

JUNE 29, 2026

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, June 29, 2026, at 5:30 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.

1

CALL TO ORDER

Upon verification of quorum, the Mayor calls the meeting to order.

2

2026-06-159

CONFIRMATION OF THE REGULARITY OF THE NOTICE OF CONVOCATION

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 Robert Emblem
AND RESOLVED unanimously by Councillors (6):

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

CARRIED

3

2026-06-160

ADOPTION OF THE AGENDA

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

WHEREAS all members of council are present and consent to the addition of the item entitled "Repair Authorization – Fire Department Truck 344" to the agenda, inserted at item 9.

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

TO ADOPT the agenda of the present meeting as modified.

CARRIED

4

TABLING OF THE RESULTS REGARDING THE REQUEST PROCEDURES FOR REFERENDUM APPROVAL: 2ND 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

The clerk-treasurer tables the results of the referendum request procedures for the approval of the 2nd 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.

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 (VI-10), or any of its contiguous zones (VI-9, RU-10 and RU-15). Therefore, the 2nd draft resolution is deemed approved by qualified voters.

This certificate forms an integral part of these minutes.

5

2026-06-161

ADOPTION 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 at a distance of 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 152 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 152 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 compliant with 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.

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 municipality adopted the second draft resolution concerning this PPCMOI at its regular meeting of May 4, 2026.

WHEREAS the municipality did not receive any application for registration of qualified voters during the period set out in the public notice published on May 28, 2026.

WHEREAS the results of the procedure for the registration of qualified voters at the beginning of the sitting have been tabled.

WHEREAS the municipal council deems it appropriate to accept the construction project, subject to conditions.

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

SECONDED BY: Councillor Sakina Khan

AND RESOLVED unanimously by Councillors (6):

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 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.

THAT the Municipality **AUTHORIZES**:

- the construction of a driveway at 10 meters from a stream by decreasing the shore depth defined in by-law 214 to 10 meters;

- 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

6
2026-06-162

ADOPTION OF BY-LAW 240-07 AMENDING BY-LAW 240-06 REGARDING THE RULES AT LAKE BEATTIE PARK – PARKING

WHEREAS the Council of the Municipality of the Township of Gore wishes to make some amendments to the by-law concerning the rules at Beattie Lake Park.

WHEREAS this by-law adds to the by-laws and regulations already applied within the territory of the Township of Gore for public spaces.

WHEREAS the notice of motion and the tabling of the draft of this by-law were previously given by Councillor Sakina Khan at the special meeting of the Council on June 1, 2026.

WHEREAS a copy of the by-law was given to the members of the Council 72 hours before the meeting for the adoption of this by-law.

WHEREAS the by-law was made available to the public at the beginning of the present sitting.

WHEREAS the Mayor presents the by-law to those present.

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

THAT by-law 240-07 is adopted as presented.

CARRIED

7
2026-06-163

ORDER UNDER THE CQLR, C. P-38-002, R.1: DOGS WITH LICENCES NO. 1673 AND NO. 1674 AT 9 BOUCHETTE ROAD

WHEREAS on November 18, 2024, an Australian Shepherd dog and a Husky dog (hereinafter collectively the “**Dogs**”), bearing licences No. 1673 and 1674 respectively, allegedly attacked and killed a hen belonging to a neighbour within the territory of the Municipality of the Township of Gore.

WHEREAS the attack by the Dogs allegedly resulted in the death of the hen.

WHEREAS the behavioural assessment report for the Dogs, dated January 3, 2025, prepared by Mr. Sylvain Duchesneau, canine behavioural educator.

WHEREAS clear keeping conditions were imposed on the owner of the said Dogs in a letter dated January 13, 2025.

WHEREAS the letter dated January 13, 2025 advised the owner that any failure to comply with the imposed conditions and any repeat offence would expose him to sanctions up to and including euthanasia.

WHEREAS the conditions were allegedly not respected, since the Dogs are often at large, lack supervision and growl at the owners of the neighbouring property.

WHEREAS there are reasonable grounds to believe that the said Dogs may represent a risk to public health or safety.

WHEREAS Resolution 2026-04-086 formally declared the Dogs dangerous and ordered their seizure and euthanasia, with immediate application.

WHEREAS however, pursuant to section 12 of the Application Regulation, a municipality must, before issuing an order under section 11 of the same Application Regulation, inform the owner or keeper of the dog of its intention and indicate the time within which he may submit observations and, where applicable, submit documents to complete his file.

WHEREAS at the regular sitting of May 4, 2026, Council adopted Resolution No. 2026-05-123 concerning its intention to order the euthanasia of the Dogs pursuant to section 11 of the Application Regulation, due to the facts, the risks of dangerousness represented by the Dogs and the death of a hen.

WHEREAS on May 21, 2026, the Municipality served the owner of the Dogs with notice of its intention to order the euthanasia of the said Dogs and granted him a period of thirty (30) days to submit his observations and produce any document opposing the Municipality's intention.

WHEREAS on June 10, 2026, the owner of the Dogs sent the Municipality thirteen (13) pages of correspondence setting out his observations and comments.

WHEREAS the owner, in his observations, alleges in particular:

- i. That his Dogs "were exposed to a loose farm animal";
- ii. That the animal in question was allegedly loose on his property;
- iii. That his Dogs are "particularly attracted to Mr. [...] who feeds and leaves excessive food on [his] property";
- iv. That his neighbour "gives animals, including [his] dogs, access to sausages stuffed with rat poison";
- v. That there is allegedly no other ground of dangerousness, since he was told that his Dogs were good dogs;
- vi. That a fence is "the only current possible protection";
- vii. That he considers that a "farm animal does not constitute a domestic animal";

- viii. The “lack of security power in place resulting from too large an area to monitor”.

WHEREAS these observations by the owner of the Dogs contained in his letter do not correspond to the statements made by witnesses contemporaneously with the events concerning the death of the hen.

WHEREAS these observations by the owner of the Dogs contained in his letter do not correspond to the photographs provided to the Municipality.

WHEREAS these observations by the owner of the Dogs contained in his letter do not correspond to the witness statements concerning, in particular, the numerous instances of the Dogs being at large, the lack of supervision and the Dogs’ behaviour.

WHEREAS the testimony of the owners of the neighbouring house indicates that the Dogs have escaped on several occasions in the past, are often on their property, lack supervision, growl at them and that they are subjected to intimidation by the owner of the Dogs.

WHEREAS several residents of the area also filed complaints with the canine control officer, but wish to remain anonymous for fear of reprisals.

WHEREAS the significant concerns expressed by several residents of the Municipality regarding the behaviour and aggressiveness of the Dogs.

WHEREAS the tensions that allegedly exist between the neighbouring family, owner of the dead hen, and the owner of the Dogs.

WHEREAS the Regulation respecting the application of the Act to promote the protection of persons by establishing a framework with regard to dogs (chapter P-38.002, r. 1) (hereinafter the “Application Regulation”) and its enabling Act (chapter P-38.002).

WHEREAS section 9 of the Application Regulation provides that “[a] dog that has bitten or attacked [...] a domestic animal and caused it injury may [...] be declared potentially dangerous [...]”.

WHEREAS section 11 of the Application Regulation provides that “[a] local municipality may, where circumstances warrant, order the owner or keeper of a dog to comply with one or more of the following measures:

1. subject the dog to one or more of the standards provided for in Division IV or to any other measure intended to reduce the risk posed by the dog to public health or safety;
2. have the dog euthanized;
3. dispose of the dog or any other dog, or prohibit the person from owning, acquiring, keeping or breeding a dog for a period determined by the municipality.

The order must be proportionate to the risk posed by the dog or the owner or keeper to public health or safety.”

WHEREAS section 41 of By-law No. 238 concerning animals provides that any dog is deemed dangerous if, “[w]ithout malice or provocation, it has bitten or attacked another animal causing serious injury or death”.

WHEREAS the risk posed by the Dogs to public health and safety.

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

SECONDED BY: Councillor Daniel Leduc

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

THAT the preamble forms an integral part of this resolution, as if reproduced herein in full.

THAT the Council of the Municipality of the Township of Gore:

- **DECLARES**, considering the foregoing, the Dogs identified respectively by licences 1673 and 1674, property of Mr. Gabriel Potvin Maisonneuve, potentially dangerous pursuant to section 9 of the Application Regulation.
- **DECLARES** that the death of the hen, the numerous instances of the Dogs being at large, the failure to supervise them and the growling directed at the owners of the neighbouring property are covered by section 11 of the Application Regulation.
- **ORDERS** Mr. Gabriel Potvin Maisonneuve, pursuant to section 11 of the Application Regulation, to have the Dogs identified by licences 1673 and 1674 euthanized at the Clinique Vétérinaire Mirabel inc. situated at 9036 Rue Saint-Étienne, Mirabel, Quebec, before Tuesday, July 7, 2026 or at another location chosen by him that can perform the euthanasia no later than the prescribed date. Proof that the Dogs have been euthanized must be sent to the Municipality the same day.
- **ORDERS** that, should Mr. Gabriel Potvin Maisonneuve fail to comply with this order, the Dogs be seized by Patrouille Canine inc. and taken to the Clinique Vétérinaire Mirabel inc. at 9036 Rue Saint-Étienne, Mirabel, Quebec, pursuant to Division V of the Application Regulation, so that the Dogs identified by licences 1673 and 1674 may be euthanized.
- **DECLARES** that all costs and fees related to the seizure, transportation, custody and euthanasia of the Dogs shall be borne by the owner.
- **REQUESTS** that officers of the Sûreté du Québec be present, if needed, during the seizure of the Dogs.
- **REQUESTS** that this resolution be transmitted to the owner of the Dogs, as required by the Application Regulation.

CARRIED

ORDER UNDER THE CQLR, C. P-38-002, R.1: DOGS WITHOUT LICENCES AT 9 BOUCHETTE ROAD

WHEREAS on November 18, 2024, two dogs, an Australian Shepherd and a Husky (hereinafter collectively referred to as the “**Dogs**”), bearing licences No. 1673 and 1674 respectively, allegedly attacked and killed a hen belonging to a neighbour, within the territory of the Municipality of the Township of Gore.

WHEREAS the Dogs’ attack allegedly resulted in the death of the hen.

WHEREAS clear custody and control conditions were imposed on the owner of said Dogs in a letter dated January 13, 2025.

WHEREAS the letter dated January 13, 2025 advised the owner that any failure to comply with the imposed conditions and any recurrence would expose him to more severe sanctions.

WHEREAS the owner of the dogs bearing licences No. 1673 and No. 1674 acquired two new dogs, namely a white Husky and another Husky, neither of which holds a municipal licence (hereinafter collectively referred to as the “**Dogs**”).

WHEREAS the conditions were not respected, since the four (4) dogs are often at large, lack supervision, and growl at the owners of the neighbouring property.

WHEREAS there are reasonable grounds to believe that the said Dogs may represent a risk to public health or safety.

WHEREAS Resolution 2026-04-086 formally declared the Dogs dangerous and ordered their seizure and euthanasia, with immediate effect.

WHEREAS however, pursuant to section 12 of the Application Regulation, a municipality must, before issuing an order under section 11 of the same Application Regulation, inform the owner or custodian of the dog of its intention and indicate the time within which the owner or custodian may present observations and, where applicable, produce documents to complete the file.

WHEREAS at the special meeting held on May 20, 2026, Council adopted Resolution No. 2026-05-129 regarding its intention to order the owner of the Dogs to dispose of them and to prohibit him from owning, acquiring, keeping or breeding a dog for a period of three (3) years, pursuant to section 11 of the Application Regulation and considering the facts and risks of dangerousness posed by the Dogs.

WHEREAS on May 21, 2026, the Municipality served the owner of the Dogs with notice of its intention to order him to dispose of the said Dogs and to prohibit him from owning, acquiring, keeping or breeding a dog for a period of three (3) years. A period of thirty (30) days was granted to him to present his observations and produce any document opposing the Municipality’s intention.

WHEREAS on June 10, 2026, the owner of the Dogs sent the Municipality a thirteen (13)-page correspondence in which he presented his observations and comments.

WHEREAS the owner, in his observations, alleges in particular:

- i. That his Dogs are “particularly attracted to Mr. [...] who feeds and leaves excessive amounts of food on [h]is property”;
- ii. That his neighbour “gives animals, including [h]is dogs, access to sausages stuffed with rat poison”;
- iii. That there would be no other grounds of dangerousness, since he was told that his Dogs were good dogs;
- iv. That a fence is “the only possible current protection”;
- v. The “lack of security authority in place resulting from too large an area to monitor”.

WHEREAS these observations of the owner of the Dogs contained in his letter do not correspond to the witness statements concerning, in particular, the numerous instances of the dogs being at large, the lack of supervision, and the Dogs’ behaviour.

WHEREAS the testimony of the owners of the neighbouring house to the effect that the Dogs have escaped on several occasions in the past, that they are often on their property, that they lack supervision and growl at them, and that they are subjected to intimidation by the owner of the dogs.

WHEREAS several residents of the area have also filed complaints with the animal control officer, but wish to remain anonymous for fear of reprisals.

WHEREAS the significant concerns expressed by several residents of the Municipality regarding the aggressiveness of the Dogs.

WHEREAS the tensions that allegedly exist between the neighbouring family, owner of the deceased hen, and the owner of the Dogs.

WHEREAS the white Husky and another Husky, both unlicensed, still do not have valid licences within the territory of the Municipality of the Township of Gore.

WHEREAS the Regulation respecting the application of the Act to promote the protection of persons by establishing a framework with regard to dogs (Chapter P-38.002, r. 1) (hereinafter the “Application Regulation”) and its enabling Act (Chapter P-38.002).

WHEREAS section 11 of the Application Regulation provides that “a local municipality may, where circumstances warrant, order the owner or custodian of a dog to comply with one or more of the following measures:

- 1° Subject the dog to one or more of the standards set out in Division IV or to any other measure aimed at reducing the risk that the dog poses to public health or safety;
- 2° Have the dog euthanized;
- 3° Dispose of the dog or any other dog, or prohibit the owner or custodian from owning, acquiring, keeping or breeding a dog for a period determined by the municipality.

The order must be proportionate to the risk that the dog or the owner or custodian poses to public health or safety.”

WHEREAS the risk posed by the Dogs to public health and safety.

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

THAT the preamble forms an integral part of this resolution, as if reproduced herein in full.

THAT the Council of the Municipality of the Township of Gore:

- **DECLARES** that the numerous instances of the Dogs being at large, the failure to supervise them and the growling directed at the owners of the neighbouring property are covered by section 11 of the Application Regulation.
- **ORDERS** Mr. Gabriel Potvin Maisonneuve, pursuant to section 11 of the Application Regulation, to dispose of the white Husky dog and the unidentified Husky dog, which do not have licences, before July 7, 2026, and to provide, on the same day as the transfer of ownership and custody, the complete contact information of the new keepers of this dog or these dogs, who may not reside at the same address or in the same municipality as the current owner.
- **PROHIBITS** Mr. Gabriel Potvin Maisonneuve, pursuant to section 11 of the Application Regulation, from owning, acquiring, keeping or breeding a dog for a period of three (3) years.
- **ORDERS** that, should Mr. Gabriel Potvin Maisonneuve fail to comply with this order, the white Husky dog and the unidentified Husky dog, be seized by Patrouille Canine Inc., in accordance with Division V of the Application Regulation, and impounded in accordance with the provisions of By-law 238 concerning animals of the Municipality of the Township of Gore, Mr. Gabriel Potvin Maisonneuve having no right to reclaim them.
- **DECLARES** that all costs and fees related to the seizure, transportation and custody of these Dogs shall be borne by the owner.
- **REQUESTS** that this resolution be transmitted to the owner of the Dogs, as required by the Application Regulation.

CARRIED

REPAIR AUTHORIZATION – FIRE DEPARTMENT TRUCK 344

WHEREAS fire department truck 344 requires significant engine repairs to correct an excessive blow-by issue caused in particular by dust intrusion into the air intake system.

WHEREAS Cummins Canada ULC submitted an estimate for the required work, which includes an engine overhaul as well as the replacement of certain damaged components.

WHEREAS the estimated cost of the work is \$ 57,413.75, taxes included, according to estimate no. 39229.

WHEREAS these repairs are essential to keep the vehicle in service and avoid, in the short term, the purchase of a new truck.

WHEREAS truck 344 is still considered fit for use for approximately seven (7) years.

WHEREAS the amounts required for this work were not provided for in the fire department budget for the current fiscal year.

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

TO AUTHORIZE the repair work on fire department truck 344, in accordance with estimate no. 39229 from Cummins Canada ULC, in the amount of \$ 57,413.75, taxes included.

TO APPROPRIATE a maximum amount of \$ 57,413.75 from the unappropriated accumulated surplus to fund this expense.

CARRIED

10

QUESTION PERIOD

A question period was held.

11
2026-06-166

ADJOURNMENT OF THE MEETING

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

TO CLOSE the meeting at 5:44 p.m.