

**CANADA
PROVINCE OF QUÉBEC
MUNICIPALITY OF LOW**

MINUTES of the special meeting of members of the Council of the Municipality of Low, held this Wednesday, 16th day of December, 2015 at 7:00 p.m. in Heritage Hall, 4A d'Amour Rd., Low, Quebec, J0X 2C0 and presided over by Mayor Morris O'Connor.

Those present are: Councillors Lynn Visentin, Amanda St. Jean, Joanne Mayer, Michèle Logue-Wakeling, Christopher Brownrigg and Charles Kealey.

The Director General/Secretary-Treasurer Franceska Gnarowski is also present.

1) OPENING

Quorum is established and the meeting is officially opened by his Worship the Mayor, Morris O'Connor who declares that the notice of the meeting has been given in conformity with the Municipal Code to the members of council.

2) AGENDA

The agenda is adopted as presented in the notice of a special meeting.

3) LAND ZONING PLAN

WHEREAS the MRC Vallée-de-la-Gatineau adopted its first draft of the Land Zoning Plan August 18, 2015;

WHEREAS the Municipality of Low retained the company WSP and its urban planning department to analyze the draft Land Zoning Plan;

WHEREAS the municipality has taken note of the WSP report;

WHEREAS the Urban Planning Committee (UPC) of the Municipality of Low submitted its observations and recommendations to Council before December 28, 2015;

WHEREAS the present council would like to exercise its right, as conferred by article 56.5 of the *Loi sur l'aménagement et l'urbanisme (R.L.R.Q. c A-19.1)*, to provide its notice on the first draft in the 120 days after the transmission of the document by the MRCVG;

#211-12-2015

THEREFORE, BE IT RESOLVED that the present resolution constitutes the notice as per article 56.5 de *Loi sur l'aménagement et l'urbanisme (R.L.R.Q. c A-19.1)*;

THAT the report prepared by the urban planning department of WSP be considered an integral part of the notice as well as this present resolution;

THAT, without excluding subjects appearing in the report prepared by WSP, the following issues are treated as a priority:

- The reduction of the urbanization perimeter should be better explained;
- If this reduction is of no benefit to Low, then the urbanization perimeter should remain unchanged;
- The consequences on the municipal territory of the seemingly more restrictive character of the main areas of assignment for use should be taken into account in order to, minimally, better accompany the municipality in the treatment of uses and non-conformant construction.
- The subdivision and shoreline protection regulations should be simplified without being necessarily less restrictive.

AND THAT the following remarks and observations be considered integral to the present resolution and notice :

- A lack of industrial park zoning
- p157 9.2.5
 - density in the recreational/cottage zones will be 1 residential unit per hectare with a maximum floor of only 2% of land area
- 17.2 P321
 - 30 meters separation distance is increased to 100 meters retroactively to 2011
 - We suggest that the SAAQ manage this file
- Include more opportunity for parental or intergenerational housing
- Supporting Document Chapter 13 Les voies de circulation source de contraintes majeurs sur le voisinage (traffic corridors that cause major constraints on the neighborhood)

- Affects the municipality in a major way
- Is it applicable to development already planned?
- See p.101 Table 4: separation distances
 - Our recommendation is to go back to previous requirements
 - If not possible: Get possible derogation measures with noise mitigation measures by developer or owner
- Adding Commercial zoning in Brennan's Hill area

MOVED BY Councillor Michèle Logue-Wakeling

SECONDED BY Councillor Lynn Visentin

ADOPTED

4) ADJOURNMENT

#212-12-2015

BE IT RESOLVED THAT the meeting be adjourned at 7:24PM.

MOVED BY Councillor Charles Kealey

SECONDED BY Councillor Michèle Logue-Wakeling

ADOPTED

Morris O'Connor

Mayor

Franceska Gnarowski

Director General/Secretary-Treasurer