

NOVEMBER 1, 2022

Minutes of the special meeting of the Township of Gore's Municipal Council held at the Trinity Community Hall located at 2 Cambria Road in Gore, on **Tuesday November 1, 2022 at 7 p.m.**

ARE PRESENT:

Councillors: Daniel Leduc, Sakina Khan, Alain Giroux, Shirley Roy, Anik Korosec and Anselmo Marandola forming a quorum and presided over by the Mayor, Scott Pearce.

The General Manager, Julie Boyer, the Assistant General Manager, Dominique Aubry and the Clerk-treasurer, Sarah Channell are also present.

CALL TO ORDER

The mayor calls the present meeting to order at 7 p.m.

2022-11-310

NOTIFICATION OF THE REGULARITY OF THE NOTICE OF MEETING

WHEREAS the clerk-treasurer certifies that the notice of convocation for this special council meeting was given to all members of the municipal council at least two days before the date of the said meeting, all in accordance with the provisions of the Municipal Code of Quebec.

IT IS MOVED BY: Councillor Sakina Khan

SECONDED BY: Councillor Daniel Leduc

AND RESOLVED unanimously by Councillors (6):

TO DECLARE that said special meeting is convened and constituted according to law.

CARRIED

2022-11-311

ADOPTION OF THE AGENDA

WHEREAS the members of the council have familiarized themselves with the agenda of the present meeting;

WHEREAS all the members of Council are present;

WHEREAS the members of council would like to add the following item to the meeting's agenda:

- Purchase of 10 tickets for the fundraiser organized by Café Partage Argenteuil

WHEREAS the members of council would like to remove the following item to the meeting's agenda:

- Mandating a firm to evaluate the value of municipal infrastructure for insurance purposes

IT IS **MOVED** BY: Councillor Sakina Khan
SECONDED BY: Councillor Anselmo Marandola
AND RESOLVED unanimously by Councillors and the Mayor (7):

TO ADOPT the agenda of the present meeting as modified.

CARRIED

2022-11-312

ADOPTION OF THE SECOND DRAFT RESOLUTION CONCERNING A SPECIFIC PROJECT FOR THE CONSTRUCTION, MODIFICATION OR OCCUPANCY OF A BUILDING (PPCMOI) OF THE MUNICIPALITY OF THE TOWNSHIP OF GORE, UNDER BY-LAW NUMBER 248 AND CONCERNING THE BUILDING LOCATED AT 84, CHEMIN LAKE CHEVREUIL, ZONE VI-19

WHEREAS the municipality received a request for a PPCMOI concerning the renovation and expansion of the building located at 84, chemin du Lac Chevreuil;

WHEREAS the building expansion project is located outside the 10 meter protective strip from the shore of a wetland but within the 20 meter setback;

WHEREAS Mr. Martin Rajotte, biologist, submitted his report dated April 13, 2021;

WHEREAS the Planning Advisory Committee examined this project at its September 15, 2022 meeting and recommended its approval, under certain conditions;

WHEREAS the municipality adopted the first draft resolution concerning this PPCMOI at its regular meeting of October 4, 2022;

WHEREAS a sign has been placed at 84, chemin du Lac Chevreuil, to announce the nature of the PPCMOI and the place where any interested person can obtain information relating to it;

WHEREAS a public meeting was held on October 24, 2022;

WHEREAS the Municipality deems it appropriate to accept the building expansion and renovation project, under the same conditions as those defined in the first draft resolution.

IT IS **MOVED** BY: Councillor Alain Giroux
SECONDED BY: Councillor Anik Korosec
AND RESOLVED unanimously by Councillors (6):

THAT the preamble is an integral part of this resolution;

THAT the Municipality adopts the second draft resolution concerning the specific project for the construction, modification or occupancy of a building (PPCMOI) of the Municipality of the Township of Gore, under by-law 248, and concerning the renovation and expansion project for the a building located at 84, chemin du Lac Chevreuil. The said draft resolution aims to:

- Authorize the renovation and expansion of the main building located at 84, chemin du Lac Chevreuil, Municipality of the Township of Gore, within the 20-meter setback from the wetland;

- Authorize the installation of a spa on the terrace of the main building which is located within the 20-meter setback from the wetland;
- Authorize the installation of the extension of the main building at less than 5 meters from the existing accessory building;

AND THIS, ON THE CONDITION THAT:

- The owner respects the architectural plans prepared by «Conception Architecture Coutu», project number 2021-003;
- The owner respects the measures to prevent impacts and protect the wetland as established in the report submitted by the biologist, Martin Rajotte, dated April 13, 2021;

THAT the construction work be fully completed within a period of two (2) years following the coming into effect of this PPCMOI.

CARRIED

2022-11-313

CORRECTION OF THE AMOUNT ALLOCATED TO THE GROWTH FUND IN RESOLUTION 2022-07-215 AND 2022-07-216

WHEREAS the amount allocated to the growth fund in resolution 2022-07-215 should include net taxes;

WHEREAS the amount allocated to the growth fund in resolution 2022-07-216 is incorrect;

WHEREAS it is necessary to specify the correct amounts.

IT IS **MOVED** BY: Councillor Daniel Leduc

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

TO CORRECT the amount allocated to the growth fund indicated in resolution 2022-07-215 to read "\$ 58 476 plus net taxes".

TO CORRECT the amount allocated to the growth fund indicated in resolution 2022-07-216 to read "\$ 21 690 plus net taxes".

CARRIED

2022-11-314

ALLOCATION TO THE GROWTH FUND FOR THE REPAIR (PATCHING) ON LAC CHEVREUIL ROAD

WHEREAS the municipality awarded a contract for patching work on Lac Chevreuil Road to the company "A.P. Entreprise du Nord" for an amount of \$35,726.18 taxes included;

WHEREAS resolution 2022-09-272 authorizes the payment of the invoice submitted as part of this project;

WHEREAS the municipality wishes to use the growth fund to pay the costs of the contract.

IT IS **MOVED** BY: Councillor Alain Giroux
SECONDED BY: Councillor Anselmo Marandola
AND RESOLVED unanimously by Councillors (6):

TO ALLOCATE an amount of \$ 31 073.00, plus net taxes, to the growth fund to pay the expense charged to budget item "02 320 00 625" for the patching project on Lac Chevreuil Road.

CARRIED

2022-11-315 **PROPERTY FILE FOR SALE UNDER CONTROL OF JUSTICE – LOT 5 317 297 (DALHIAS STREET)**

WHEREAS the file bearing roll number 4170-24-9405, lot 5 317 297, has been in arrears for unpaid municipal taxes since 2002;

WHEREAS all attempts to recover the amounts due have been unsuccessful.

IT IS **MOVED** BY: Councillor Sakina Khan
SECONDED BY: Councillor Shirley Roy
AND RESOLVED unanimously by Councillors (6):

TO AUTHORIZE a sale under control of justice for the property bearing roll number 4170-24-9405, and known as lot number lot 5 317 297.

CARRIED

2022-11-316 **PROPERTY FILE FOR SALE UNDER CONTROL OF JUSTICE – LOT 5 317 293 (POMPONS STREET)**

WHEREAS the file bearing roll number 4170-23-8875, lot 5 317 293, has been in arrears for unpaid municipal taxes since 1999;

WHEREAS all attempts to recover the amounts due have been unsuccessful.

IT IS **MOVED** BY: Councillor Anik Korosec
SECONDED BY: Councillor Anselmo Marandola
AND RESOLVED unanimously by Councillors (6):

TO AUTHORIZE a sale under control of justice for the property bearing roll number 4170-23-8875, and known as lot number 5 317 293.

CARRIED

2022-11-317 **PIIA 2022-62: CAMBRIA ROAD, LOT 5 082 028**

WHEREAS a permit request has been submitted regarding the construction of a single family home on lot 5 082 028 situated on Cambria Road;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Alain Giroux
SECONDED BY: Councillor Shirley Roy
AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APPROUVE PIIA 2022-62 regarding the construction of a single family home on lot 5 082 028 situated on Cambria Road.

CARRIED

2022-11-318

PIIA 2022-63: PARC AVENUE, LOT 6 343 475

WHEREAS a permit request has been submitted regarding the construction of a single family home on lot 6 343 475 situated on Parc Avenue;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Anik Korosec
SECONDED BY: Councillor Anselmo Marandola
AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APPROUVE PIIA 2022-63 regarding the construction of a single family home on lot 6 343 475 situated on Parc Avenue.

CARRIED

2022-11-319

PIIA 2022-64: SUBDIVISION PERMIT ON STEPHENSON ROAD

WHEREAS a permit application was tabled by Mr. Nicolas Plouffe-Deschamps, for and on behalf of the company G.S.L.L. Inc., concerning a subdivision project, situated in the Stephenson Road sector and aimed at redeveloping existing lots, numbers 6 476 328 and 6 476 329, to create two new buildable lots;

WHEREAS the objective of the subdivision is to enlarge lot 6 476 239, as shown on the plan prepared by Michel Ladouceur, Land Surveyor, under file number 1358217, minute 15523, dated July 18, 2022;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Anik Korosec

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APPROUVE PIIA 2022-64 regarding the subdivision request tabled by Mr. Nicolas Plouffe-Deschamps, for and on behalf of the company G.S.L.L. Inc., concerning a subdivision project situated in the Stephenson Road sector and aimed at redeveloping existing lots, numbers 6 476 328 and 6 476 329, to create two new buildable lots as shown on the plan prepared by Michel Ladouceur, Land Surveyor, under file number 1358217, minute 15523, dated July 18, 2022.

CARRIED

2022-11-320

PIIA 2022-65: SUBDIVISION PERMIT REGARDING TOUR DU LAC STREET

WHEREAS a permit application was tabled by Mr. Nicolas Plouffe-Deschamps, for and on behalf of the company G.S.L.L. Inc., concerning a subdivision project on Tour du Lac Street aimed at creating six buildable lots and one residual lot;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Anselmo Marandola

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APROUVE PIIA 2022-65, tabled by Mr. Nicolas Plouffe-Deschamps for and on behalf of the company G.S.L.L. Inc., concerning the creation of six buildable lots and one residual lot on Tour du Lac Street, according to the cadastral operation shown on the plan prepared by Michel Ladouceur, Land Surveyor, under file number 1358418, minute 15310, dated February 22, 2022.

CARRIED

2022-11-321

PIIA 2022-66: HALBERT ROAD, LOT 5 081 447

WHEREAS a permit request has been submitted regarding the construction of a single family home on lot 5 081 447 situated on Halbert Road;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Anselmo Marandola

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APPROUVE PIIA 2022-66 regarding the construction of a single family home on lot 5 081 447 situated on Halbert Road.

CARRIED

2022-11-322

PIIA 2022-67 : DE LA SÉRÉNITÉ STREET, LOT 6 455 078

WHEREAS a permit request has been submitted regarding the construction of a single family home with an attached garage on lot 6 455 078 situated on de la Sérénité Street;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Alain Giroux

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APPROUVE PIIA 2022-67 regarding the construction of a single family home with an attached garage on lot 6 455 078 situated on de la Sérénité Street.

CARRIED

2022-11-323

PIIA 2022-68 : BRAEMAR ROAD, LOT 6 476 330

WHEREAS a permit request has been submitted regarding the construction of a single family home with a two-door attached garage on lot 6 476 330 situated on Braemar Road;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Shirley Roy

SECONDED BY: Councillor Anselmo Marandola

AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APPROUVE PIIA 2022-68 regarding the construction of a single family home with a two-door attached garage on lot 6 476 330 situated on Braemar Road.

CARRIED

2022-11-324

PIIA 2022-69 : RATHWELL ROAD, LOT 5 079 936

WHEREAS a permit request has been submitted regarding the construction of a single family home on lot 6 5 079 936 situated on Rathwell Road;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request on October 27, 2022 and proposed that the PIIA be accepted.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Anselmo Marandola

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

THAT the council accept the Planning Advisory Committee's recommendation;

TO APPROUVE PIIA 2022-69 regarding the construction of a single family home on lot 6 5 079 936 situated on Rathwell Road.

CARRIED

2022-11-325

CONTRIBUTION TO PARKS, PLAYING FIELDS AND GREEN SPACES: GSSL INC. — SUBDIVISION PERMIT REQUEST 2022 0020 (STEPHENSON ROAD SECTOR)

WHEREAS an application was tabled by Mr. Nicolas Plouffe-Deschamps, for and on behalf of the company G.S.L.L. Inc., requesting a subdivision permit to consolidate part of lot 6 476 328 to become lot 6 502 145, in order to enlarge lot 6 476 329 which will become lot 6 527 024. The two new lots are in the Stephenson Road sector and are buildable.

WHEREAS two ecological studies form an integral part of the subdivision documents provided to the municipality;

WHEREAS the municipality has received a power of attorney from Mrs. Albert authorizing the cadastral modifications on her property.

WHEREAS this cadastral operation is shown on the plan prepared by Michel Ladouceur, Land Surveyor, under file number 1358217, minute 15523, dated July 18, 2022;

WHEREAS the request results in the creation of buildable lots on which the contribution to parks, playing fields and green spaces is calculated at 10%;

WHEREAS under the conditions of the Municipality of the Township of Gore's subdivision by-law, the municipal council must make a decision on what is transferred for the purposes of parks, playing fields and green space;

WHEREAS according to the aforementioned by-law, the contribution required for this cadastral operation is established at an area of 66 391 square meters or a contribution of \$ 21 880.00.

IT IS **MOVED** BY: Councillor Daniel Leduc

SECONDED BY: Councillor Sakina Khan

AND RESOLVED unanimously by Councillors (6):

TO ACCEPT a monetary contribution of \$ 21 880.00 to parks, playing fields and green spaces with regards to the subdivision request number 2022-0020 (Stephenson Road sector) submitted by Nicolas Plouffe-Deschamps, representative for the company G.S.L.L. Inc.

CARRIED

2022-11-326

CONTRIBUTION TO PARKS, PLAYING FIELDS AND GREEN SPACES: GSSL INC. — SUBDIVISION PERMIT REQUEST 2022 0021 (TOUR DU LAC STREET SECTOR)

WHEREAS an application was tabled by Mr. Nicolas Plouffe-Deschamps, for and on behalf of the company G.S.L.L. Inc., requesting a subdivision permit to create six buildable lots and one residual lot in the Tour du Lac Street sector. This cadastral operation is shown on the plan prepared by Michel Ladouceur, Land Surveyor, under file number 1358418, minute 15310, dated February 22, 2022;

WHEREAS an ecological study forms an integral part of the subdivision documents provided to the municipality;

WHEREAS the request results in the creation of buildable lots on which the contribution to parks, playing fields and green spaces is calculated at 10%;

WHEREAS under the conditions of the Municipality of the Township of Gore's subdivision by-law, the municipal council must make a decision on what is transferred for the purposes of parks, playing fields and green space;

WHEREAS according to the aforementioned by-law, the contribution required for this cadastral operation is established at an area of 59 753.77 square meters or a contribution of \$ 21 484.43.00.

IT IS **MOVED** BY: Councillor Shirley Roy

SECONDED BY: Councillor Daniel Leduc

AND RESOLVED unanimously by Councillors (6):

TO ACCEPT a monetary contribution of \$ 21 484.43 to parks, playing fields and green spaces with regards to the subdivision request number 2022-0021 (Tour du Lac Sector) submitted by Nicolas Plouffe-Deschamps, representative for the company G.S.L.L. Inc.

CARRIED

2022-11-327

AWARDING OF THE CONTRACT TO FINISH A PART OF THE WILLIAMS ROAD PROJECT (DITCH BLASTING)

WHEREAS the Municipality wishes to proceed with ditch blasting at certain places along Williams Road now that Hydro-Québec has moved the poles hindering this operation;

WHEREAS a service offer has been made by Blastforce;

WHEREAS the Assistant General Manager recommends awarding of the contract.

IT IS **MOVED** BY: Councillor Anselmo Marandola

SECONDED BY: Councillor Anik Korosec

AND RESOLVED unanimously by Councillors (6):

TO AWARD the contract for ditch blasting along Williams Road, at the areas where the hydro poles have been moved, to "Blastforce" for an amount of \$20 000 plus taxes;

THAT the work is part of the project for the repair of Williams Street and will be paid according to the terms of loan by-law 223 regarding the municipalisation of Williams Road, the work to be executed, the acquisition of the land and the loan of 902 000 \$;

TO ALLOCATE the costs relating to this project to budget item 03 310-02-000 entitled "Assignment - Road".

CARRIED

2022-11-328

AWARDING OF FINANCIAL AID FOR THE SNOW REMOVAL OF CERTAIN PRIVATE STREETS – 3RD RESOLUTION FOR 2022

WHEREAS the municipality has received a request from the Association on the Hill under by-law 239 concerning the financial aid programme to help resident associations with snow removal, and this, for the Rosemount Street;

WHEREAS the municipality has also received a request from the Domaine du Lac Roger Owners Association under by-law 239 concerning the financial aid programme to help resident associations with snow removal, and this, for snow removal on Trilliums, Salamande et Hazelett Hicks Streets;

WHEREAS management has analyzed the requests and has tabled its recommendation with the members of Council

IT IS **MOVED** BY: Councillor Sakina Khan

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

TO GRANT financial assistance to the Association on the Hill for the 2022-2023 snow removal of Rosemount Street in the amount of \$ 2 908.87.

TO GRANT financial assistance to the Domaine du Lac Roger Owners Association for the 2022-2023 snow removal of Trilliums, Salamande et Hazelett Hicks Streets in the amount of \$ 22 014.27.

TO AUTHORIZE Mrs. Julie Boyer, General Manager, to prepare and sign the necessary agreement concerning the financial assistance granted by the Municipality for snow removal of the above mentioned street.

CARRIED

2022-11-329

AUTHORIZATION TO SIGN THE FINANCING AGREEMENT FOR THE CAMPING PROJECT AT BEATTIE LAKE PARK UNDER THE ASSISTANCE PROGRAM FOR THE RECOVERY OF THE TOURIST INDUSTRY (PARIT)

WHEREAS the Beattie Lake Park offers a pleasant and natural environment for the practice of outdoor physical activity;

WHEREAS the park is accessible to a regional clientele;

WHEREAS the Municipality wishes to develop park infrastructure in order to welcome visitors in a suitable and safe manner so to increase park attendance.

WHEREAS the municipality had submitted a request for a subsidy under the assistance program for the recovery of the tourist industry (PARIT) in order to diversify the tourism offer in the park by adding an overnight accommodation option;

WHEREAS the project was approved by the Ministry of Tourism which has submitted a financial assistance agreement for signature by the parties concerned.

IT IS **MOVED** BY: Councillor Anselmo Marandola
SECONDED BY: Councillor Daniel Leduc
AND RESOLVED unanimously by Councillors (6):

THAT the Municipality of the Township of Gore:

- Has read and acknowledges the financial assistance agreement for file number 2988, overnight accommodations at Lac Beattie Park;
- Confirms that the municipality has reserved funding in the amount of \$374,500 is available and allocated for the realization of the overnight accommodation project at Lac Beattie Park;
- Authorizes Mr. Scott Pearce, Mayor to sign the financial assistance agreement with the Ministry of Tourism for the said overnight accommodation project.

CARRIED

2022-11-330

PURCHASE OF 10 TICKETS FOR THE FUNDRAISER ORGANIZED BY CAFÉ PARTAGE ARGENTEUIL

WHEREAS Café Partage Argenteuil is organizing a spaghetti dinner fundraiser on Wednesday, November 30, 2022 to benefit Centraide Laurentides ;

WHEREAS Council wishes to offer their support.

IT IS **MOVED** BY: Councillor Anik Korosec
SECONDED BY: Councillor Daniel Leduc
AND RESOLVED unanimously by Councillors (6):

THAT the municipality purchase 10 tickets at a cost of \$ 10 per ticket.

CARRIED

QUESTION PERIOD

A question period was held during which no one prevailed themselves of the right to ask questions.

2022-11-331

ADJOURNMENT OF THE MEETING

IT IS **MOVED** BY: Councillor Shirley Roy
SECONDED BY: Councillor Anik Korosec
AND RESOLVED unanimously by Councillors (6):

TO CLOSE the meeting at 7:25 p.m.

CARRIED.