

FEBRUARY 6, 2023

Minutes of the regular meeting of the Township of Gore's Municipal Council held at the Trinity Community Hall located at 2 Cambria Road in Gore, on **Monday February 6, 2023 at 8 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 8 p.m.

2023-02-019

ADOPTION OF THE AGENDA

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

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

SECONDED BY: Councillor Anik Korosec

AND RESOLVED unanimously by Councillors (6):

TO ADOPT the agenda of the present meeting as presented.

CARRIED

2023-02-020

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD JANUARY 16, 2023

WHEREAS the minutes of the regular meeting held January 16, 2023 were given to council members at least seventy-two (72) hours before this meeting;

WHEREAS council members declare having received and read them.

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

SECONDED BY: Councillor Daniel Leduc

AND RESOLVED unanimously by Councillors (6):

THAT the minutes of the regular meeting held January 16, 2023 are approved as submitted.

CARRIED

SUBJECTS ARISING FROM THE MINUTES

None

FIRST QUESTION PERIOD

A first question period was held during which the following subjects were discussed:

- Distribution of the Gore Express
- By-law regarding tiny houses
- Request to summarise by-law 214-04 on principal residences
- Donation of an artisanal scarf for the scholarship fund
- Municipalization of streets and snow removal by-laws

NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW 245-01 AMENDING BY-LAW NUMBER 245 ESTABLISHING AN URBAN PLANNING ADVISORY COMMITTEE (PAC)

Notice of motion is given by Councillor Alain Giroux that, at a subsequent meeting of the council, **BY-LAW 245-01 AMENDING BY-LAW NUMBER 245 ESTABLISHING AN URBAN PLANNING ADVISORY COMMITTEE (PAC)** will be adopted;

Councillor Alain Giroux tables draft **BY-LAW 245-01** at the present meeting;

The purpose of by-law 245-01 is to amend the number of members that sit on the urban planning advisory committee and their remuneration.

Copies of the draft by-law are made available to the public;

Mr. Scott Pearce, Mayor, presents the draft by-law in accordance with the Municipal Code of Quebec (C-27.1).

2023-02-021

ADOPTION OF THE SECOND DRAFT BY-LAW 214-04 AMENDING ZONING BY-LAW NUMBER 214 TO REGULATE THE USE OF PRINCIPAL RESIDENCES

WHEREAS Zoning By-law number 214, in effect since May 30, 2019, may be amended in accordance with the law;

WHEREAS the *Tourist Accommodation Act* (2021, chapter 30), authorizes the rental of a "principal residence", i.e. the short-term rental of a primary residences, in all areas of the municipality, overriding any municipal by-law regulating this specific activity;

WHEREAS Zoning by-law 214-02 amending Zoning by-law 214, in effect since April 28, 2023, defined and limited the Additional usage for short-term rental of private homes to zones VID-2, VID-6 and RU-1;

WHEREAS additional usage AD15, as defined in article 37.1 of the Township of Gore's zoning by-law and having the title "Additional usage for short-term rental of private homes" could be authorized in all areas of the territory of the municipality of the Township of Gore by the *Tourist Accommodation Act* (2021, chapter 30), as of March 25, 2023, and this, in the same manner as if the note "AD15 Additional usage for short-term rental of private homes" was added in the "Special provisions" section and referenced under the column that corresponds to the usage "H1 Single-family dwelling" for of each zoning grid defined in zoning by-law 214;

WHEREAS the municipality is allowed, though the modification of its zoning by-law and the use of the specific procedure identified in the *Tourist Accommodation Act* (2021, chapter 30), to identify zones where the short-term rental of private homes is not permitted;

WHEREAS to comply with the specifications of the *Tourist Accommodation Act* (2021, chapter 30), by-law 2023-02 must be replaced;

WHEREAS the council maintains his wish to limit short term rentals to the zones VID-2, VID-6 and RU-1, where short term rentals of cottages is already permitted;

WHEREAS each zone where the short-term rental of private homes is to be prohibited must be identified and presented in a by-law amending zoning by-law 214;

WHEREAS this by-law contains provisions that are subject to approval by referendum and will be submitted to the special adoption procedure provided for in article 23 of the *Tourist Accommodation Act* (2021, chapter 30);

WHEREAS a notice of motion and the draft by-law were filed in accordance with article 445 of the *Municipal Code of Quebec* on January 16, 2023;

WHEREAS a public consultation was held February 3, 2023;

WHEREAS a copy of the by-law was given to council members 72 hours prior to this meeting;

WHEREAS copies of the by-law were made available to the public at the start of this meeting;

WHEREAS the Mayor presented the by-law in accordance with article 445 of the Quebec Municipal Code(C-27.1).

IT IS MOVED BY: Councillor Daniel Leduc

SECONDED BY: Councillor Sakina Khan

AND RESOLVED unanimously by Councillors (6):

THAT the second draft by-law 214-04 be adopted without change.

CARRIED

2023-02-022

ADOPTION OF THE INTEREST RATES AND PENALTIES FOR TAX ARREARS

WHEREAS the provisions of article 981 of the Municipal Code allow the municipality to set an interest rate on tax arrears by resolution.

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

SECONDED BY: Councillor Anik Korosec

AND RESOLVED unanimously by councillors (6):

THAT the interest rate applicable to all accounts past due on January 1st 2023, and on 2023 tax arrears, 2023 mutation taxes and 2023 municipal service rates is set at 1.17 % per month which is equivalent to a yearly rate of 14 %.

CARRIED

2023-02-023

REIMBURSEMENT OF TAXES PAID BY MISTAKE FOR LOT 5 318 769

WHEREAS the municipality received a request to reimburse taxes paid by mistake for lot 5 318 769;

WHEREAS a satisfactory proof of error, namely the cancellation of a deed of sale, has been presented to the finance department;

WHEREAS the reimbursement of taxes paid in error is prescribed for 3 years.

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

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

TO reimburse the amount of taxes paid by mistake for the last three years, for lot 5 318 769, to Mrs. Claudette Rodrigue.

CARRIED

2023-02-024

REQUEST FOR MINOR DEROGATION NO 2023-01: FALCON ROAD, LOT 5 080 272

WHEREAS a request for a minor derogation was received concerning lot 5 080 272 on Falcon Road. The request is to allow for a house built in 1975 to remain at 7.6 m from the front margin instead of being at 10 m, as required for a construction in zone VI-9;

WHEREAS the members of the CCU examined the file and recommend that the minor derogation request be accepted;

WHEREAS a public notice was given on January 13, 2023 in accordance with the law;

WHEREAS the Council has received a copy of the request as well as the committee's recommendation and declares having studied it;

WHEREAS the floor is given to those present at the meeting.

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

TO ACCEPT the recommendation deposited by the Planning Advisory Committee;

TO AUTHORIZE the minor derogation 2023-01.

CARRIED

2023-02-025

AWARDING OF THE CONTRACT FOR THE GRADING OF MUNICIPAL ROADS FOR 2023 WITH A RENEWAL OPTION FOR 2024 AND 2025

WHEREAS the municipality requested bids, by invitation, for the grading of municipal roads for the year 2023 with a renewal option for 2024 and 2025;

WHEREAS the following bids were received:

Company name	Price for three years including taxes
David Riddell Excavation/Transport Inc	\$ 95 572.96

WHEREAS Mr. Dominique Aubry, Assistant General Manager deposited a recommendation to council.

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

TO AWARD the contract the grading of municipal roads for 2023 with a renewal option for 2024 and 2025 to "David Riddell Excavation/Transport Inc" in the amount of \$ 95 572.96 for three years including taxes.

CARRIED

2023-02-026

AWARDING OF A CONTRACT REGARDING BEAVER POPULATION CONTROL AND WATERWAY MANAGEMENT FOR 2023

WHEREAS the municipality wishes to renew the contract for beaver population control and waterway management within the territory of the Municipality of the Township of Gore for the year 2023;

WHEREAS the Assistant General Manager made his recommendation.

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

TO AWARD the contract for beaver population control and waterway management for the year 2023 to "Mr. Marcel Gauthier" for the sum of \$ 15 000.00 taxes included and according to the conditions negotiated with the Assistant General Manager ;

TO APPOINT Mr. Marcel Gauthier as a designated official, for the purposes of the general application of the by-laws that apply to his contract granting, having the property inspection rights granted to a person so designated;

TO AUTHORIZE the Assistant General Manager to sign the documents required for hiring.

CARRIED

2023-02-027

END OF THE INTERMUNICIPAL AGREEMENT CONCERNING THE USE OF CAUCA RADIO FREQUENCIES AND THE SHARING OF COSTS WITH THE CITY OF LACHUTE

WHEREAS the Municipality of Gore has signed an intermunicipal agreement with the City of Lachute regarding the use of CAUCA radio frequencies and cost sharing;

WHEREAS the director of the fire safety department recommends ending said agreement and confirms that communication with CAUCA will be maintained in the absence of the services provided by Lachute as outlined within the agreement.

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

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

TO TERMINATE the intermunicipal agreement with the City of Lachute regarding the use of CAUCA radio frequencies and cost sharing;

TO SEND a notice regarding the end of agreement with this resolution to the person in charge of the intermunicipal agreements at the City of Lachute.

CARRIED

2023-02-028

HIRING OF PROBATIONARY FIREFIGHTERS AND MODIFICATION TO RESOLUTION 2022-12-363

WHEREAS the Director of the Fire Safety Services of the Municipality of the Township of Gore proceeded with the recruitment of firefighters and people interested in becoming firefighters for the fire safety service of the Municipality of Gore;

CONSIDERING THAT the Director has evaluated the candidates and recommends hiring Mr. Dany Zanatta;

WHEREAS Resolution 2022-12-363 should be amended to remove two firefighters.

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

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

TO HIRE Mr. Dany Zanatta as a probationary firefighter for the Township of Gore's Fire Department for a probationary period of two hundred and fifty (250) hours worked as of February 6, 2023, not to exceed a period of more than one (1) year.

TO MODIFY resolution 2022-12-363 in order to remove the names of Rick Juteau and Jessica Victoria Dubuc from the list of firefighters to be hired.

CARRIED

2023-02-029

HIRING OF MRS. LINE PICHÉ AS ACCOUNTING CLERK – TEMPORARY REPLACEMENT CONTRACT

WHEREAS the municipality must fill the position of accounting clerk - temporary replacement contract, in order to ensure the proper functioning of the finance department;

WHEREAS the General Manager, Mrs. Julie Boyer, recommends hiring Mrs. Line Piché.

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

SECONDED BY: Councillor Alain Giroux

AND **RESOLVED** unanimously by Councillors (6):

TO HIRE Mrs. Line Piché, as an accounting clerk - temporary replacement contract, for an indefinite period;

THAT Mrs. Piché's start date is January 30, 2023.

CARRIED

TABLING OF THE MUNICIPAL INSPECTOR'S REPORT FOR THE MONTH OF JANUARY 2023

During the month, we delivered 10 permits as follows:

02 renewals or new construction permits;

01 septic installation permits;

03 subdivision permits;

04 certificates of authorization (0 of which are residential tree cutting).

TABLING OF THE FIRE SAFETY SERVICE REPORT FOR THE MONTH OF JANUARY 2023

The clerk-treasurer tables to the Council the report prepared by the Director of the Fire Safety Service detailing the activities of the service for the month of January 2023.

2023-02-030

APPROVAL OF THE ACCOUNTS PAYABLE

WHEREAS Council members have taken note of the report dated February 6, 2023, regarding the invoices and salaries paid in January 2023 and the invoices to be paid for the month of February 2023.

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

TO APPROVE the invoices and salaries paid in January 2023 and the invoices to be paid for the month of February 2023 totaling 640 658.35 \$ and authorize their payment;

THAT the report dated February 6, 2023 be annexed to the minutes to form an integral part thereof.

CARRIED

SECOND QUESTION PERIOD

A second question period was held during which the following subjects were discussed:

- Snow removal on private streets

2023-02-031

ADJOURNMENT OF THE MEETING

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

TO CLOSE the meeting at 8:39 p.m.

CARRIED