



**MUNICIPALITY OF THE TOWNSHIP OF GORE**  
**9 Cambria Road, Gore, Quebec J0V 1K0**  
**Tel: (450) 562-2025 / Fax: (450) 562-5424**

## **CARBON COPY**

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At a regular meeting of Council, held at the Trinity Community Hall located at 2 Cambria Road, Gore, on Wednesday, April 8, 2026, at 7 p.m., attended by the following Councillors: Robert Emblem, Sakina Khan, Shirley Roy, Anik Korosec and Anselmo Marandola forming a quorum and presided over by the Mayor, Alain Giroux.

Justified absence: Councillor Daniel Leduc

The Director General, Ms. Julie Boyer, and the Clerk-Treasurer, Ms. Sarah Channell, are also present.

Resolution **2026-04-061** was adopted:

### **ADOPTION OF THE FIRST DRAFT OF A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROJECT OF AN IMMOVABLE (SCAOPI) UNDER BY-LAW NUMBER 248 AND CONCERNING THE CONSTRUCTION OF A DRIVEWAY AND PARKING AREA ON LOT 5 081 112 SITUATED ON HAZLETT-HICKS STREET, IN ZONE VI-10**

**WHEREAS** the municipality received a request regarding a specific construction, alteration or occupancy project of an immovable (SCAOPI) concerning the construction of a driveway and a parking area on lot 5 081 112, situated along Hazlett-Hicks Street, in zone VI-10.

**WHEREAS** the project involves the construction of a driveway within a strip that is 15 meters from a wetland situated to the southwest of the lot line and 10 meters from a stream situated in the southeast corner of the same lot, thus contravening the definition of "Shore" and article 153 of zoning by-law 214.

**WHEREAS** the project also involves the construction of the said driveway before a construction permit for a home is deposited, thus going against article 98 of zoning by-law 214.

**WHEREAS** by-law 214 defines a "Shore" as a 15 m deep strip of land bordering lakes and streams extending inland from the high-water mark. The shore width of lakes and streams is measured horizontally from the high-water mark. It is also commonly referred to as the riparian margin.

**WHEREAS** article 153 of zoning by-law 214, titled "Constructions, development and work authorized within the protection strip", states that within a minimum protection strip of 15 m around the wetland, the provisions relating to the protection of the shoreline apply. In the case of an open wetland, this protection strip is delineated from the high-water mark, as an integral part of the lake or stream. In the case of an enclosed wetland, this protective strip is delineated from the wetland boundary.

**WHEREAS** the "shore" can be reduced to 10 meters under certain conditions and remain conform to the RCM's development plan (article 36.2);

**WHEREAS** the municipality has received a favorable recommendation from the planning advisory committee who examined the file on March 18, 2026.

**WHEREAS** the municipality has received the construction plans for the driveway and parking area from CIVITAS land surveyors, File number AMIR-260652-001-1, minutes 6378;



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**WHEREAS** the Municipal Council deems it appropriate to accept the construction project, under certain conditions.

IT IS **MOVED** BY: Councillor Robert Emblem

**SECONDED** BY: Councillor Anik Korosec

AND RESOLVED unanimously by Councillors (5):

**THAT** the preamble is hereby incorporated into and forms an integral part of this resolution, as if fully reproduced herein.

**THAT** the Municipality adopts the first draft resolution regarding the specific construction, alteration or occupancy project of an immovable (SCAOPI) under by-law number 248 and concerning the construction of a driveway and parking area on lot 5 081 112 situated on Hazlett-Hicks Street, in zone VI-10 which aims to:

- Authorize the construction of a driveway at 10 meters from a stream by decreasing the shore depth defined in by-law 214 to 10 meters ;
- Authorize the construction of a driveway before the construction permit for a new home is requested ;

**CONDITIONAL TO:**

- The Owner must submit a permit request for the construction of his driveway and respect the urban planning by-laws relevant to this type of project ;
- The owner must respect the implantation plans prepared by CIVITAS land surveyors, File number AMIR-260652-001-1, minutes 6378 ;
- The owner must respect the 15-meter margin applicable to the wetland situated to the southwest of the lot line.

**THAT** the construction work be fully completed within a period of twelve (12) months following the coming into effect of this SCAOPI.

**CARRIED**

Given in Gore, QC

This 9<sup>th</sup> day of April 2026

A blue ink signature of Sarah Channell.

**Sarah Channell**

**Clerk-Treasurer**

Subject to ratification