



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

CARBON COPY

At a regular meeting of Council, held at the Trinity Community Hall located at 2 Cambria Road, Gore, on Monday, May 4, 2026, at 7 p.m., attended by the following Councillors: Robert Emblem, Daniel Leduc, Sakina Khan and Anik Korosec forming a quorum and presided over by the Mayor, Alain Giroux.

Justified absence: Councillors Shirley Roy and Anselmo Marandola

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

Resolution **2026-05-101** was adopted:

ADOPTION OF THE SECOND 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 municipality adopted the first draft resolution concerning this PPCMOI at its regular meeting held on April 8, 2026.

WHEREAS a sign announcing the nature of the PPCMOI and the place where any interested person can obtain information relating to it has been placed at the entrance of lot 5 081 112.

WHEREAS a public meeting was held on April 20, 2026.

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 Sakina Khan

AND RESOLVED unanimously by Councillors (4):

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 second 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 5th day of May 2026

A blue ink signature of Sarah Channell.

Sarah Channell
Clerk-Treasurer

Subject to ratification