

DECEMBER 15, 2025

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 **Monday, December 15, 2025, at 7 p.m.**

ARE PRESENT:

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

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

CALL TO ORDER

The mayor calls the meeting to order at 7:02 p.m. and declares and confirms that a quorum is present.

2025-12-315

CONFIRMATION OF RECEIPT 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 Shirley Roy

AND RESOLVED unanimously by Councillors (6):

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

CARRIED

2025-12-316

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:

- Notice of intent for the implementation of a first responder service by the fire department

IT IS **MOVED** BY: Councillor Robert Emblem
SECONDED BY: Councillor Daniel Leduc
AND RESOLVED unanimously by Councillors and the Mayor (7):

TO ADOPT the agenda of the present meeting as modified.

CARRIED

TABLING OF THE RESULTS REGARDING THE REQUEST PROCEDURES FOR REFERENDUM APPROVAL: 2ND DRAFT RESOLUTION CONCERNING A SCAOPI UNDER BY-LAW NUMBER 248 AND CONCERNING THE ADDITION OF THE USE “INDOOR RECREATION AND ENTERTAINMENT BUSINESS (C5)” TO LOTS 5 080 562 AND 5 082 612 LOCATED AT 7 KERR ROAD, COMMONLY KNOWN AS “FERME KERR,” WITHIN ZONE RU-4.

The clerk-treasurer tables the results of the referendum request procedures for the approval of the 2nd draft resolution regarding a SCAOPI under by-law number 248 and concerning the addition of the use “indoor recreation and entertainment business (c5)” to lots 5 080 562 and 5 082 612 located at 7 Kerr Road, within zone ru-4.

The municipality received **0** request to submit the resolution to qualified voters from the interested persons coming from the zone in which the resolution’s provisions are applicable (RU-4), or any of its contiguous zones (VI-2, VI-3, VI-5, VID-1, RU-3 and RU-9). Therefore, the 2nd draft resolution is deemed approved by qualified voters.

This certificate forms an integral part of these minutes.

NOTICE OF MOTION, PRESENTATION AND TABLING OF DRAFT BY-LAW RM-460 CONCERNING SAFETY, PEACE AND GOOD ORDER

Notice of motion is given by Councillor Anselmo Marandola that, at a subsequent meeting of the council, **BY-LAW RM-460** will be adopted.

Councillor Anselmo Marandola tables the draft of **BY-LAW RM-460** at the present meeting;

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

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

2025-12-317

ADOPTION OF BY-LAW 268-01 CONCERNING THE INTERNAL RULES FOR THE MANAGEMENT OF MUNICIPAL COUNCIL MEETINGS

WHEREAS the Municipal Code of Quebec (C-27.1) allows the council to adopt by-laws and procedures to regulate the conduct of council proceedings and to ensure that order and decorum is maintained.

WHEREAS the Municipal Council of the Township of Gore wishes to act to ensure order and decorum during its council meetings.

WHEREAS the Council deems it appropriate to adopt a by-law to this effect.

WHEREAS a notice of motion and a presentation of this by-law were given by Councillor Shirley Roy at the regular meeting of the Council on December 1, 2025;

WHEREAS a copy of the by-law was given to the members of council 72 hours prior to the meeting where this by-law is presented for adoption.

WHEREAS copies of the by-law were made available to the public at the beginning of the meeting.

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

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

SECONDED BY: Councillor Daniel Leduc

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

THAT by-law 268-01 is adopted as presented.

CARRIED

2025-12-318

ADOPTION OF THE SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROJECT OF AN IMMOVABLE (SCAOPI) UNDER BY-LAW NUMBER 248 AND CONCERNING THE ADDITION OF THE USE “INDOOR RECREATION AND ENTERTAINMENT BUSINESS (C5)” TO LOTS 5 080 562 AND 5 082 612 LOCATED AT 7 KERR ROAD, COMMONLY KNOWN AS “FERME KERR,” WITHIN ZONE RU-4

WHEREAS a request for a Specific Construction, Alteration or Occupancy Project of an Immovable (SCAOPI) has been submitted to authorize, on a specific and exceptional basis, the addition of the use “Indoor Recreation and Entertainment Business (C5)” on lots 5 080 562 and 5 082 612, located at 7 Kerr Road, in zone RU-4 of the zoning plan of the Municipality of the Township of Gore.

WHEREAS Ferme Kerr has been developing a range of activities for the public over the past few years, including a public market, comedy nights, and various cultural and social events.

WHEREAS the use of the barn as an event venue, due to the frequency and consistency of activities, is nearing the threshold of compliance with municipal by-laws.

WHEREAS the C5 use allows for the establishment of commercial facilities specializing in recreation, entertainment, and cultural, sports, or social activities, including but not limited to:

- Cultural : cinema, theater, museum, art gallery, performance hall, convention center
- Sports : gymnasium, swimming pool, bowling alley, curling, indoor karting, etc.

- Social : bar, bistro, microbrewery, reception hall (excluding erotic performances)

WHEREAS it has been mentioned that the sport usage encompassed within the use class “Indoor Recreation and Entertainment Business (C5)” is not readily classified as a recreational tourism activity.

WHEREAS the Municipality acknowledges that, for the purposes of the present project, sport usage such as gymnasium, swimming pool, bowling alley, curling, indoor karting, and other similar activities included in the C5 use class as defined in the zoning by-law, can include recreational tourism components, which would be considered accessory to the principal use of the premises;

WHEREAS the Municipality declares its intention to preserve the sports component within the C5 use class, thereby ensuring the possibility of developing a recreational-sport offering on the premises related to tourism, should such an initiative be submitted in the future.

WHEREAS the project has been submitted in accordance with the requirements of By-law No. 248 governing SCAOPs.

WHEREAS the members of the Planning Advisory Committee (PAC) have reviewed the file and recommend approval of the request with conditions.

WHEREAS the municipality adopted the first draft resolution concerning this PPCMOI at its regular meeting held on September 3, 2025.

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 lots 5 080 562 and 5 082 612.

WHEREAS a public meeting was held on September 15, 2025;

WHEREAS the municipality adopted the second draft resolution concerning this PPCMOI at its regular meeting held on October 1, 2025.

WHEREAS the municipality has not received any request for the registration of qualified voters during the time period established in the public notice published on October 3, 2025;

WHEREAS the results of the procedure for the registration of qualified voters was tabled at the beginning of the meeting;

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

THAT the preamble forms an integral part of this resolution.

THAT the council adopts the Specific Construction, Alteration or Occupancy Project of an Immovable (SCAOPI), aimed to :

- Authorize, on a specific and exceptional basis, addition of the use “Indoor Recreation and Entertainment Business (C5)” on lots 5 080 562 and 5 082 612, located at 7 Kerr Road, in zone RU-4 as defined in the zoning by-law;
- Regulate the current use of the barn as a venue for events and entertainment, without creating a precedent for other similar projects in zone RU-4, each request being evaluated on its own merit;

AND THAT :

- this authorization be conditional upon compliance with the permitted activities under the C5 use class, as defined in the zoning by-law;
- the authorized activities be carried out in accordance with environmental, safety, and public tranquility standards, and that any substantial modification to the project be subject to new municipal approval.

CARRIED

2025-12-319

SPAIP 2025-53 : CHEMIN DES AIGLES, LOT 5 080 547

WHEREAS a permit request has been filed for the construction of a single-family home on lot 5 080 547 located on des Aigles Road.

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

WHEREAS the members of the Planning Advisory Committee (PAC) studied the request and believe that the project meets the applicable evaluation criteria detailed in by-law 218.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

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

SECONDED BY: Councillor Anik Korosec

AND RESOLVED unanimously by Councillors (6):

THAT the preamble forms an integral part of this resolution.

THAT the Council accepts the recommendation of the Planning Advisory Committee.

THAT SPAIP 2025-53 for the construction of a single-family home on lot 5 080 547 located on des Aigles Road be approved as proposed in the recommendation of the Planning Advisory Committee adopted at its meeting held on December 9, 2025.

CARRIED

2025-12-320

SPAIP 2025-54 : O'FARRELL STREET, 5 081 220

WHEREAS a permit request has been filed for the addition of a front porch to the single-family home located at 27 O'Farrell Street.

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

WHEREAS the members of the Planning Advisory Committee (PAC) studied the request and believe that the project meets the applicable evaluation criteria detailed in by-law 218.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

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

SECONDED BY: Councillor Daniel Leduc

AND RESOLVED unanimously by Councillors (6):

THAT the preamble forms an integral part of this resolution.

THAT the Council accepts the recommendation of the Planning Advisory Committee.

THAT SPAIP 2025-54 for the addition of a front porch to the single-family home located at 27 O'Farrell Street be approved as proposed in the recommendation of the Planning Advisory Committee adopted at its meeting held on December 9, 2025.

CARRIED

2025-12-321

SPAIP 2025-55 : CAMBRIA ROAD, LOT 5 081 822

WHEREAS a permit request has been filed for the addition of a garage to a newly constructed home on lot 5 081 822 situated along Cambria Road.

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

WHEREAS the members of the Planning Advisory Committee (PAC) studied the request and believe that the project meets the applicable 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 the preamble forms an integral part of this resolution.

THAT the Council accepts the recommendation of the Planning Advisory Committee.

THAT SPAIP 2025-55 for the addition of a garage to a newly constructed home on lot 5 081 822 situated along Cambria Road be approved as proposed in the recommendation of the Planning Advisory Committee adopted at its meeting held on December 9, 2025.

CARRIED

2025-12-322

**PURCHASE OF A VEHICLE FOR THE PUBLIC WORKS DEPARTMENT –
ALLOCATION TO THE UNALLOCATED SURPLUS**

WHEREAS the Public Works department needs an additional vehicle to ensure the proper functioning of its operations.

WHEREAS the Director of Infrastructures and Parks has submitted a recommendation for the purchase of a “F-150” truck from Équipe Carle Ford following a search and analysis of used vehicles available on the local and semi-local market.

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

SECONDED BY: Councillor Sakina Khan

AND RESOLVED unanimously by Councillors (6):

THAT the Municipality of the Township of Gore purchase a Ford F-150 vehicle from Équipe Carle Ford in the amount of \$ 53 449.58 taxes included.

THAT this expenditure be allocated to the unallocated surplus.

CARRIED

2025-12-323

**ABOLITION OF THE POSITION OF FIRE CHIEF FOLLOWING THE
INTERMUNICIPAL FIRE SAFETY AGREEMENT**

WHEREAS the Municipality has signed an intermunicipal agreement concerning the provision of professional and operational fire safety services for the term from January 1, 2026, to December 31, 2030.

WHEREAS this agreement requires the reorganization of the Municipality’s fire safety service.

WHEREAS this reorganization entails the abolition of the position of Fire Chief.

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

SECONDED BY: Councillor Anik Korosec

AND RESOLVED unanimously by Councillors (6):

TO ABOLISH the position of Fire Chief within the Municipality, effective January 4, 2026.

CARRIED

2025-12-324

NOTICE OF INTENT FOR THE IMPLEMENTATION OF A FIRST RESPONDER SERVICE BY THE FIRE DEPARTMENT

WHEREAS the Municipality of the Township of Gore wishes to increase the speed and efficiency of its response while waiting for the arrival of ambulance technicians, in the event of life-threatening medical emergencies;

WHEREAS the General Manager has taken note of the first responder services agreement proposed by the *Établissement territorial de Santé Québec* serving the Laurentian region and, more specifically, of the terms and conditions relating to the implementation and operation of a first responder service;

WHEREAS following the analysis by *Santé Québec* of the territory covered by the request, the assessment of the needs and the proposal of the level of first responder service required, the Municipality of the Township of Gore is committed to finalizing the feasibility study, particularly in terms of human and financial resources for the implementation of a first responder service.

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

THAT the Council of the Municipality of the Township of Gore approve the notice of intent to implement a first responder service.

THAT the Mayor and the General Manager are authorized to sign for and on behalf of the municipality the application form for financial support and the agreement with *Santé Québec* for the implementation of a first responder service on its territory.

CARRIED

QUESTION PERIOD

A question period was held during which interested parties addressed their questions regarding the subjects on the agenda to the president of the meeting.

2025-12-325

ADJOURNMENT OF THE MEETING

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

TO CLOSE the meeting at 7:19 p.m.

CARRIED