

JULY 3, 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 July 3, 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 and the Clerk-treasurer, Sarah Channell are also present.

CALL TO ORDER

Le maire déclare la présente séance ouverte à 20 h.

The mayor calls the present meeting to order at 8 p.m.

2023-07-228

ADOPTION OF THE AGENDA

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

WHEREAS the following subject was added to varia on the agenda.

- Hiring of Mrs. Line Piché as the Accounting coordinator

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

SECONDED BY: Councillor Daniel Leduc

AND RESOLVED unanimously by Councillors (6):

TO ADOPT the agenda of the present meeting as modified.

CARRIED

2023-07-229

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD JUNE 5, 2023

WHEREAS the minutes of the regular meeting held June 5, 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 Anik Korosec

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

THAT the minutes of the regular meeting held June 5, 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:

- How the Ecoprêt program works
- Zoning By-law – provision regarding wharfs and grandfather clauses
- Issues with boats on Lake Barron and their impact on the quality of the lake and lakeshore properties
- A request is made to the municipality to have a verification blitz to check boat stickers and the boats docked along Lake Barron's shores.

2023-07-230

ADOPTION OF BY-LAW NUMBER 254-01 AMENDING BY-LAW 254 DECREERING THE TAXATION, COMPENSATION AND PRICING RATES FOR MUNICIPAL SERVICES FOR THE 2023 FISCAL YEAR (EQUIPMENT RENTAL PRICING)

WHEREAS the Municipal Council adopted the municipal budget for the 2023 fiscal year on December 14, 2022;

WHEREAS Council adopted by-law 254 during the December 14, 2022 special meeting of Council;

WHEREAS the council wishes to simplify the rental rates for equipment offered by the municipality at Beattie Lake Park;

WHEREAS the notice of motion and draft of this by-law were previously given by Councillor Sakina Khan at the regular Council meeting of June 5, 2023;

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

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 Municipal Code of Quebec (C-27.1).

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

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

THAT by-law 254-01 is adopted as presented.

CARRIED

2023-07-231

ADOPTION OF BY-LAW NUMBER 258 REGARDING THE OPERATION AND SECURITY OF THE MUNICIPALITY OF THE TOWNSHIP OF GORE'S ÉCOCENTER

WHEREAS the Act respecting municipal powers and the Environment Quality Act give municipalities certain powers which allow them to develop by-laws regarding the environment, residual materials, nuisances, and health;

WHEREAS the Municipality of the Township of Gore signed an intermunicipal agreement in 2012 with the Municipality of the Township of Wentworth and the Municipality of Mille-Isles regarding the management of the "Good Neighbours" Ecocenter;

WHEREAS the intermunicipal agreement delegates the authority to enforce the by-laws relating to the Ecocenter to the Municipality of the Township of Gore;

WHEREAS, since its opening, the Ecocenter Management Committee, made up of the general managers of the three participating municipalities, has considered the importance of ensuring that the operating and safety rules applicable at the Ecocenter are respected;

WHEREAS the Township of Gore' Council deems it appropriate to update the by-law regarding the Ecocenter;

WHEREAS the notice of motion and the tabling of the draft of this by-law were previously given by Councillor Anselmo Marandola at the regular meeting of the council held on June 5, 2023;

WHEREAS a copy of the by-law was given to the members of the council 72 hours before the meeting to adopt of this by-law.

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

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

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

SECONDED BY: Councillor Anselmo Marandola

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

THAT by-law 258 is adopted as presented.

CARRIED

2023-07-232

ADOPTION OF THE FIRST DRAFT RESOLUTION REGARDING 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 DEMOLITION OF AN EXISTING BUILDING AND THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 8 DES HÉRONS STREET, LOT 5 081 507 IN ZONE VI 6 (PPCMOI 2023-02)

WHEREAS the municipality received a request for a PPCMOI concerning the demolition of an existing building and the construction of a new single-family residence at 8 des Hérons Street, lot 5 081 507 in zone VI-6;

WHEREAS the construction project aims to allow:

- Upon presentation of a demolition certificate duly issued by the municipality, the demolition of an existing building located less than 15 meters from the lake;
- The construction of a new single-family residence within the 20-meter minimum setback from lakes, waterways and wetlands which contravenes zoning grid VI-6 of by-law zoning 214;
- The construction of this same single-family residence at 11.50 meters from the front property line, which also contravenes zoning grid VI-6 of zoning by-law 214.

WHEREAS the implantation of the new residence is outside of the 15-meter protection margin set by article 153 of the zoning by-law;

WHEREAS the municipality has received a favorable recommendation from the planning advisory committee who examined the file at their June 29, 2023 meeting;

WHEREAS the municipality has received the building plans for this project from Les Dessins Glenview, dated April 7, 2023 for project number 2022-N10-15 named Maison Bédard;

WHEREAS the municipality has received the certificate of implantation for the project produced by Carl Lejeune of AG360 land surveyors, dated October 31, 2022 and identified under file 202121 MB2, minutes 2735;

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

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

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

THAT the Municipality adopts the first draft resolution concerning a specific project for the demolition of an existing building and the construction of a new single-family residence at 8 des Hérons Street, lot 5 081 507 in zone VI-6, which aims to:

- Authorize, upon presentation of a demolition certificate duly issued by the municipality, the demolition of an existing residential building located less than 15 meters from the lake;
- Authorize the construction of a new, single-family residence at a minimum distance of 15 meters from a lake, waterway or wetland;
- Authorize the construction of the said residence at 11.50 meters from the front property line.

ON THE CONDITION THAT:

THE OWNER

- Receives a demolition certificate as provided for in the by-law respecting the demolition of immovables within the territory of the municipality of the Township of Gore in effect;
- Respects the architectural plans for this project presented by Les Dessins Glenview, dated April 7, 2023 and issued under number 2022-N10-15 "Maison Bédard";
- Respects the certificate of implantation produced by Carl Lejeune of AG360 land surveyors, dated October 31, 2022 and identified under file 202121 MB2, minutes 2735;

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

CARRIED

2023-07-233

**AWARDING OF A CONTRACT FOR THE DIGITIZATION OF MUNICIPAL FILES
– TOWN PLANNING FILES**

WHEREAS the municipality has reserved an amount for the digitization of files in its 2023 budget;

WHEREAS the Clerk-Treasurer recommends digitizing the urban planning documents and integrating the files into the AccèsCité's database, a project that will be carried out in three phases beginning in July 2023 and ending in December 2024;

WHEREAS a request for the costs associated with the digitization of the urban planning files was made to Binaték, specialist in document and archive management.

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

SECONDED BY: Councillor Anselmo Marandola

AND RESOLVED unanimously by Councillors (6):

TO AWARD the contract for the digitization of the urban planning files to the company "Binaték" for a maximum amount of \$18 160 taxes included.

CARRIED

2023-07-234

**REQUEST FOR MINOR DEROGATION NO 2023-05: BIRCH STREET,
LOT 5 080 479**

WHEREAS a minor derogation request has been submitted for lot 5 080 479 on rue Birch in order to allow the construction of a single-family house to be at 7.9 meters from the street rather than 12 meters, as required by the application of article 63 of by-law 214;

WHEREAS article 63 applies to this lot given that it is bordered (front and sides) by Birch Street and therefore, the front and side margins must respect a distance of 12 meters rather than the habitual 3 meters for a lot in zone VI-6;

WHEREAS the request also aims to allow the rear setback of 8 meters to be reduced to 6.09 meters to allow a veranda to be built;

WHEREAS the members of the CCU examined the file and recommend that the minor derogation request be accepted on the condition that a vegetation screen, consisting of trees and shrubs, be planted, and maintained within the side margin located to the north of the house, between the house and the street. The purpose of the screen is to minimize the visibility of the erected structures from the street. A vegetation screen corresponding to the by-laws in effect must be respected for the other side margins of the property.

WHEREAS a public notice was given on July 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 Sakina Khan

AND RESOLVED unanimously by Councillors (6):

TO ACCEPT the recommendation deposited by the Planning Advisory Committee;

TO AUTHORIZE the minor derogation 2023-05 on the condition that a vegetation screen, consisting of trees and shrubs, be planted, and maintained within the side margin located to the north of the house, between the house and the street, and that a vegetation screen corresponding to the by-laws in effect must be respected for the other side margins of the property.

CARRIED

2023-07-235

PIIA 2023-31: DU LAC FRÉDÉRIC STREET, LOT 6 351 184:

WHEREAS a permit request has been submitted regarding the construction of a new single-family home with three rooms on lot 6 351 184 located on du lac Frédéric 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 and believe that the project meets the evaluation criteria detailed in by-law 218;

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

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

SECONDED BY: Councillor Sakina Khan

AND RESOLVED unanimously by Councillors (6):

THAT PIIA 2023-31 regarding the construction of a new single-family home with three rooms on lot 6 351 184 located on du lac Frédéric Street, be accepted according to the recommendation adopted by the Planning Advisory Committee during its June 29, 2023 meeting.

CARRIED

2023-07-236

PIIA 2023-32: SAHARA STREET, LOT 5 317 706

WHEREAS a permit request has been submitted regarding the construction of a new single-family home on lot 5 317 706 situated along Sahara 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 and believe that the project meets the evaluation criteria detailed in by-law 218;

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS MOVED BY: Councillor Anselmo Marandola

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

THAT PIIA 2023-32 regarding the construction of a new single-family home on lot 5 317 706 situated along Sahara Street be accepted according to the recommendation adopted by the Planning Advisory Committee during its June 29, 2023 meeting.

CARRIED

2023-07-237

PIIA 2023-33: SUBDIVISION PROJECT ON HENDERSON STREET

WHEREAS a permit request has been submitted regarding a subdivision project along Henderson Street;

WHEREAS the project aims to redevelop 12 lots and 15 parts of existing lots to create 3 new buildable lots and 2 street cadastres;

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 and believe that the project meets the evaluation criteria detailed in by-law 218;

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS MOVED BY: Councillor Daniel Leduc

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

THAT PIIA 2023-33 regarding the subdivision project on Henderson Street be accepted according to the recommendation adopted by the Planning Advisory Committee during its June 29, 2023 meeting.

CARRIED

2023-07-238

PIIA 2023-34: 8 DES HÉRONS, STREET LOT 5 081 507

WHEREAS a permit request has been submitted regarding the construction of a new single-family home at 8, des Hérons Street, lot 5 081 507;

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 and recommend that the PIIA be accepted on condition that the PPCMOI 2023-02 receives a certificate of compliance from the RCM of Argenteuil;

WHEREAS the Planning Advisory Committee has given its recommendation.

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

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

THAT PIIA 2023-34 regarding the construction of a new single-family home at 8, des Hérons Street on lot 5 081 507 be accepted on condition that PPCMOI 2023-02 receives a certificate of compliance from the RCM of Argenteuil, and this as recommended by the Planning Advisory Committee during its June 29, 2023 meeting.

CARRIED

2023-07-239

PIIA 2023-35: 7 LUCIEN STREET, LOT 5 081 945

WHEREAS a permit request has been submitted regarding the construction of a new single-family home at 7, Lucien Street, lot 5 081 945;

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 and believe that the project meets the evaluation criteria detailed in by-law 218;

WHEREAS the Planning Advisory Committee has given a favorable

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

SECONDED BY: Councillor Shirley Roy

AND RESOLVED unanimously by Councillors (6):

THAT PIIA 2023-35 regarding the construction of a new single-family home at 7, Lucien Street on lot 5 081 945 be accepted according to the recommendation adopted by the Planning Advisory Committee during its June 29, 2023 meeting.

CARRIED

2023-07-240

PIIA 2023-36: 4 RACINE STREET, LOT 5 081 649

WHEREAS a permit request has been submitted regarding the enlargement of a single-family home at 4, Racine Street, lot 5 081 649;

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

WHEREAS PIIA 2023-28 has the same subject matter as the present request, however the owners wish to make changes to the plans and to the project originally submitted. They must therefore reapply for a PIIA;

WHEREAS the members of the Planning Advisory Committee studied the request and believe that the project meets the evaluation criteria detailed in by-law 218;

WHEREAS the Planning Advisory Committee has given a favorable

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

SECONDED BY: Councillor Daniel Leduc

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

THAT PIIA 2023-36 regarding the enlargement of a single-family home at 4, Racine Street on lot 5 081 649 be accepted according to the recommendation adopted by the Planning Advisory Committee during its June 29, 2023 meeting.

CARRIED

2023-07-241

CONTRIBUTION TO PARKS, PLAYING FIELDS AND GREEN SPACES: DANIEL PRUNEAU — SUBDIVISION PERMIT REQUEST 2023-0015 (HENDERSON STREET SECTOR)

WHEREAS an application was tabled by Mr. Daniel Pruneau, requesting a subdivision permit to consolidate 12 lots and 15 parts of existing lots to create 3 new buildable lots and 2 street cadastres. The new lots are in the Henderson Street sector;

WHEREAS this cadastral operation is shown on the plan prepared by Gilles Dupont, Land Surveyor, under file number 28784, minute 40067, dated November 9, 2023;

WHEREAS the request results in the creation of buildable lots on which the contribution to parks, playing fields and green spaces is calculated at 5 %;

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 9 711.63 square meters or a contribution of \$ 4 730.

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

TO ACCEPT a monetary contribution of \$ 4 730 to parks, playing fields and green spaces with regards to the subdivision request number 2023-0015 (Henderson Street sector) submitted by Daniel Pruneau.

CARRIED

2023-07-242

HIRING OF AN ÉCOCENTER ATTENDANT

WHEREAS the municipality wishes to hire an attendant at the Écocentre des Bons Voisins to ensure the proper functioning of this service;

WHEREAS the General Manager has made a recommendation to Council.

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

TO AUTHORIZE the hiring of Mr. Luca Sar-Belisle as a part-time attendant at the Écocentre des Bons Voisins, with all the responsibilities and powers related to this designation;

TO SPECIFY that Mr. Sar-Belisle started on June 21, 2023 and must successfully complete a six-month probation period for this position;

TO AUTHORIZE the General manager to sign the necessary documents regarding the hiring of this employee.

CARRIED

2023-07-243

FINANCIAL ASSISTANCE: FISH STOCKING OF LAKES WITHIN THE MUNICIPALITY

WHEREAS the Société des propriétaires du Domaine Lakefield has applied for financial assistance for the fish stocking of their lake;

WHEREAS the municipality has foreseen financial aid for the stocking of lakes in its annual budget;

WHEREAS the Société des propriétaires du Domaine Lakefield has submitted the invoice required to be eligible for financial assistance.

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

THAT the municipality award financial assistance to the Société des propriétaires du Domaine Lakefield in the amount equal to 50% of the respective invoices up to a maximum of \$1,000.

CARRIED

2023-07-244

ANNUAL FEDERATION OF QUEBEC MUNICIPALITIES (FQM) CONGRESS

WHEREAS the 2023 annual conference of the FQM will be held from September 28th to the 30th at the Quebec Conference Center.

WHEREAS the members of council deem it important that the municipality participates at this conference.

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

SECONDED BY: Councillor Anselmo Marandola

AND RESOLVED unanimously by Councillors (6):

TO AUTHORIZE the Mayor, Mr. Scott Pearce, councillor Alain Giroux and councillor Sakina Khan to participate in the FQM's annual conference and for the costs for accommodations, travel and meals be paid by the municipality.

CARRIED

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

During the month, we delivered 53 permits as follows:

16 renewals or new construction permits;

08 septic installation permits ;

04 subdivision permits ;

25 certificates of authorization (9 of which are residential tree cutting).

TABLING OF THE FIRE SAFETY SERVICE REPORT FOR THE MONTH OF JUNE 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 June 2023.

2023-07-245

APPROVAL OF THE ACCOUNTS PAYABLE

WHEREAS Council members have taken note of the report dated July 3, 2023 regarding the invoices and salaries paid in June and the invoices to be paid for the month of July 2023.

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

SECONDED BY: Councillor Anselmo Marandola

AND RESOLVED unanimously by Councillors (6):

TO APPROVE the accounts and salaries paid for the month of June and the accounts payable totaling \$ 718 724.52 and authorize their payment;

THAT the report dated July 3, 2023 be annexed to the minutes to form an integral part thereof.

CARRIED

2023-07-246

HIRING OF MRS. LINE PICHÉ AS THE ACCOUNTING COORDINATOR

WHEREAS the position of Accounting Coordinator has become vacant;

WHEREAS municipality wishes to fill this position in order to ensure the proper functioning of the finance department;

WHEREAS Ms. Line Piché, Accounting Clerk, has performed a large part of the functions related to this position since January 2023 to the satisfaction of the Finance Director;

WHEREAS the General Manager has made her recommendation.

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

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

TO HIRE Ms. Line Piché, as Accounting Coordinator, a permanent, full time position;

SPECIFY that Ms. Piché must successfully complete a six-month probation period for this position.

CARRIED

SECOND QUESTION PERIOD

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

- Clarification regarding item 17 concerning the contribution to parks, playgrounds and green spaces
- Quality of scanned documents referred to in item 9 concerning the contract for the digitization of municipal files

2023-07-247

ADJOURNMENT OF THE MEETING

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

SECONDED BY: Councillor Sakina Khan

AND RESOLVED unanimously by Councillors (6):

TO CLOSE the meeting at 8:57 p.m.

CARRIED