

This bylaw was presented at
the regular sitting of council
held on May 13th, 2024

BYLAW 2024-001

**AMENDING URBAN PLAN No. 2012-001 OF THE MUNICIPALITY OF
GROSSE ÎLE TO ENSURE CONFORMITY WITH THE PLANNING AND
DEVELOPMENT SCHEME OF THE MARITIME COMMUNITY OF THE
MAGDALEN ISLANDS AMENDED BY BYLAW CM-2023-04**

- WHEREAS** the municipality of Grosse-Île has adopted Urban Plan No. 2012-001;
- WHEREAS** in virtue of the provisions foreseen in the *Act Respecting Land Use Planning (L.R.Q. chapter A-19-1)*, the council may amend its Urban Plan;
- WHEREAS** the council of the Maritime Community of the Magdalen Islands adopted Bylaw CM-2023-04 amending Bylaw No. A-2010-07, regarding the Schéma d'Aménagement et de Développement, which incorporates the necessary provisions related to the addition of a land use zone related to wind energy production in the municipality of Grosse-Île;
- WHEREAS** the municipality of Grosse-Île adopts these provisions in its urban plan No. 2012-001 to ensure conformity with Scheme No. 2010-07;
- WHEREAS** a notice of motion was given at the sitting of council held on May 13th, 2024 and a draft bylaw was also tabled and presented at this same sitting;
- WHEREAS** this bylaw has been submitted to a public consultation on June 10th, 2024 conforming to the dispositions of an *Act Respecting Land Use Planning (RLRQ chapter A-19-1)*;
- WHEREAS** a copy of this present bylaw was submitted to the members of council at least 72 hours before the present sitting;
- WHEREAS** the members of council declare having read this present draft bylaw;
- WHEREAS** during the course of the sitting, the Assistant Clerk-Treasurer, mentions the content and scope of the bylaw;

THEREFORE

It is proposed by Miranda Matthews
Seconded by Nancy Clark
And unanimously approved by the councillor's present

THAT the following bylaw 2024-001 entitled Bylaw 2024-001 amending Urban Plan No. 2012-001 of the Municipality of Grosse-Île to ensure conformity with the Schéma d'Aménagement et de Développement of the Maritime Community of the Magdalen Islands amended by Bylaw CM-2023-04 be hereby adopted as presented.

THAT the following bylaw 2024-001 is hereby ordered and decreed by the following:

CHAPTER 1

DECLARATORY AND INTERPRETATIVE DISPOSITIONS

Article 1.1 **PREAMBULE**

The preamble to this present bylaw is an integral part of the aforementioned.

Article 1.2 **TITLE AND NUMBER OF BYLAW**

The bylaw number 2024-001 is titled “Bylaw Amending Urban Plan No. 2012-002 of the Municipality of Grosse Île to Ensure Conformity with the Schéma d’Aménagement et de Développement of the Maritime Community of the Magdalen Islands Amended by Bylaw CM-2023-04”.

Article 1.3 **PURPOSE OF THE BYLAW**

The purpose of this bylaw is to amend the urban plan to ensure conformity with the Planning and Development Scheme by adding a land use designation related to wind energy production.

CHAPTER 2

MODIFICATIONS TO CHAPTER 4 “MAJOR LAND USE CLASSIFICATIONS AND POPULATION DENSITY”

Article 2.1 **INDUSTRIAL CLASSIFICATION**

Section “Industrial classification” of the Urban Plan is modified by adding the following text:

“**INDUSTRIAL – RELATED TO EXTRACTION OF NATURAL RESOURCES**

Intent

This designation primarily aims to concentrate equipment and infrastructure for wind energy production.

Location

The industrial designation related to wind energy production covers two areas within the municipality of Grosse-Île: one near the boundary separating the municipality of Grosse-Île and the Magdalen Islands, and a second near the Mines Seleine facilities.

Permitted Activities and Uses Exclusively

- Installation and operation of wind turbines.

Basic Conditions: To ensure compliance with the objectives of this designation, various local urban planning regulations must provide strict guidelines and mitigation measures to better align these uses with other activities nearby. Specifically, and for reasons of public safety, local urban planning regulations must include separation distances between the base of a wind turbine and a national, regional, or collector road to prevent its installation from posing a risk to the functionality of the road or the safety of users.”

Article 2.2 **CARTOGRAPHIC DOCUMENTS**

The annexed cartographic document titled "THE MAJOR LAND USES" is amended to reflect the provisions outlined in the preceding article, as illustrated in Annex A of this bylaw.

CHAPTER 3

FINAL PROVISIONS

Article 5.1 INCOMPATIBLE PROVISIONS

All provisions that are incompatible and irreconcilable with this bylaw are and shall remain repealed.

Article 5.2 INCOMPATIBLE PROVISIONS

This bylaw shall come into force in accordance with the provisions of the Land Use Planning and Development Act (RLRQ, c.A-19.1).

Gordon Burke
Mayor

Carole Lemieux
General Manager

NOTICE OF MOTION : May 13th 2024
ADOPTION : December 2nd 2024
PUBLICATION : January 28th 2025

