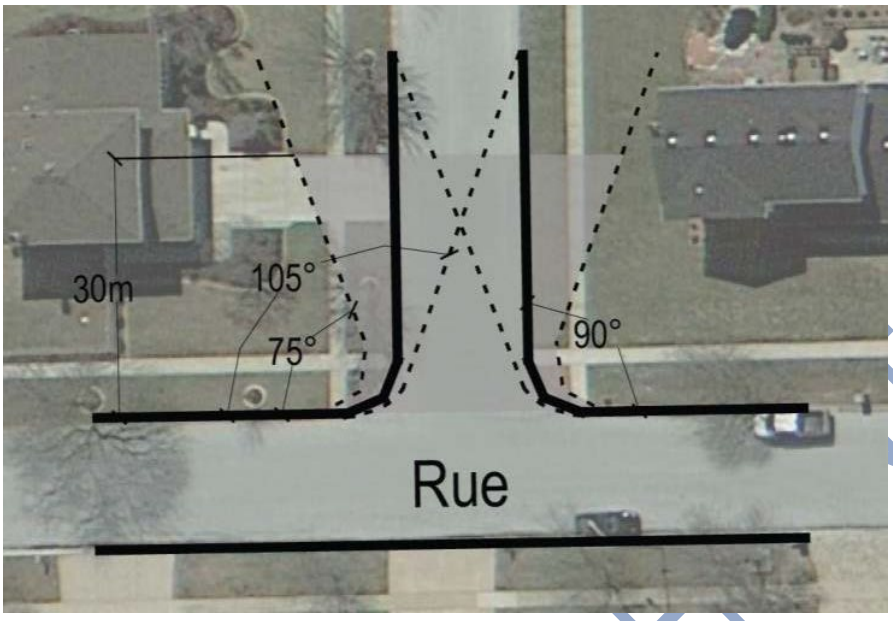
1) An intersection must be at a right angle ($^{90°}$) .

2) Where physical characteristics do not allow point 1) to be complied with, an intersection may be:

   a. Intersection: 75^{o} to 105^{o} : The alignment of the intersection must be maintained for a minimum distance of 30 meters from the edge of the right-of-way.

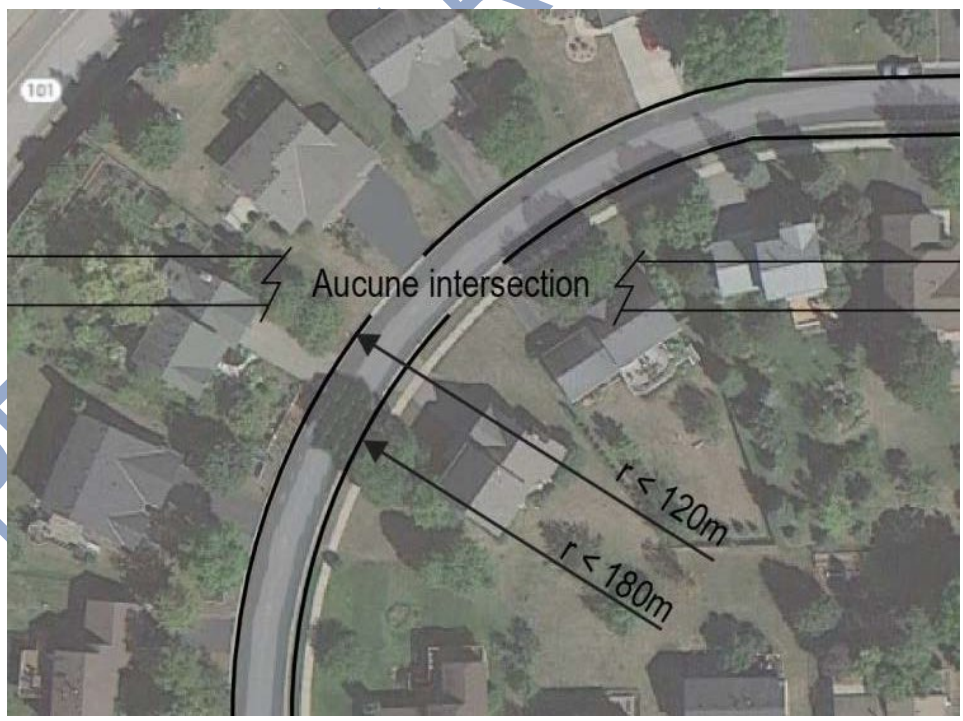
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3) The angle of a turn must not exceed 135 degrees.

4) There shall be no intersection on the inside of a curve with an inside radius of less than 180 meters or on the outside of a curve with an outside radius of less than 120 meters.

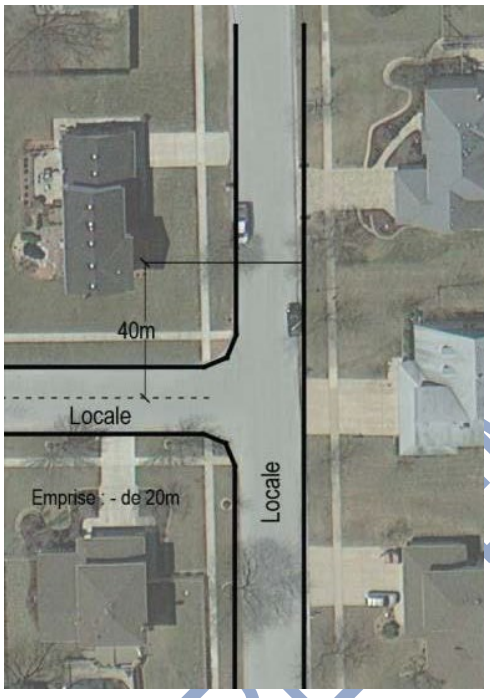


5) Any intersection measured at the center of the right-of-way and applicable to both (2) lanes forming the intersection must have a field of visibility of at least:

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SECTION 4| APPLICABLE STANDARDS FOR ROAD LAYOUTS OF PUBLIC AND PRIVATE STREETS

a. Street with a right-of-way of less than 20 meters: 40 meters.



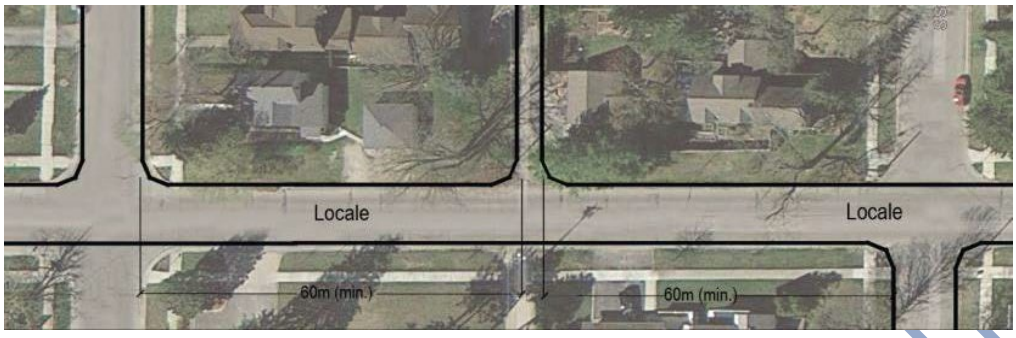
b. Streets with a right-of-way of more than 20 meters: 60 meters.



6) On the same **local street**, the minimum distance between two intersections is 60 meters measured from the closest right-of-ways.

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7) On the same **collector road**, the minimum distance between two intersections is 120 meters measured from the closest roadways.



8) On the same **regional road**, the minimum distance between two intersections is 180 meters measured from the closest right-of-ways.



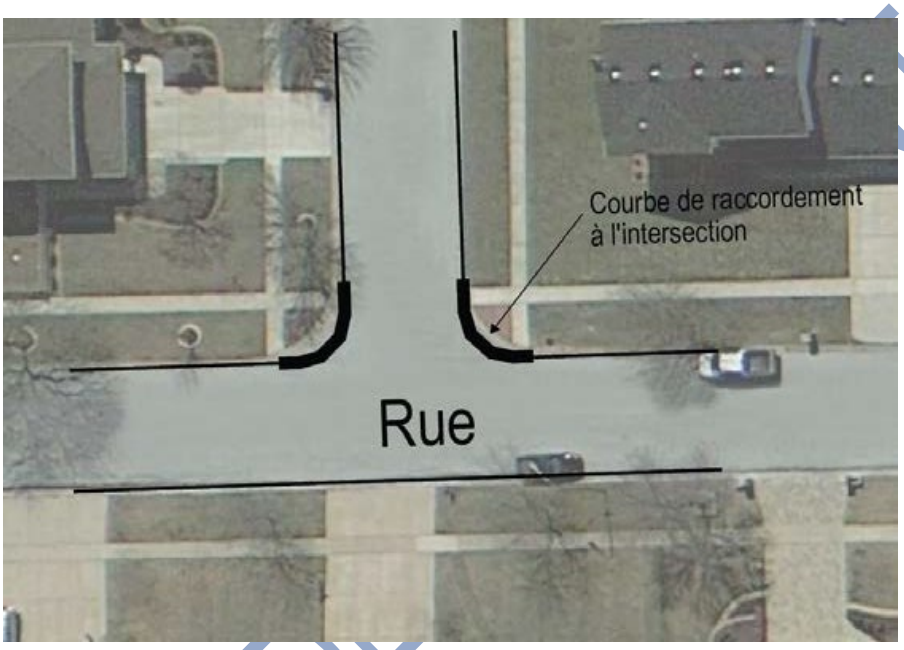
9) Any application for a subdivision permit relating to a proposed street along Route 105 must be accompanied by a notice from the Quebec Ministry of Transport assessing the impact of the application on road traffic.

10) The minimum radius of a connecting curve at an intersection is set as follows:

a. Intersection of two regional roads: 30 meters.
b. Intersection of a regional road and a collector road: 12 meters.

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c. Intersection of a local street and another street located in an industrial zone: 12 meters.
d. Intersection of two collector roads: 12 meters.
e. Intersection of a local street and another street: 6 meters.
f. Intersection with an angle of less than 90 degrees: 9 meters.
g. Notwithstanding the above, these requirements do not apply to any new street bounded by one or more existing properties prior to the entry into force of this bylaw.



Cul-de-sac and dead-end streets

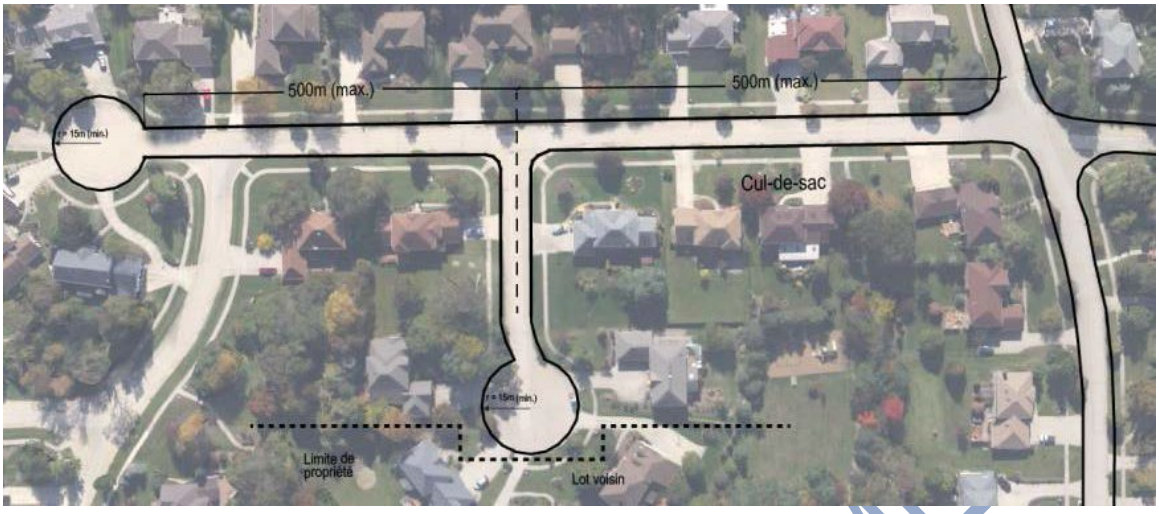
1) All cul-de-sac and pipe-end streets shall be avoided. However, they may be used when they prove to be an aesthetic and/or economical solution for the use of a lot whose shape, relief, or location is not suitable for a continuous street.

2) A street that can be extended outside a project to ensure the continuity of the road network is not considered a cul-de-sac.

3) A cul-de-sac must not exceed 500 meters, measured to the turning circle, and must end in a turning circle with a radius of not less than 15 meters and not more than 30 meters.

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1) "Pipe ends" must have an entrance street no longer than 500 meters. The length of a "pipe end," excluding the entrance street, must not exceed 1,000 meters. A 6-meter-wide pedestrian path must connect the pipe end directly to another street or a nearby park.



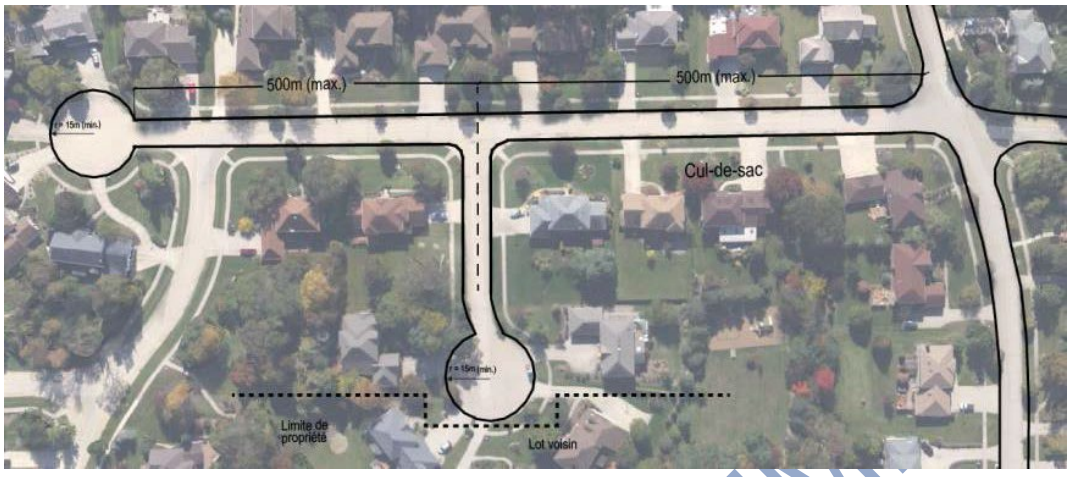
2) However, the length of a cul-de-sac or pipe head may be extended under the following conditions:

a. When a perpendicular side street is planned for every 500 meters of the proposed street.
b. Each of these perpendicular side streets must end in a temporary turning circle with a radius of not less than 15 meters and located at the boundary of the neighboring lot.

c. If a street already exists on the adjacent lot, nearby, each of these streets must connect to it and the temporary turning circle may then be eliminated.

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d. Each of these perpendicular streets must be built at the same time as the main street.



Distance between a street, lake, and watercourse

1) The minimum distance between a road, street, or thoroughfare and a lake or watercourse must be at least sixty (45) meters, unless the street, road, or thoroughfare is a public thoroughfare leading to landing stages or allowing the crossing of a watercourse or lake.

2) This distance may be reduced to forty-five (45) meters if the road, street, or thoroughfare is located on the edge of a lot served by water and sewer services.

3) In all cases, however, the distances may be reduced if an impact study signed by a qualified professional establishes that the road or thoroughfare can be built without damaging the environment of the lake or watercourse.

4) In addition, repair and realignment work not subject to the Environmental Quality Act or the Water Management Act, carried out on a road located less than 60 meters from a lake or watercourse, may be authorized when it is impossible to extend the right-of-way on the side of the road not adjacent to the lake or watercourse, provided that:

5) No filling or digging is carried out in the bed of the watercourse or lake;

6) Any embankment erected in this protective strip is stabilized with vegetation to prevent erosion and gullying.

7) The provisions of this section do not apply to road infrastructure established under the Sustainable Forest Land Planning Act and the regulations made under it.

8) In addition, no road, street or traffic lane may be built on slopes greater than 25% measured over 200 meters.

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9) Any road project located less than 45 meters from a watercourse or lake and extending over a distance of at least 300 meters must first obtain authorization from the MELCC in accordance with the Environmental Quality Act.

Street layout in relation to a floodplain at high risk of flooding

Unless authorized by the MELCC, no street may be built, in whole or in part, in a floodplain at high risk of flooding.

Notwithstanding the above principle, the following construction, works and projects may be carried out in these areas, provided that they are not incompatible with the protective measures applicable to riverbanks and coastlines:

1) work intended to maintain the land in good condition, to maintain, repair, modernize, or demolish existing buildings and structures, provided that such work does not increase the area of the property exposed to flooding; however, during the modernization or reconstruction of infrastructure linked to a public road, the area of the structure exposed to flooding may be increased by 25% for reasons of public safety or to bring such infrastructure into compliance with applicable standards; in all cases, major work on a building or structure must result in the immunization of the entire building or structure;

The provisions of Article 13.2.5 of the zoning regulations must be met in order to allow such construction, works or projects to be carried out.

Buildings, structures, and work eligible for an exemption

Certain buildings, structures, and work may also be permitted if their construction is not incompatible with other protective measures applicable to shorelines and coastlines and if they are subject to an exemption in accordance with the provisions of the Planning and Development Act.

The constructions, works and projects eligible for an exemption are:

1) Projects for widening, raising, entering, exiting, bypassing, or realigning an existing traffic route, including railways;

2) Traffic lanes crossing bodies of water and their access points.

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DIMENSIONS AND AREA OF LAND

General provisions

In general, the side lines of the land must be perpendicular to the street line.

However, in order to soften slopes, even out lot sizes, open up views, and ensure better sunlight and energy savings, the side lines may be at an angle to the street lines. However, these lines may not be broken.

1) Where possible, the minimum depth of a block must be sufficient to allow for two rows of back-to-back lots and thus avoid any transverse lots.

2) When a lot overlaps more than one zone at a time, in which the requirements differ in terms of minimum lot area or dimensions, the most stringent requirements prevail.

3) Where any of these provisions differ from those set out in the table of uses and standards, the most stringent provision shall apply.

4) Public land is exempt from the minimum standards set out in this regulation, except in the case of works or construction by persons who have acquired land rights on such land.

Minimum subdivision standards

1) The tables below take precedence over the minimum dimensions and area of a plot of land indicated in the table of uses and standards, as they may be adjusted according to the access situation and the riparian nature of the land. Notwithstanding this article, where the table specifies minimum areas greater than or equal to 4,000 square meters, these take precedence over the tables below.

2) This article does not apply to the situations described and mentioned in section 6 of this regulation.

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Minimum standards for the dimensions and surface areas of land outside a _ area0F0F[1]

TABLE 1.1: General subdivision standards FOR URB/FAUB/TOUR/IND/VILL/REC/CONS ZONES

	Water and sanitary sewer service	Minimum area	Minimum front width	Minimum depth
Not served	No services	3715 cubic meters	50 m	-
Partially served	Water service	1,500 m²	25	-
	Sanitary sewer service[2]	1,500 m²	25	-
Served	Water and sanitary sewer service	The provisions set out in the land use and standards tables		

For recreational forestry, the minimum width and minimum area of a site for a resort lease correspond to those associated with the designated areas.

TABLE 1.2: General subdivision standards FOR AGRODYNAMIC, AGROVIABLE AND AGROFLUVIAL ZONES

	Water supply and sanitary sewer service	Minimum area	Minimum front width	Minimum depth
Not served	No services	3,715 cubic meters	50 m	-

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1 MRC de la Vallée-de-la-Gatineau minimum standards manual

2 Minimum distance between wells = 30 m

TABLE 1.3: General subdivision standards for land IN RURAL/RECREATIONAL ZONES

	Location of water supply and sanitary sewer services	Minimum area	Minimum front width	Minimum depth
Not service	No services	10,000 m^2	60 m	-

TABLE 1.4: General subdivision standards FOR THE RECREATIONAL ZONE

	Location of water and sanitary sewer services	Minimum area	Minimum front width	Minimum depth
Not served	No services	25,000 m^2	60	-

TABLE 1.5: General subdivision standards FOR RECREATIONAL FOREST AREAS

	Location of water and sanitary sewer services	Minimum area	Minimum front width	Minimum depth
Not served	No services	3,715 cubic meters	50	-

Minimum standards for dimensions and surface areas for land within a waterfront area[3]

TABLE 2.1: General subdivision standards for land WITHIN a waterfront area (LESS THAN 300 M FROM A LAKE AND 100 M FROM A WATERCOURSE)

	Water and sewer service	Waterfront property on a watercourse or lake	Minimum area	Minimum width	Minimum depth
Not serviced	No services	Yes	3,715 m^2	45 m	60 m
		No	3,715 m^2	45 m	-
Partially serviced	Water or sanitary sewer service	Yes	2 250 m^2	30	75
		No	2 250 m^2	25 m	--

3 MRC de la Vallée-de-la-Gatineau minimum standards manual

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Served	Water and sanitary sewer service	Yes	See the usage and standards chart	45
		No	See the table of uses and standards	

TABLE 2.2: General subdivision standards for land WITHIN a waterfront area (LESS THAN 300 M FROM A LAKE AND 100 M FROM A WATERCOURSE) FOR RECREATIONAL FOREST AREAS

	Water and sewer service	Minimum area	Minimum front width	Minimum depth
Not service	No services	6,000 m^2	50	60

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Subdivision rules for land located along Route 105

TABLE 3: Minimum standards for the dimensions and area of land along Route 105

	Water and sewer service availability	Minimum area	Minimum width	Minimum depth
Not served	No service	6,000 m^2	100 m	60

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SPECIAL PROVISIONS OR RELAXATIONS

Relaxation of land dimensions served (water supply & sewerage)

Width of a plot of land d located on a curve

1) The width of a serviced lot located on the outer line of a street curve with a radius of curvature between 20 and 30 meters may be reduced, at the street right-of-way line, by a maximum of 40% of the width prescribed in the table of uses and standards of the zoning regulations in force, provided that the minimum area required is respected.
2) Where the minimum width prescribed in the table of uses and standards differs from that in the table in the previous section, the calculation must be based on the more stringent standard.

3) This rule does not apply to the higher road network under the jurisdiction of the Department of Transportation.

Provisions relating to integrated _

Where integrated projects are authorized, the main buildings may be located on a minimum area of less than 4,000 square meters, but not less than 3,715 square meters, if the conditions of section **14.1** of the zoning Bylaw are met.

Provisions relating to integrated mini-house housing projects

The minimum area per mini-house is:

1) 3,000 square meters for an unserviced lot.
2) 1,500 square meters for a partially serviced lot.
3) 900 square meters for a serviced lot.

"For example, the minimum area for an integrated project of 6 mini-houses would be:
1) 18,000 square meters for an unserviced lot.
2) 9,000 square meters for a partially serviced lot.
3) 5,400 square meters for a serviced lot."

Provisions applicable to sloping land

In areas with slopes greater than 30%, any cadastral operation aimed at representing or modifying the plan of a lot is prohibited. However, a cadastral operation related to the establishment of a public utility remains authorized.

Furthermore, in all areas with slopes between 7% and 29%, any cadastral operation should seek to take into account the general design rules set out below:

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1) The configuration of streets and lots must seek to preserve natural drainage patterns;
2) The orientation of streets should follow contour lines parallel or longitudinally;
3) Limit street slopes to a maximum of 15% and provide sufficient lot areas to allow for construction;
4) Maximize the natural forest cover;
5) The area occupied by the road network should be limited by favoring, for example, cluster development or using streets that end in cul-de-sacs;
6) The location of dwellings should, as far as possible, enhance natural visual perspectives.

Provisions relating to island lot

The following specific provisions apply to island lots: the land must have the following minimum dimensions:

1) Area: 10,000 m^2 .
2) Width measured at the front line: 30 m.
3) Average depth: 30 m.
4) The minimum land area of the plot must be 250 square meters with a minimum width of 10 meters and a minimum depth of 15 meters. addition

Restrictions on subdivision in certain areas

The opening of new streets to create a residential subdivision is prohibited in FAUB and RFLUV zones. However, the closure of an existing road solely for public safety reasons, such as the closure of a road around a lake, may be authorized.

In addition, any cadastral operation allowing the creation of a plot of land (a subdivision) is prohibited in these areas.

Provisions relating to land located in a high-risk flood plain

This regulation refers to the flood plain mapping of the municipality of Canton de Low currently in force.

Notwithstanding any provision to the contrary, in the event of a conflict between the mapping used to identify flood plains and flood levels, the latter shall take precedence and shall be used to determine the flood risk of a location and its recurrence.

Consequently:

1) Land with an elevation above the hundred-year flood elevation would not, in the final analysis, be in the flood zone, and none of the regulatory measures applicable in that zone would be enforceable against a proposed construction project, structure, or work in that zone.

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2) Land with an elevation below the hundred-year flood level but above the twenty-year flood level would be in the low-flow flood zone. The regulatory measures applicable to a construction project, structure, or work proposed in this zone would be those for the low-flow zone.

3) Land with an elevation below the twenty-year flood stage would be in the high-flow flood zone. The regulatory measures applicable to a construction project, structure, or work proposed in this zone would be those for the high-flow zone.

To determine the regulatory measures applicable to an application for construction, a structure or work located within the boundaries of a free-flowing flood zone as determined in this bylaw, it is necessary to know the elevation of the site.

To this end, a survey must be submitted with the application for a municipal permit or certificate. This survey must be carried out by a member in good standing of the Ordre des arpenteurs-géomètres du Québec and must meet the following specifications:

1) The boundaries of the land;

2) The location and elevation of geodetic points, including those of the location of proposed buildings, structures, or works;

3) The boundaries of the flood zone, i.e., the high-current zone (twenty-year) and the low-current zone (hundred-year), on the land in question;

4) The location of existing buildings and structures, including the septic field and well, if applicable;

5) Existing streets and traffic routes.

Surveys must be carried out at the natural ground level, without fill. If the land has been filled, the fill level may be used if it can be demonstrated that the fill was carried out before the date of entry into force of the first municipal Bylaw prohibiting new construction and filling at that location due to its flood-prone nature.

In an area at high risk of flooding that has been officially mapped, no cadastral operation shall be authorized except in the following cases:

1) The cadastral operation is intended to consolidate several lots, provided that the number of lots obtained after consolidation does not exceed the number of lots to be consolidated.

2) The cadastral operation is intended to consolidate a lot adjacent to flood plains.

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Provisions relating to multi-family buildings

For any project involving the new construction of a residential building with more than two dwellings located outside an urbanization perimeter and not served or partially served, the minimum lot size standard must be increased by 2 000 square meters for each additional dwelling unit. This paragraph does not apply to integrated housing projects.

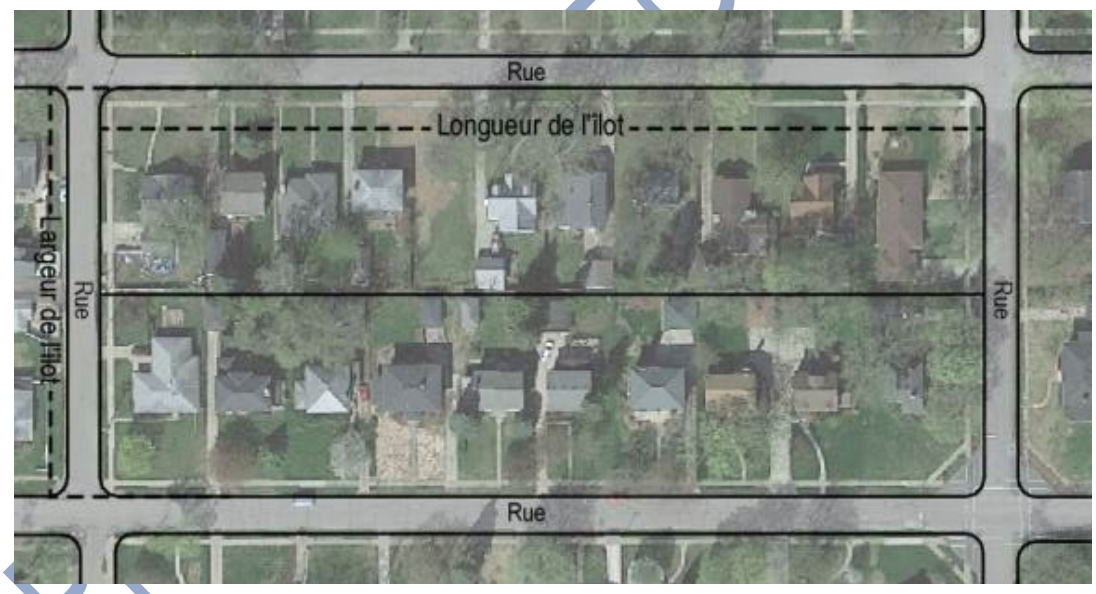
Depth of a lot adjacent to a high-voltage power line

Land adjacent to a high-voltage power line must have a minimum depth of 45 meters. This requirement does not apply to land adjacent to an existing street at the time this bylaw comes into force, or when such land is located within the urbanization perimeter.

Provisions relating to blocks

Length of an island

The length of a block must not be less than 185 meters or more than 425 meters.



Orientation of a block

A block adjacent to a national road, regional road, major thoroughfare, or collector road must be parallel to it in order to minimize the number of intersections on this type of street.

An island must be oriented in such a way as to maximize energy conservation.

PROJET DE RÈGLEMENT

Exemptions from the application of minimum subdivision standards

Notwithstanding the provisions of this regulation, authorization to carry out a cadastral operation may not be refused in the following cases, on the sole ground that the area or dimensions of the land do not enable it to comply with the requirements of this regulation:

1) A cadastral operation required by a declaration of co-ownership made under the Civil Code or by the disposal of part of a building requiring the partition of the land on which it is located;

2) A subdivision of a lot that does not meet the requirements of this regulation if the subdivision is for the purpose of enlarging a neighboring and contiguous lot and is intended to form a single new plot of land;

3) Land that has the minimum area required under the interim control regulation and whose enlargement is prevented by a lake, a watercourse or the existence of a road but which could otherwise be built on in compliance with all the siting standards required by both the interim control regulation and its amendments and by the regulations in force in the local municipality, at the time of the permit application;

4) ~~a~~ land already built on or for which a building permit was issued on or before December 8, 1982;

5) A subdivision of a lot or a cadastral operation required by the transfer of land to a municipality for park or playground purposes.

6) When increasing the dimensions and area of a lot or parcel of land that does not comply with this bylaw and consequently reducing the difference between them and the minimum dimensions and areas required by this bylaw, the following conditions must be met:

7) The whole consisting of the land or lot concerned and the land thus added to it must form a single lot per original lot, and no neighboring lot or land may be rendered non-compliant in terms of its dimensions and area as a result of such a cadastral operation.

PROJET DE RÈGLEMENT

Provisions relating to non-compliant land upon entry into force of this regulation

Any land that is non-compliant at the time of entry into force of this regulation shall benefit from acquired rights.

Special provisions in renovated areas

The provisions of this regulation relating to the dimensions and surface areas of lots do not apply to lots created in renovated areas on a transitional basis, insofar as these lots are intended to be incorporated into a neighboring lot in a second cadastral operation. This transitional exception only applies if the second operation takes place simultaneously or concurrently with the previous one. A lot created in this transitional context does not confer any separate right to build.

Where a lot is located in a renovated area and is smaller, as a result of the cadastral reform, than the minimum area or size requirements for lots, it shall be presumed to comply with those requirements. This article applies only to lots that were compliant prior to the cadastral renovation.

PROJET DE RÈGLEMENT

CADASTRAL OPERATION

General provisions

The following are subject to a contribution for parks, playgrounds or natural areas:

1) ~~Any~~ cadastral operation project ing 10 or more plots in urban and peri-urban areas: addition of all areas

    a. The issuance of a subdivision permit for a cadastral operation is subject to a contribution for parks, playgrounds, or natural spaces.

Principles relating to parks, playgrounds, and natural areas

The Municipality wishes, by means of the powers conferred on it by the Planning and Urban Development Act:

1) Protect fragile natural environments.

2) Enhance areas that are likely to be used for recreational purposes, while preserving their natural characteristics in order to meet the need for parks and linear facilities such as hiking, cross-country skiing, snowmobile and ATV trails.

3) Use money from the special fund to prioritize the development of natural areas to be enhanced, municipal parks, and linear recreational facilities.

PROJET DE RÈGLEMENT

Transfer of land for parks, playgrounds, or natural areas

1) This contribution corresponds to **10%** of the total area of the site subject to the cadastral operation.

2) The type of contribution is determined by the Town Council.

3) The commitment to transfer land must be specified in a letter of agreement signed before a witness by the owner of the site subject to the cadastral operation and the municipality of Low Township.

4) A notarized contract required under this section shall be executed before a notary designated and appointed by the Municipality. The costs of the notarized contract, incurred by the transfer or promise of transfer to the Municipality of part of the area of the lot, whether or not included in the cadastral operation plan, shall be borne by the owner.

5) The proceeds from the sums of money collected shall be paid into a special fund that may only be used for the purchase or development of parks, playgrounds, or natural areas.

6) Land transferred to the Municipality under this article may only be used for parks, playgrounds or natural areas.

7) However, the municipality may dispose of land acquired under this article in the manner provided for by the law governing it.

8) Before being transferred to the Municipality, the area of land intended for parks or playgrounds must have been subject to a cadastral operation.

9) Where a cadastral survey is intended to establish a descriptive statement in connection with a declaration of co-ownership and a contribution is required, it shall be established on the basis of the total area of the land subject to the declaration of co-ownership or co-tenancy.

1) Transfer free of charge to the Municipality any land which, in the opinion of the Council, is suitable for the establishment or extension of a park, playground or footpaths or recreational trails, or for the maintenance of a natural area.

The value of the land or site to be transferred is considered to be the value on the date the municipality receives the building permit application or the cadastral plan, as applicable, and is determined in accordance with the concepts applicable to expropriation. This value is determined using the following methods:

1) If the site included in the plan constitutes a unit of assessment in the property assessment roll or part of a unit whose value is separately recorded in the roll:

PROJET DE REGLEMENT

a. Its value is the product obtained by multiplying the value entered in the roll on the date of receipt by the Municipality of the plan relating to the cadastral operation by the comparative factor of the roll.

b. Its value on the roll is established by a rule of three when the land is not assessed for the area of the cadastral operation requested, but is part of a larger piece of land that has a value on the roll.

2) If the site included in the plan does not constitute a unit or part of a unit of assessment in the property assessment roll:

a. Its value must be established by applying the calculation rules provided for in the concepts applicable to expropriation as mentioned in section 117.6 of the Land Use Planning and Development Act.

b. This value is established, at the owner's expense, by an appraiser approved and appointed by the municipality.

Exemption

No contribution is required in the following cases:

1) A cadastral operation for land already built on before the coming into force of this bylaw, with the exception of redevelopment projects, cancellation, correction or replacement of lot numbers that do not result in an increase in the number of lots, whether or not streets are planned.

2) A cadastral operation that aims to modify the boundaries of a plot of land or lot in order to make it less non-compliant with the subdivision regulations and if it does not result in another lot becoming non-compliant. the exemption shall apply only to the part of the neighboring land or lot that is being divided to enlarge the lot to the minimum area prescribed in the subdivision regulations.

3) A cadastral operation necessary following the exercise of a right of expropriation.

4) A cadastral operation that concerns a lot used for public purposes.

5) A cadastral operation that involves adding the cadastral identification of an omitted lot without increasing the number of lots.

Transfer of the base of public roads

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As a prerequisite for the approval of a plan relating to a cadastral operation or a building permit for a development project including a public road, the owner must:

1) Undertake, in the application for approval of a cadastral operation, to transfer free of charge the land on which any public road or category thereof is located, as well as any piece of land forming the corner of any street as shown on the plan and intended to be public.

2) The right-of-way transferred must be free of any mortgage or real right and must comply with the provisions of this Bylaw and the provisions of any other Bylaw of the Municipality.

3) The commitment must be made in a letter of agreement signed before a witness by the owner of the site subject to the cadastral operation and the Municipality.

Plan relating to a cadastral operation

The owner of any land must first submit any plan for a cadastral operation, whether or not it includes streets, to the responsible officer for approval.

Payment of municipal taxes

As a prerequisite for the approval of a cadastral operation plan or a building permit for the situations referred to in section **7.1**, the owner must pay the municipal taxes that are due and unpaid in respect of the immovable properties included in the plan.

Deferral of contribution

1) The owner may agree with the municipality to defer the contribution relating to the buildings concerned to a subsequent cadastral operation. The applicant requesting the exemption shall agree with the municipality on the deferral by signing an agreement with the municipality.

2) In the case of such an agreement, the regulations in force at the time of the application for a permit for a subsequent cadastral operation apply to the contribution due. The contribution is then due depending on whether the permit application covers all or part of the lot benefiting from the deferral of contribution, until the entire contribution has been paid.

3) The municipality is under no obligation to accept the request for deferral of contribution.

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