

**Proposed By-law n° 220-15 modifying By-law n° 44-97
adopting the revised Land use and Development plan
of the MRC des Collines-de-l'Outaouais
Mont Cascades development project – Municipality of Cantley**

Question 1 : Does the MRC's proposed By-law N° 220-15 apply to all the municipalities ?

Answer 1 : No. The proposed By-law only affects the tourist and recreational land use area of Mont Cascades, located in the municipality of Cantley. Therefore, it doesn't apply to any other municipality of the MRC.

Question 2 : Why modify the Land use and Development plan by adopting the proposed By-law n° 220-15 ?

Answer 2 : The adoption of the proposed By-law N° 220-15 by the MRC is the outcome of a request from the Municipality of Cantley (Resolution No. 2015 -MC-R027), to allow the realization of a recreational, tourism, residential and commercial development project, in the Mont Cascades sector.

Question 3 : What does the MRC's proposed By-law N° 220-15 consists of ?

Answer 3 : This proposed By-law is to authorize, in particular, the establishment of a water and sewage system in the recreational tourism area of Mont Cascades, located in the municipality of Cantley. The proposed By-law is also intended to allow commercial practices associated with accommodations and businesses such as stores, shops, service stations, etc ... inside this recreational and tourism area.

Question 4 : Is the MRC required to modify the Land use and Development plan presently in effect, in order to allow residential activities in the recreational and tourism area of Mont Cascades ?

Answer 4 : No. The Land use and Development plan presently in effect allows residential development within the recreational and tourism area of Mont Cascade.

Question 5 : Will the proposed By-law N° 220-15 be subject to public consultation?

Answer 5 : Yes. In accordance with the « *Land use and Development Act* », the MRC must hold a public consultation on all proposed modifications to its Land use and development plan.

Question 6 : In the event that By-law N° 220-15 comes into effect, does the municipality of Cantley have the obligation to modify its Master Plan?

Answer 6 : No. By-law n° 220-15 will not result in mandatory changes to the Municipality of Cantley Master Plan. However, in the event that the municipality wishes to proceed with the realization of this development project of Mont Cascades, the Master plan would have to be modified.

Question 7 : In the event that By-law N° 220-15 is adopted, will the Municipality of Cantley be exempted from the public consultation process and approval of qualified voters, as required by the "*Land use and Development Act*"?

Answer 7 : No. A modification to the Municipality of Cantley Master plan, in order to permit the establishment of water and sewer system in the recreational tourism area of Mont Cascades, will be subject to a public consultation. Furthermore, authorizing new business activities in this area will involve an amendment to the Municipality's zoning bylaw, therefore, will require a public consultation and the approval of the amended By-law by qualified voters.

Question 8 : During the public consultation on the "*Second draft of the revised land use and development plan*", several concerns were raised by citizens concerning environmental impacts related to the Mont-Cascades development project (illumination effects on the neighborhood, pollution on the Gatineau river, riverbank erosion, etc.). Does the MRC intend to make provisions in its Land use and development plan to lessen the environmental impact of this project?

Answer 8 : The Commission responsible for the public consultations held on the revision of the MRC's "*second draft of the revised land use and development plan*", will analyze the feedback received from citizens regarding the Mont Cascades development project and will make recommendations to the MRC Council of Mayors of the MRC to this effect.

Question 9 : Is the adoption of By-law N° 220-15 by the MRC the final stage in the Land use and development plan revision ?

Answer 9 : No. By-law N° 220-15 will be submitted for approval to the « Ministère des Affaires municipales et de l'Occupation du territoire (MAMOT) ». The By-law will come into effect, only if the MAMOT find it meets government guidelines in terms of land use planning.

Question 10 : Who has the responsibility to approve the development project of Mont Cascades?

Answer 10 : The Municipality of Cantley has the responsibility to approve all real estate development projects on its territory and to issue the necessary permits (construction, subdivision, septic installations, sewer system and water delivery system, etc.).

Question 11 : Why did the MRC include the objectives of By-law 220-15 in its Revised Land use and Development plan revision process ?

Answer 11 : The MRC favored a transparent consultation process. To that effect the citizens have the opportunity to voice their concerns in 2 distinct consultations.

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