

**PROVINCE OF QUEBEC
MUNICIPALITY OF PONTIAC**

MINUTES of the regular Municipal Council meeting held on Tuesday, September 11, 2018 at 7:30 p.m. at the Luskville Community Centre, located at 2024 route 148, Pontiac. Those who were present:

Mrs. Joanne Labadie, Mayor, Mrs. Leslie-Anne Barber, Pro-Mayor and Councillors Mrs. Nancy Draper-Maxsom, Mrs. Isabelle Patry, Mrs. Susan McKay, Mr. Scott McDonald and Mr. Thomas Howard.

Also present: Mr. Benedikt Kuhn, Director General, as well as a few ratepayers.

Mrs. Joanne Labadie, President of the meeting, notes that there is quorum and declares the meeting open. The meeting began at 7:30 p.m.

FLOOR TO THE PUBLIC AND QUESTION PERIOD

- | | |
|----------------------|--|
| Katherine Telfer | - Asks what can be done concerning speeding on Clarendon Street West - School zone.
- Asks what can be done concerning heavy vehicle traffic in the village of Quyon. |
| Diane Lacasse | - Wishes to congratulate Mrs. Huguette Desjardins for the maintenance of the cross on Pères-Dominicains Road.
- Requests that the benches she had loaned to the bocce ball court, be returned to her.
- Asks for a follow up concerning her complaint. |
| Jean-François Aumont | - CPTAQ – 1656 Route 148
- Issue concerning the parking of heavy vehicles.
- Pool permit. |
| Paméla Gélinas | - Expresses her concerns regarding the negative comments about the Municipality's staff. |

18-09-3522

ADOPTION OF THE AGENDA

- 1. Opening of the meeting**
- 2. Floor open to public and questions**
- 3. Adoption of the agenda**
- 4. Adoption of the minutes of previous meetings**
 - 4.1 Minutes of the regular meeting of August 14, 2018 and of the special meeting held on August 29, 2018.
- 5. Administration**
 - 5.1 Budgetary transfers
 - 5.2 List of invoices to pay
 - 5.3 List of fixed expenses
 - 5.4 List of incurred expenses for the month of September
 - 5.5 Report regarding the delegation of authorized expenditures
 - 5.6 Power of attorney, request for information and representatives
 - 5.7 Purchase of properties – Mandate to a representative
- 6. Public security**
 - 6.1 Four-way stop sign – De la Montagne Road
- 7. Public works**
 - 7.1 Awarding of contract - Supply and transport of 10-20mm clean stone
 - 7.2 Purchase of material – Community centre
 - 7.3 Awarding of contract – Snow removal sector B
 - 7.4 Awarding of contract – Rental of an excavator for a maximum duration of 3 months
 - 7.5 Connection to the water and sewer network – New community centre in Quyon
- 8. Public hygiene**
- 9. Urban planning and zoning**
 - 9.1 Notice of motion – First draft bylaw 06-18 concerning the operation of the Planning Advisory Committee (PAC) and abrogating bylaw 03-13 and its amendments

- 9.2 Adoption – First draft bylaw 06-18 concerning the operations of the Planning Advisory Committee (PAC) and abrogating bylaw 03-13 and its amendments
- 9.3 Notice of motion –First draft bylaw 177-01-03-2018 modifying bylaw 177-01 pertaining to zoning to modify the provisions on the protection of the shores
- 9.4 Adoption – First draft bylaw 177-01-03-2018 modifying bylaw 177-01 pertaining to zoning to modify the provisions on the protection of the shores
- 9.5 Notice of motion – First draft bylaw 07-18 pertaining to minor variances
- 9.6 Adoption -First draft bylaw 07-18 pertaining to minor variances
- 9.7 Adoption of the second draft bylaw 177-01-01-2018 modifying bylaw 177-01 pertaining to zoning in order to add the residential use r1-1 category to the table of specifications for zones 11, 22, 29 and 35, and to add the special provision applicable « inside the boundaries of the Gatineau Park- dwellings on private land only (mobile homes are not authorized) » to the table of specifications for zones 11, 12, 14, 18, 20, 22, 23, 24, 29, 30, 35 and 38.
- 9.8 Adoption of the second draft bylaw 177-01-02-2018 modifying bylaw 177-01 pertaining to zoning, in order to modify the standards for lots, buildings, non-conforming uses and to modify the signage standards
- 9.9 Application to the CPTAQ for authorization to alienate the following lots located on Taber Road: a portion of part of lot 19b and a portion of part of lot 20a
- 9.10 Application to the CPTAQ for an authorization to use part of lot 3 943 083, located at 1656 Route 148, for other than agricultural purposes
- 9.11 Application for a minor variance for lot 4 982 703, located at 1570 Route 148
- 9.12 Land acquisition following the spring floods of April and May 2017, as requested by the Ministry of Public Security
- 10. Recreation and culture**
- 11. Miscellaneous**
- 12. Various reports and correspondence**
 - 12.1 Tabling of various municipal reports:
 - a) animals
 - b) Tabling of the reviewed Minutes of August 14, 2018
- 13. Tabling of the register of correspondence**
 - 13.1 Register of the correspondence received in August 2018
- 14. Public question period**
- 15. Closing of meeting**

It is

Moved by : Leslie-Anne Barber
 Seconded by : Isabelle Patry

AND RESOLVED to adopt the agenda with the following withdrawals:

Item 5.6 : Power of attorney, request for information and representatives
 Item 7.2: Purchase of material – Community centre

Carried

18-09-3523

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD ON AUGUST 14, 2018, AND OF THE SPECIAL MEETING OF AUGUST 29, 2018.

It is

Moved by: Leslie-Anne Barber
 Seconded by: Susan McKay

AND RESOLVED TO adopt the minutes of the regular meeting held on August 14, 2018 and of the special meeting of August 29, 2018.

Carried

18-09-3524

BUDGETARY TRANSFERS (SEPTEMBER 2018)

It is

Moved by: Susan McKay
 Seconded by: Scott McDonald

AND RESOLVED THAT the Municipality carries out the budgetary transfers as described on the attached list in the amount of **\$145, 116.00.**

18-09-3525
LIST OF INVOICES TO PAY

It is

Moved by: Thomas Howard
Seconded by: Leslie-Anne Barber

AND RESOLVED THAT this council authorizes the payment of invoices amounting to **\$94, 025.36** (see appendix) for the period ending on August 31, 2018 and to debit budget posts related to the expenses mentioned on said list.

Carried

18-09-3526
LIST OF FIXED AND PREAPPROVED EXPENSES

It is

Moved by: Nancy Draper-Maxsom
Seconded by: Leslie-Anne Barber

AND RESOLVED THAT this council approves the list of disbursements and withdrawals done from August 1st to the 28th, 2018, all for a total amount of **\$631, 290.25** (see appendix).

Carried

18-09-3527
LIST OF INCURRED EXPENSES FOR THE MONTH OF SEPTEMBER 2018

It is

Moved by: Susan McKay
Seconded by: Leslie-Anne Barber

AND RESOLVED to accept the incurring expenses shown in the appendix, for a total amount of **\$4, 681.55** taxes included.

Carried

The Director General tables the report regarding the delegation of authorized expenditures from August 1st to the 28th, 2018.

18-09-3528
PURCHASE OF PROPERTIES – MANDATE TO A REPRESENTATIVE

WHEREAS the Municipality of Pontiac may bid on and purchase properties for sale for failure of paying taxes, and this according to section 1038 of the Municipal Code;

WHEREAS certain properties will be put up for sale for failure of paying taxes, and this according to resolution number 18-08-3502;

WHEREAS this Council deems it appropriate to authorize Benedikt Kuhn, Director General or Mrs. Ginette Chevrier-Bottrill, Director of Finances and Human Resources to bid on and purchase properties that are part of the sale of properties for failure of paying taxes;

It is

Moved by: Thomas Howard
Seconded by: Scott McDonald

AND RESOLVED that in accordance with the provisions of the Municipal Code, this Council authorize Benedikt Kuhn, Director General, or Mrs. Ginette Chevrier-Bottrill, Director of Finances and Human Resources to bid for and in the name of the Municipality on properties that are part of the sale for failure of paying taxes to be held on December 6, 2018 and this, not exceeding the amount of taxes in capital, interests and fees.

Carried

18-09-3529

FOUR-WAY STOP SIGN – INTERSECTION AT DE LA MONTAGNE AND CRÉGHEUR ROADS

WHEREAS section 8 of the standardized bylaw 12-RM-03;

It is

Moved by: Isabelle Patry
Seconded by: Scott McDonald

AND RESOLVED THAT the Council asks the Director of Infrastructures and Public Works to proceed with the installation of two additional stop signs on de la Montagne Road, at the intersection of Crégheur Road, that is, one eastbound sign and one westbound.

Carried

18-09-3530

AWARDING OF CONTRACT- SUPPLY AND TRANSPORT OF 10-20MM CLEAN STONE

WHEREAS the Director of Infrastructures and Public Works proceeded with a call for tenders by invitation for the purchase and transport of 10-20mm clean stone for work on the draining trench on Kawartha Road;

WHEREAS 4 requests for prices were made and on August 17, 2018, at the opening of the tenders, only one tender was received;

Tenderer	Price (before taxes)	
	On site	Delivered
Lamarche McGuinty	\$9.70/ M.T.	\$11.20/ M.T.

WHEREAS the Director of Infrastructures and Public Works considers that the tender is in compliance with our specifications;

It is

Moved by: Leslie-Anne Barber
Seconded by: Thomas Howard

AND RESOLVED THAT the Municipal Council accepts the proposal of Lamarche McGuinty for the purchase and transport of clean stone.

Carried

18-09-3531

AWARDING OF CONTRACT – SNOW REMOVAL SECTOR B

WHEREAS the Director of Infrastructures and Public Works proceeded with a call for tenders by public invitation for the maintenance and the snow removal of sector B;

WHEREAS the opening of the tenders took place on August 27, 2018;

WHEREAS we only received one tender;

Tenderer	Price (taxes included) for 4 years
Nugent Construction Inc.	\$702, 370.80

WHEREAS the Director of Infrastructures and Public Works considers that the tender is in compliance with our specifications;

It is

Moved by : Nancy Draper-Maxsom
Seconded by : Isabelle Patry

AND RESOLVED THAT the Council grants, for four (4) years, the contract for the snow removal in sector B to Nugent Construction Inc. for a total amount of \$702, 370.80 taxes included.

IT IS ALSO RESOLVED THAT the Mayor and the Director General and Secretary-treasurer or their replacements, be hereby authorized to sign for, and in the name of, the Municipality, all documents giving effect to the present resolution.

Carried

18-09-3532

AWARDING OF CONTRACT – RENTAL OF AN EXCAVATOR FOR A MAXIMUM DURATION OF 3 MONTHS

WHEREAS it is necessary to rent an excavator for the work involved in the culverts repairs;

WHEREAS the Municipality proceeded with a call for tenders by invitation and that four (4) suppliers have submitted a proposal within the set timeframe, that is:

Tenderers	Price for 3 months Taxes included
Bobcat of Gatineau	\$26, 904.00
Carrière et Poirier Équipement	\$19, 661.00
JR Brisson	\$18, 971.00
Location Lou-Tec GM	\$20, 023.00

WHEREAS the tenders were evaluated by the Director of Infrastructures and Public Works and were deemed to be in compliance with our specifications;

WHEREAS the proposal of JR Brisson is the most advantageous;

It is

Moved by : Scott McDonald
Seconded by : Thomas Howard

AND RESOLVED THAT the Council awards the mandate to JR Brisson for the total amount of \$18, 971.00 taxes included.

Carried

18-09-3533

CONNECTION TO THE WATER AND SEWER NETWORK – NEW COMMUNITY CENTRE IN QUYON

WHEREAS the construction of the new community centre in Quyon should be finalized shortly;

WHEREAS it is necessary to proceed with work to connect the new centre to the water and sewer network;

WHEREAS the network connection costs are the responsibility of the building's owner;

WHEREAS this work will be carried out internally;

It is

Moved by : Susan McKay
Seconded by : Leslie-Anne Barber

AND RESOLVED TO authorize the Director of Infrastructures and Public Works to proceed with the purchase of the pipes and equipment needed for the connection of the new community centre in Quyon to the water and sewer network, all for a maximum total of \$25, 000.00, applicable taxes included.

IT IS ALSO RESOLVED THAT the necessary amounts will be taken from the non-allocated surplus.

Carried

NOTICE OF MOTION

Notice of motion is given by **Leslie-Anne Barber**, Councillor of Ward 6 of the Municipality of Pontiac, that there will be adoption of bylaw 06-18 concerning the operations of the Planning Advisory Committee (PAC) and abrogating bylaw 03-13 and its amendments.

18-09-3534
ADOPTION

FIRST DRAFT BYLAW 06-18 CONCERNING THE OPERATIONS OF THE PLANNING ADVISORY COMMITTEE (PAC) AND ABROGATING BYLAW 03-13 AND ITS AMENDMENTS

WHEREAS the Municipality of Pontiac is authorized to amend its urban planning bylaws;

WHEREAS under sections 146, 147 and 148 of the “Act respecting land use, planning and development” (R.S.Q., c. A-19-a), the municipal council may form an urban planning advisory committee;

WHEREAS this Council deems it necessary to abrogate bylaw 03-13 and its amendments;

WHEREAS a notice of motion for the present draft bylaw was given at this meeting of September 11, 2018;

WHEREAS a copy of the draft bylaw was given to the Council Members no later than 2 working days before the meeting and that all the present Council Members declare having read it and waive its reading;

It is

Moved by : Isabelle Patry
Seconded by : Leslie-Anne Barber

AND RESOLVED THAT Council decrees and adopts the following :

Section 1 The present bylaw will be entitled « Bylaw 06-18 concerning the operations of the planning advisory committee (PAC) and abrogating bylaw 03-13 and its amendments ».

Section 2 The preamble is an integral part of the present bylaw as if it were reproduced in its entirety.

Section 3 The committee will be known as the « Planning Advisory Committee (PAC) » and designated in the present bylaw as the « committee ».

Section 4 THE COMMITTEE’S MANDATE

The present bylaw gives the committee powers of study and recommendation in matters of urban planning, zoning, subdivision and construction. These powers of study and recommendation pertain to :

- Minor variances to urban planning bylaws;
- Comprehensive development plans;
- Site Planning and Architectural Integration Programs (SPAI);
- Conditional uses;
- Specific construction, modification or building occupancy projects;

Notwithstanding this enumeration, these powers to study and recommendation can also pertain to any other subject provided by the Act Respecting Land Use Planning and Development and on any other subject pertaining to urban planning, zoning, subdivision and construction, submitted by the Municipal Council through the Urban Planning Department.

The committee will act as a local heritage council in the citation of heritage assets under the Cultural Heritage Act (LRQ section P-9.002).

Section 5 COMPOSITION OF THE COMMITTEE

The committee consists of a maximum of seven (7) members among which six (6) are appointed by the Council, according to the following criteria:

- A maximum of four (4) members, chosen by the citizens residing on the territory of the Municipality of Pontiac (seats 1 to 4);
- The (2) Municipal Councillors assigned to the Urban Planning Department (seats 5 to 6);
- The Mayor is automatically a member of the committee.

The composition of the committee shall consist, as far as possible, of members from the six districts of the Municipality.

- The Director of the Urban Planning Department and the person in charge of the permits and requests are automatically a member of the committee but not entitled to vote; he assumes the position of the committee's secretary.

The Municipal Council may also appoint other individuals to the committee, upon request of the committee or the Council, by resolution, whose services may be necessary to fulfill its duties. These individuals may attend the committee's meetings or participate in the deliberations; however, they do not have the right to vote.

Section 6 DURATION OF THE MANDATE

The duration of the first mandate of the members chosen among the citizens is established at one (1) year for the even numbered seats and at two (2) years for the odd-numbered seats. It is calculated from the date of their appointment by resolution. The duration of the mandate is subsequently established at two (2) years for all members.

The term of the members can be renewed and is renewed automatically, unless the member informs the Council of his intention not to continue for another term, or that the Municipal Council appoints a new member to replace a member who has completed his term. A member cannot do more than five (5) consecutive terms, unless there no qualified candidate.

The mandate of a Council member ends when he ceases to be on the Council or when the Council decides to review his tasks.

The Council has the right to revoke at all times, the mandate of a member or of a resource person acting for the committee, by resolution.

Section 7 CHAIRMAN OF THE COMMITTEE

The Chairman of the committee leads the meetings. As such, he notes that there is quorum. He is consulted in the drafting of the agenda, sees to the adoption of the agenda of the meeting, sees to it that the items on the agenda are discussed, and generally, sees to the smooth running, the order and the maintenance of the decorum of the meeting.

In case of the Chairman's absence, the committee chooses one of its members to preside the meeting.

The Chairman of the committee is recommended by the members of the committee. He is then appointed by resolution of the Municipal Council. He is subject to the same regulation as that enacted in section 6 regarding the term of his mandate.

Section 8 SECRETARY OF THE COMMITTEE

The secretary of the committee prepares the agenda and the minutes of the committee's meeting. He calls the members to the committee's meeting and transmits the documentation related to the items to be studied and recommended during the meeting.

Section 9 RULES OF INTERNAL MANAGEMENT

The committee establishes the rules of internal management which are necessary for the performance of its duties in accordance with the present bylaw and with section 146, 3rd paragraph of the Act Respecting Land Use, Planning and Development.

Section 10 NOTICE OF MEETINGS

The committee's secretary convenes the PAC's meetings.

The members' notice of meeting is done by e-mail at the e-mail address found on the list of members.

In addition to the scheduled and convened meetings, by the Committee, the Municipal Council may also convene the members of the committee by giving a written notice through mail or e-mail, one week before the meeting, and clarifying the reason for the meeting.

Section 11 QUORUM

The quorum for the committee's meeting is established at two (2) members and (2) members of the Municipal Council.

Section 12 RECOMMENDATION AND OPINION

Following the study of a file by the committee, the members proceed with the vote. The Chairman has the right to vote, but is not required to do so. When the votes are equal, the decision is up to the Municipal Council.

If the committee considers that some documents or information is missing in order to make a recommendation, it may postpone the item to a later meeting.

The studies, recommendations and opinions of the committee are submitted to the Municipal Council in the form of a written report. The minutes of the committee's meetings may be used for and may serve, in any event, and in cases when they are considered sufficient, as a written report.

Section 13 HEARING OF THE APPLICANT

Following a refusal or deferral of the file by the committee, the applicant or the person in charge of the file may ask to be heard during a meeting. The committee is under no obligation to accept the request for a hearing. If the committee considers it appropriate to hear the applicant or the person in charge of the file, the committee will render its recommendation behind closed doors.

Section 14 FUNDS AND ALLOWANCE TO THE MEMBERS

The Municipal Council may vote and provide the committee with the amount of money that is needed to perform their duties. It may also give the members of the committee an « attendance fee » and reimburse expenses incurred in the performance of their duties. The Council may, during the preparation of the budget, provide sums that are allocated for the training of members of the committee.

Section 15 DUTIES TOWARDS THE POPULATION

The member of the committee must carry out his duties in the public interest and must take all necessary measures to promote the public interest.

The member must carry out his duties faithfully in compliance with the applicable laws and regulations.

The member must pay special attention to each file that is submitted to the committee in order to assess it correctly taking into account its advantages, its disadvantages and its impacts on the entire community.

The member must subscribe and adhere to a healthy municipal administration.

The member must fulfill his duties and responsibilities with integrity, dignity and impartiality.

The member must refrain from any activity that is non-compatible with his duties, avoid any conflict of interests and prevent any situation susceptible to cast a doubt on his objectivity or his impartiality.

Any member of the committee must obtain the authorization of the members of the committee and of the owner or occupant of a building before conducting visit of a property or building. It is the secretary's duties to contact the owner or the occupant to inform him of a visit.

Section 16 DUTIES TOWARDS THE MUNICIPALITY

The member shall not damage the reputation of the committee and of the Municipal Council.

The member must demonstrate availability and due diligence and ensure full collaboration when carrying out his mandate.

The member must show respect and courtesy in his relations with the other members, the municipal employees and the members of the Municipal Council.

The member must try to establish a trusting relation with the other members or with the resource persons.

The member must follow the legal and administrative rules governing the decision-making process.

Section 17 CONFIDENTIALITY OF INFORMATION

Under the Act respecting Access to documents held by public bodies and the protection of personal information (L.R.Q., Chap., A-2), any information given to the committee regarding applications that were submitted or uncovered during a meeting, is confidential.

As part of their work, each member of the committee is required to respect the confidentiality of the information they receive and to exercise caution with respect to the privacy of others.

Section 18 CONFLICT OF INTERESTS

A member of the committee having an interest in a file or a question that is submitted to the committee must declare the nature of his interest, withdraw himself from the meeting and refrain from voting on any proposed resolution during the meeting, until the committee has ruled on the said file or question.

The secretary of the committee must write the declaration of interest in the minutes of the meeting and indicate that the member left the meeting for the duration of the discussion on the said file or question.

Section 19 TRANSITORY PROVISIONS

The member of the Planning Advisory Committee constituted under a previous bylaw and abrogated by the present bylaw becomes a member of the Planning Advisory Committee under the present bylaw, as if he was appointed by resolution, in accordance with section 5 and 6 of this bylaw.

Section 20 ADMINISTRATIVE PROVISION

The masculine and the singular are used in the present bylaw without discrimination and include the feminine and the plural in order to avoid a text that is too extensive.

Section 21 ABROGATION

The present bylaw abrogates and replaces all provisions related to the Planning Advisory Committee included in bylaws 03-13 and 03-13-01-2016.

The draft bylaw will come into force in accordance with the Law.

Carried

NOTICE OF MOTION

Notice of motion is given by **Leslie-Anne Barber**, Councillor of Ward 6 of the Municipality of Pontiac that there will be adoption of the first draft bylaw 177-01-03-2018 modifying bylaw 177-01 pertaining to zoning to modify the provisions on the protection of the shores.

18-09-3535
ADOPTION

FIRST DRAFT BYLAW 177-01-03-2018 MODIFYING BYLAW 177-01 PERTAINING TO ZONING TO MODIFY THE PROVISIONS ON THE PROTECTION OF THE SHORES

WHEREAS the Municipality of Pontiac is authorized to amend its urban planning bylaws;

WHEREAS the MRC des Collines-de-l'Outaouais has modified the standards for the shores in the Land use and development plan;

WHEREAS the Council deems it necessary to make some modifications to bylaw number 177-01 pertaining to zoning in order to comply with the Land use and development plan;

WHEREAS the Council has the power to govern the standards pertaining to the shore;

WHEREAS a notice of motion for the present draft bylaw was given at this meeting of September 11, 2018;

WHEREAS a copy of the first draft bylaw was given to the Council Members no later than 2 working days before the meeting and that all the present Council Members declare having read it and waive its reading;

It is

Moved by : Isabelle Patry
Seconded by : Scott McDonald

AND RESOLVED THAT Council decrees and adopts the following :

Section 1 Section 4.12.1 of the bylaw 177-01 pertaining to zoning is replaced with the following section

4.12.1 SHORE

The shore is a strip of land along lakes and watercourses which extends inland, starting from the high-water mark. The width of the shore to be protected is measured horizontally.

The shore has a minimum of 10 m :

- when the slope is less than 30 %, or;
- when the slope is more than 30 % with a bank less than 5 m high.

The shore has a minimum of 15 m :

- when the slope is continuous and more than 30 %, or;
- when the slope is more than 30 % with a bank more than 5 m high.

On the other hand, special protective measures are provided for the shore as part of the enforcement of the Sustainable Forest Development Act (section A-18.1) and its regulations pertaining to the standards of intervention in the state's forests.

Section 2 Section 4.12.1.1 of the bylaw 177-01 pertaining to zoning is replaced with the following section:

Subject to section 4.12.1.2, any work, any construction and any transformation of the vegetation, including deforestation or cutting trees, any control of the vegetation, mowing of grass and herbaceous plants, brush cutting as well as the disposal of snow, are prohibited in the shore.

Section 3 The first paragraph of section 4.12.1.2 of the bylaw number 177-01 pertaining to zoning is modified as follows:

Notwithstanding the provisions in section 4.12.1.1, the developments and the following works are permitted in the shore, on the condition that they are made and carried out in such a way as to respect the location and its natural aspect, so that they do not hinder the flow of water and that they do not create a source of erosion or pollution.

Section 4 Section 4.12.2 of the bylaw number 177-01 pertaining to zoning is replaced by the following section :

6.12.2 SHORELINE

The shoreline is the part of lakes and watercourses that extends from the high-water mark towards the middle of the body of water.

Section 5 Section 4.12.2.1 of the bylaw number 177-01 pertaining to zoning is replaced by

the following section :

6.12.2.1 PROHIBITED WORK

Subject to section 4.12.2.2, any work or construction is prohibited in the shoreline.

This draft bylaw will come into force in accordance with the Law.

Carried

NOTICE OF MOTION

Notice of motion is given by **Leslie-Anne Barber**, Councillor of Ward **6** of the Municipality of Pontiac that there will be adoption of the first draft bylaw 07-18 pertaining to minor variances.

18-09-3536

ADOPTION

FIRST DRAFT BYLAW 07-18 PERTAINING TO MINOR VARIANCES

It is

Moved by : Isabelle Patry
Seconded by : Leslie-Anne Barber

AND RESOLVED to adopt the draft bylaw 07-18 as follows:

Section 1

LEGISLATIVE AND INTERPRETIVE PROVISIONS

TITLE OF THE BYLAW

The bylaw is entitled: Bylaw 07-18 pertaining to minor variances. Interpretation and administrative rules of the urban planning bylaws governing the present bylaw are included in the bylaw number 176-01.

OBJECTIVES

This bylaw governs the presentation method and the procedure for the analysis of an application for a minor variance.

SUBJECTED TERRITORY

The present bylaw, whose provisions apply to individuals as well as legal persons governed by public or private law, applies to the entire territory under the jurisdiction of the Municipality of Pontiac.

REPLACEMENT

The following bylaw and its amendments are abrogated and replaced with the present bylaw :

The bylaw pertaining to minor variances in the Municipality of Pontiac, bearing number 084-88 and its amendments.

All other regulatory provisions that are incompatible with the present bylaw are also abrogated.

However, such replacements do not affect the proceedings initiated under the authority of the bylaws that are being replaced, which will prevail until final judgment and execution. Also, it does not affect the permits that were issued under the authority of the bylaws that are being replaced.

TERM OF AMENDMENT

The provisions of this bylaw can only be adopted, modified or abrogated by an approved bylaw, according to the applicable provisions of the Act respecting land use, planning and development.

Section 2

ADMINISTRATIVE PROVISIONS

SCOPE OF APPLICATION

The present bylaw governs:

- The presentation and the procedures for the analysis of an application for a minor variance;
- The subjects of the zoning and subdivision bylaws that could be the object of an application for a minor variance;
- Sets the grounds for eligibility and decisions pertaining to a minor variance.

Any application for a minor variance must be tabled and studied in accordance with the present bylaw.

TERMINOLOGY

For the interpretation of the present bylaw, unless the context indicates a different meaning, any word or expression has the meaning described to it in the Administrative bylaw number 176-01, and its amendments.

Section 3

PROVISIONS RELATED TO SUBMITTING AN APPLICATION THAT IS ELIGIBLE

All provisions of the zoning and subdivision bylaws currently in force on the territory of the Municipality of Pontiac could be the object of a minor variance, with the exception of the provisions related to:

- Use;
- Land use density, which includes the number of units in a building, the number of main buildings on a lot and the reduction of all the lots in a housing development project.

IMPORTANCE OF THE MEANING "MINOR" IN A MINOR VARIANCE

A minor variance should allow the adjustments of the size of a construction or a subdivision for the properties on which a building project is already possible. Otherwise, the variance to the zoning and subdivision bylaws becomes major and could infringe upon the property rights of the owners of neighbouring properties.

A variance is not a means to avoid a modification to a regulation that is deemed inappropriate. In this case, the applicant must file an application for a regulatory amendment.

A variance may also allow adjusting the implementation standards of a building, the development of a land, or of a display sign without causing prejudice to neighbouring properties, but whose application could cause prejudice to the owner. Therefore, the minor variance allows adjusting the regulation minimally in order to enable the realization of a project or to correct non-conforming work done in good faith, following the issuance of a building or subdivision permit.

Any application for a variance to environment protection measures must be accompanied by a complete explanatory document to ensure that the impact on the environment is negligible. To obtain such a variance, an applicant should even provide a proposal aiming at improving the quality of the environment to compensate for his application.

A variance may also be granted to allow the improvement and maintenance of a building having acquired rights. This excludes any form of acquired rights related to the use, since the law does not allow giving a minor variance related to uses.

In all cases, a minor variance is an exceptional measure that normally should not be granted if an applicant can comply with the regulation in force.

However, an applicant has the right to file an application for a minor variance to meet the Municipal Council's requirements under the other urban planning bylaw with discretionary character. For example, an applicant may, following a refusal, propose to the Municipality a minor variance in order to better answer the objectives and criteria of the bylaw pertaining to implementation and architectural integration plans.

ASSESSMENT CRITERIA OF AN APPLICATION FOR A MINOR VARIANCE

Any application for a minor variance, in order to be granted, must respect the following criteria:

- The minor variance only concerns the provisions of the zoning and subdivision bylaws that do not concern the use or the density of land use;
- The minor variance respects the objectives of the Master plan;
- The minor variance has the effect of preventing serious harm from being caused to the applicant by applying the provision referred to in the application ;
- The minor variance does not infringe upon the property rights of the owners of neighbouring properties;
- No minor variance can be granted in an area where the land use is subject to constraints for public safety reasons;
- In the case where a construction is underway or already finished, the construction was the object of a permit or a certificate and the work was done in good faith.

CONTENT OF THE APPLICATION

An application for a minor variance should include the following documents and information:

- the form "application for a minor variance" duly completed;
- a certificate of location prepared by a land surveyor within five (5) years of the date of the application for the minor variance, if it is for an existing building;
- a site plan prepared by a land surveyor, if it is for a planned construction ;
- if needed for the analysis of the application, pictures, plans, drawings or details explaining the application ;
- the payment of the application.

Section 4

STUDY OF AN APPLICATION

TRANSMISSION OF THE APPLICATION

The application for the minor variance, including all required information and documents, must be transmitted in writing to the designated official.

ADDITIONAL INFORMATION

The applicant must provide to the designated official any additional information that is required to ensure a good understanding of the application for the minor variance.

TRANSMISSION OF THE FILE TO THE PLANNING ADVISORY COMMITTEE

From the date he has the documents and information required under this bylaw, and the sum covering analysis costs, the designated official transmits the application to the committee.

STUDY OF THE APPLICATION BY THE COMMITTEE

The Planning Advisory Committee studies the application. After analyzing the application, the Planning Advisory Committee must make its recommendation in writing, while taking into account the conditions and the criteria listed in the present bylaw.

If the committee notes or concludes that the application for the minor variance does not meet the evaluation criteria, it must give an unfavorable recommendation to the Municipal Council.

PUBLIC NOTICE

The Secretary-treasurer of the Municipality must, at least 15 days before the meeting at which the Council will rule on the application for the minor variance, publish, under the Act which governs the Municipality, the notice provided under section 145.6 of Act respecting land use, planning and development (R.L.R.Q., c. A-19.1). This notice must indicate :

- the date, the time and the location of the meeting at which the application will be heard by the Council;
- the nature and effects of the requested variance;
- the designation of the concerned building, including the traffic lane and the address of the building or the cadastral number ;
- the fact that anyone interested may be heard by the Council regarding this application.

COUNCIL'S DECISION

Before rendering a decision, the Council, or the person it has designated, must expose the application for the variance. After having heard anyone who wishes to express himself regarding this application and having noted the recommendation of the Planning Advisory Committee, the Council renders its decision. The Council is not bound by the Planning Advisory Committee's recommendation. The resolution by which the Council renders its decision may provide any conditions, with regards to the Municipality's competencies in order to mitigate the impact of the variance.

A certified copy of the resolution of the Council's decision must be transmitted to the applicant within 15 days of its adoption.

ISSUANCE OF THE PERMIT OR CERTIFICATE

When the Council's resolution grants the requested minor variance, the official may therefore issue the building permit, the subdivision permit or the requested certificate of authorization, provided that the request is in compliance with the application submitted by the applicant, under the terms of the Council provided for in the resolution granting the variance, as well as any other provisions of the urban planning bylaws, with the exception of the one being the object of the minor variance.

Section 5

STUDY OF AN APPLICATION FOR AN ABROGATED AND FINAL PROVISION

ABROGATED PROVISION

The present bylaw abrogates all regulatory provisions of the same effect and more precisely, the bylaw 08-88 and its modifications.

COMING INTO FORCE

The present bylaw will come into force according to all formalities provided by the Law.

Carried

18-09-3537

ADOPTION

SECOND DRAFT BYLAW 177-01-01-2018 MODIFYING BYLAW 177-01 PERTAINING TO ZONING IN ORDER TO ADD THE RESIDENTIAL USE R1-1 CATEGORY TO THE TABLE OF SPECIFICATIONS FOR ZONES 11, 22, 29 AND 35, AND TO ADD THE SPECIAL PROVISION APPLICABLE « INSIDE THE BOUNDARIES OF THE GATINEAU PARK- DWELLINGS ON PRIVATE LAND ONLY (MOBILE HOMES ARE NOT AUTHORIZED) » TO THE TABLE OF SPECIFICATIONS FOR ZONES 11, 12, 14, 18, 20, 22, 23, 24, 29, 30, 35 AND 38

WHEREAS the Municipality of Pontiac is authorized to amend its urban planning bylaws;

WHEREAS this Council deems it necessary to make changes to bylaw number 177-01 regarding zoning, because there already are homes on private land within these zones in the Gatineau Park;

WHEREAS the Council has the power to restrict the type of housing that is allowed;

WHEREAS a notice of motion of the draft bylaw was given at the meeting of July 10, 2018;

WHEREAS the draft bylaw was the object of a public consultation on August 8, 2018 and may be subject to referendum approval;

WHEREAS a copy of the second draft bylaw was given to the Council Members no later than two working days before the meeting and all the present Council Members declare having read it and waive its reading;

It is

Moved by : Scott McDonald

Seconded by : Isabelle Patry

AND RESOLVED THAT the Council decrees and adopts the following:

SECTION 1 The specification tables of zones 11,22,29 and 35 annexed to bylaw number 177-01 regarding zoning , are replaced by the table of specifications annexed to the present bylaw in order to include the use category housing 1 (R1) .

SECTION 2 The specifications for zones 11,12,14,18,20,22,23,24,29,30,35 and 38 annexed to bylaw number 177-01 regarding zoning, are replaced by the specification tables under annex 1 of the present bylaw in order to include the following applicable special notion:

«In the Gatineau Park, housing is permitted only on private land. Mobile homes are prohibited within the boundaries of the Gatineau Park».

SECTION 3 The second draft bylaw will come into effect according to the procedures provided by Law.

Carried

18-09-3538
ADOPTION

SECOND DRAFT BYLAW 177-01-02-2018 MODIFYING BYLAW 177-01 PERTAINING TO ZONING, IN ORDER TO MODIFY THE STANDARDS FOR LOTS, BUILDINGS, NON-CONFORMING USES AND TO MODIFY THE SIGNAGE STANDARDS

WHEREAS the Municipality of Pontiac is authorized to amend its urban planning bylaws;

WHEREAS this Council deems it necessary to make changes to bylaw number 177-01 regarding zoning, in order to better monitor the standards pertaining to lots, buildings and non-conforming uses;

WHEREAS the Council has the power to regulate the standards pertaining to acquired rights and signage;

WHEREAS a notice of motion for the draft bylaw was given at the meeting of July 10, 2018;

WHEREAS the draft bylaw was the object of a public consultation on August 8, 2018 and may be subject to referendum approval;

WHEREAS a copy of the second draft bylaw was given to the Council Members no later than 2 working days before the meeting and all the present Council Members declare having read it and waive its reading;

It is

Moved by : Thomas Howard
Seconded by : Leslie-Anne Barber

AND RESOLVED THAT the Council decrees and adopts the following:

Section 1 Section 6.1.2 of the bylaw 177-01 pertaining to zoning is modified by abrogating the subparagraphs 5 and 6;

Section 2 Section 6.1.3 of the bylaw 177-01 pertaining to zoning is replaced with the following:

6.1.3 CONSTRUCTION ON A NON-CONFORMING LOT OR LAND MEETING THE REQUIREMENTS OF SECTIONS 6.1.1, AND 6.1.2 OF THE PRESENT BYLAW

A construction, reconstruction or renovation permit on a lot or a land referred to in sections 6.1.1 and 6.1.2 may be issued as long as it meets the provisions of chapter 6 and the other conditions for issuing permits and certificates.

Section 3 The bylaw 177-01 pertaining to zoning is modified by adding, after section 6.1.3, the following section:

6.1.4 MODIFICATION OF A NON-CONFORMING LOT

A non-conforming lot which is protected by acquired rights may be modified, as long as this modification does not render the width, the depth or the surface area of the lot non-conforming. The modification shall not make an existing non-conforming situation, pertaining to the width, depth or the surface area, worse.

A non-conforming lot can be modified without reaching the required minimal sizes and surface areas in this bylaw, under the following conditions:

- Reaching the minimum requirements of the present bylaw is impossible;

- The projected cadastral operation cannot result in decreasing the surface area, the width and the depth of an adjacent lot because of the minimum requirements of the present bylaw;
- The projected cadastral operation cannot result in decreasing the space that must remain free between the buildings and the boundaries of the lot, on an adjacent lot, because of the minimum requirements of the present bylaw.

Section 4 The bylaw number 177-01 pertaining to zoning is modified by adding, after section 6.1.4, the following section:

6.1.5 PRIVILEGE TO THE CADASTRE OF A LAND HAVING BEEN THE OBJECT OF AN EXPROPRIATION

A permit authorizing a cadastral operation cannot be refused for the sole reason that the surface area or the size of the lot does not allow it to meet the requirements of the subdivision bylaw regarding a land which constitutes the residual of a land, if the following conditions are met:

- Part of the land was acquired for public use by a public organization or by an individual having the power of expropriation;
- Immediately before this acquisition, this land had a surface area and sufficient dimensions to meet the regulation in effect at the time, or could have been the object of a cadastral operation according to the present section;
- Only one lot is the result of the cadastral operation, except if the land is included in several originating lots, in which case, only one lot per originating lot results from the cadastral operation.

Section 5 Section 6.2.1 of the bylaw number 177-01 pertaining to zoning is replaced by the following section:

6.2.1 DEFINITION

Non-conforming building: Existing building, non-compliant with the provisions of the construction bylaw or with the provisions of the present bylaw regarding the establishment of buildings—in the zone where it is located and, which was compliant with the municipal regulations in effect at the moment of its construction. Such a non-conforming building is protected by an acquired right.

Section 6 Section 6.2.2 of the bylaw number 177-01 pertaining to zoning is replaced by the following section:

6.2.2 DESTRUCTION OF A NON-CONFORMING BUILDING

In the case of a main building, the provisions of the following paragraph are applicable:

- When a main non-conforming building, protected by an acquired right, is destroyed or becomes dangerous, or has lost more than half its value on the assessment role, following a fire or for any other cause, including the voluntary destruction, authorized through a permit or a certificate, it can be rebuilt on the same foundations or at the same location of the previous building, provided that the minor variance is not made worse.
- Any reconstruction on the lot must be done according to the provisions of the building bylaw, as per the procedures established by the interpretation and administrative bylaw and the zoning bylaw, with the exception of the respect of setbacks.
- Any reconstruction work of a non-conforming building must be done within a 24-month period following its destruction.
- Nothing in the present section can be interpreted in such a way as to forbid the reconstruction of a building on the same land, all while diminishing the non-conforming nature of its establishment.

Section 7 Section 6.2.3 of the bylaw number 177-01 pertaining to zoning is replaced by the following:

6.2.3 MODIFICATION OR EXPANSION OF A NON-CONFORMING BUILDING

A non-conforming building can be modified or expanded. The expansion of its existing walls is allowed as long as the expansion is not located closer to the property line than the existing

building. When the main building is located in the riparian protection strip, all work must be in compliance with section 4.12.1.2 of the present zoning bylaw. No expansion is allowed in a side or rear setback when the existing building is located within less than 2 metres of the property limits. It is permitted to carry out repair work for the purpose of maintaining the building in good condition.

Section 8 Section 6.3.3 of the bylaw number 177-01 pertaining to zoning is replaced by the following:

6.3.3 EXTENSION OR EXPANSION OF A NON-CONFORMING USE

The extension of a non-conforming use which is protected by acquired rights can be done only by expanding the main building.

This extension can be done only once, under the following conditions:

- The extension is in compliance with all of the requirements of the present bylaw, other than those identifying the authorized uses;
- The extension does not exceed 50% of the existing floor surface area in the non-conforming use;
- The extension of the use must be done on the same land of the non-conforming use protected by acquired rights, without exceeding the boundaries of this land, as they were at the moment of the extension.
- No extension or expansion of an outdoor storage space, as part of a non-conforming use which is protected by acquired rights, is authorized.

Section 9 Section 6.3.4 of the bylaw number 177-01 pertaining to zoning is replaced by the following:

6.3.4 INTERRUPTION OR ABANDONMENT OF A NON-CONFORMING USE

There is loss of acquired rights when the non-conforming use of a building, a land or a lot has ceased or has been abandoned for a period of twelve (12) consecutive months. In this case, any subsequent occupation of the building must be compliant with the present bylaw.

In the case of an extraction and a residential use, all acquired rights are lost in the case of termination or abandonment of activities during a period of twenty-four (24) consecutive months.

Section 10 The bylaw number 177-01 pertaining to zoning is modified by adding the following section after section 6.3.4:

6.4 NON-CONFORMING SIGN

6.4.1 DEFINITION

A sign is non-conforming when it corresponds to one or the other of the following signs:

- A sign which is non-compliant with a provision of the bylaw.
- A sign which refers to a use that was terminated, abandoned or interrupted for a period of 12 consecutive months.
- A billboard which is not used for a period of 12 consecutive months.

Regarding the enforcement of the present section, the term sign includes the sign, its support and all elements and accessories, attached to it.

6.4.2 NON-CONFORMING SIGN PROTECTED BY ACQUIRED RIGHTS

A non-conforming sign is protected by acquired rights if, at the time of its installation, it was in compliance with the provisions of the urban planning regulation related to signs.

Notwithstanding the last statement, it is mandatory for the protection of the acquired rights of the non-conforming sign that the message be in keeping with the use, the activity or the product developing on site, where the sign is located.

6.4.2.1 PROTECTION COVERAGE GRANTED TO A NON-CONFORMING SIGN

It is permitted to do regular repair and maintenance work necessary to keep the non-conforming sign protected by acquired rights in good condition.

6.4.2.2 EXTENSION OF ACQUIRED RIGHTS RELATED TO A SIGN

The acquired rights of a non-conforming sign are expired in the following cases:

- When it is modified, replaced or rebuilt after the present bylaw comes into effect, in order to make it compliant;
- When it promotes an establishment that has been abandoned or that has ceased or discontinued its operations during a period of at least twelve (12) months.
- As soon as the sign is removed, demolished or destroyed, including when the destruction is due to unforeseen events.

6.4.3 EXTENSION OR REPLACEMENT OF A NON-CONFORMING SIGN

It is prohibited to replace a non-conforming sign with another non-conforming sign or to reinstall it somewhere else on the same property or at another location. The term "to replace a sign with another one" does not include changes within an existing casing.

A non-conforming sign can only be modified, extended or rebuilt to be in compliance with the present bylaw.

Section 11 Section 4.10.1 of the bylaw number 177-01 pertaining to zoning is replaced by the following section:

4.10.1 GENERAL RULES

When anyone wishes to install, rebuild, extend, modify, move, affix, complete a sign, this intervention must be done in total compliance with the provisions of section 4.10 and the following, and if needed, with the provisions of section 6.4 and the following, pertaining to non-conforming signs

Section 12 Section 4.10.4 of bylaw 177-01 pertaining to zoning is replaced by the following:

4.10.4 MAINTENANCE OF THE SIGNS

All signs, including its supports, posts and/or hanging mechanism must be kept clean, maintained by the owner and kept in good condition. Any signs not meeting these conditions must be removed within thirty (30) days.

Any signs promoting an establishment that no longer exists must be removed by its owner within thirty (30) days following the end of operation of the establishment or seven (7) days following the end of an event, including garage sales.

Section 13 Section 4.10.7 of the bylaw number 177-01 pertaining to zoning is replaced by the following:

4.10.7 HOUSING PROJECT

Two (2) signs on posts are authorized to identify either the subdivision and/or the construction of housing projects as long as they are installed on the land of the said project.

However, a directional sign of a maximum seventy-five centimetres (0.75 m) wide and twenty-five centimetres (0.25 m) high may be installed at the intersection of the project's main road and the closest municipal road, in order to indicate the direction to follow to get to this housing project.

The maximum surface area permitted for these two (2) signs is twelve square metres (12 m²), but one sign shall not be over ten square metres (10 m²).

All signs must be clean, well maintained and have no dilapidated or broken piece.

The use of advertising devices is strictly prohibited.

The sign and its structure must be removed from the lot whenever as soon as one of the following happens:

- when 90 % of the lands have been built;
- after one year of inactivity on the project's site;
- five years after the beginning of the project.

Section 14 Section 4.10.10 of the bylaw number 177-01 pertaining to zoning is modified by replacing the 7th paragraph by the following paragraph:

No promotional sign can be affixed on a street light, a post for public purposes or any other post which is not specifically designed or installed to receive or support a sign, in accordance with the provision of the present bylaw. Despite what is mentioned above, electoral signs, however, are permitted on a street light or a post for public purposes.

The second draft bylaw will come into effect according to the procedures provided by Law.

Carried

18-09-3539

APPLICATION TO THE CPTAQ FOR AUTHORIZATION TO ALIENATE THE FOLLOWING LOTS LOCATED ON TABER ROAD : A PORTION OF PART OF LOT 19B AND A PORTION OF PART OF LOT 20A

WHEREAS the submitted application is part of a citizen's approach to the CPTAQ for the authorization to alienate/subdivide a portion of part of the lots 19B and 20A located in the agricultural zone decreed in the Quebec Act Respecting the Preservation of Agricultural Land and Agricultural Activities (L.R.Q, c. P-41.1);

WHEREAS according to section 58.2 of the Act Respecting the Preservation of Agricultural Land and Agricultural Activities, the present notice which is transmitted by the Municipality to the CPTAQ is motivated, while taking into account the criteria provided under section 62 of the ARPALAA;

WHEREAS the authorization that is sought will not affect the possibility of using these lots as well as neighbouring lots for agricultural purposes, seeing as the land use capability of the lots remains unchanged;

WHEREAS the authorization that is sought is not incompatible with agriculture since the agricultural activities will be maintained;
(hay and market gardening);

WHEREAS the application for authorization is not incompatible with agricultural operations in this area and does not create any constraints related to the enforcement of laws and bylaws aimed at reducing the inconveniences associated with odours inherent to agricultural activities;

WHEREAS the application for authorization is not incompatible with agriculture in this area and does not create any constraints related to the enforcement of laws and bylaws in terms of the environment and more specifically for animal production establishments, since the closest active agricultural buildings seem to be at a distance of more than 230 metres;

WHEREAS section 61.1 does not apply to the present application;

WHEREAS the homogeneity of the community will not be modified, altered, or unstructured since no application for non-agricultural use has been made;

WHEREAS the authorization that is sought will not affect the water and soil resources, since these will be respected according to municipal regulations;

WHEREAS the application for authorization will not destabilize in any way, on a short or long-term basis, the agricultural operations in this area and the two new properties will have sufficient surface area for agricultural activities (more than 6 hectares and more than 66 hectares);

WHEREAS the application for authorization does not contravene any municipal bylaw;

It is

Moved by : Thomas Howard

Seconded by : Scott McDonald

AND RESOLVED THAT Council supports the citizen's application to the CPTAQ in order to alienate parts of the lots 19B and 20A, located on Taber Road.

Carried

18-09-3540

APPLICATION TO THE CPTAQ TO USE PART OF LOT 3 943 083, LOCATED AT 1656 ROUTE 148

WHEREAS the submitted application is part of a citizen's approach to the CPTAQ for the authorization to use part of lot 3 943 083, located in the agricultural zone decreed in the Quebec Act Respecting the Preservation of Agricultural Land and Agricultural Activities (L.R.Q, c. P-41.1), for other than agricultural purposes, that is for commercial purposes;

WHEREAS the submitted application is for non-agricultural purposes, that is the administrative office of a general and/or specialized contractor and for parking heavy vehicles or service vehicles on part of lot 3 943 083, having an approximate surface area of 0.0313 hectares as shown in annex 1 of the present minutes;

WHEREAS according to section 58.2 of the Act Respecting the Preservation of Agricultural Land and Agricultural Activities, the present notice which is transmitted by the Municipality to the CPTAQ is motivated by taking into account the criteria provided under section 62 of the ARPALAA;

WHEREAS according to the soil classification of Canada's land inventory, the soil of the lot in question and 60% of neighbouring lots are of class 2 with a cumulative effect of several minor disadvantages, and 40% of class 1;

WHEREAS the authorization that may be granted does not have any consequence on the potential for the neighbouring lots to be used for agricultural purposes;

WHEREAS the possibility to use the lots for agricultural purposes is limited because of the presence of a mainly residential sector along Route 148;

WHEREAS the application for authorization is not incompatible with agricultural operations in this area and does not create any constraints related to the enforcement of laws and bylaw aimed at reducing the inconveniences associated with odours inherent to agricultural activities, because the area is little exploited and that there is already a housing density of housing;

WHEREAS the application for authorization is not incompatible with agriculture in this area and does not create any constraints related to the enforcement of laws and bylaws in terms of the environment and more specifically for animal production establishments, and that the closest active agricultural buildings seem to be at a distance of more than 500 metres;

WHEREAS appropriate spaces are available outside of the agricultural zone for the use of an administrative office for a general and/or specialized contractor and for the parking of heavy vehicles or service vehicles;

WHEREAS the administrative office of a general and/or specialized contractor is a residential secondary use and is authorized in all zones;

WHEREAS the addition of the application for the use of an administrative office for a general contractor and the application for parking heavy vehicles and service vehicles means that we are face with an application for a construction contractor use (industrial class I1 – light industrial and manufacturing) and this commercial activity is not authorized in zone 7 under the zoning bylaw number 177-01 of the Municipality of Pontiac;

WHEREAS pursuant to a refusal by the CPTAQ, the applicant won't be able to conduct any business activities on lot 3 943 083;

It is

Moved by: Leslie-Anne Barber
Seconded by: Thomas Howard

AND RESOLVED THAT Council supports the citizen's application to the CPTAQ in order to receive the authorization to use part of lot 3 943 083 for other than agricultural purposes in order to operate the administrative office of a general and/or specialized contractor.

IT IS ALSO RESOLVED THAT Council does not support the citizen's application to the CPTAQ in order to receive the authorization to use part of lot 3 943 083 for other than agricultural purposes for parking heavy trucks and service vehicles, since the addition of the use of an administrative office for a general contractor means that we are faced with an application for a construction contractor use (industrial class I1 – light industrial and manufacturing), and such use is not authorized in zone 7.

Carried

APPLICATION FOR A MINOR VARIANCE FOR LOT 4 982 703, LOCATED AT 1570 ROUTE 148

WHEREAS the extension of the main building was the object of a building permit in 2008;

WHEREAS the new certificate of location shows that the extension encroaches onto the 5-metre side setback;

WHEREAS there is a mature and dense cedar hedge on the common line which diminishes the building's impact on the neighbouring lot;

WHEREAS the building looks onto the neighbour's backyard;

WHEREAS it is a minor variance;

WHEREAS the recommendation of the PAC to approve the application for a minor variance in order to regularize the location of the right side setback at 4.36 metres for the main building;

It is

Moved by : Scott McDonald
Seconded by : Thomas Howard

AND RESOLVED THAT this Council approves the application for a minor variance in order to regularize the location of the right side setback of the main building at 4.36 metres instead of 5 metres.

Carried

18-09-3542

LAND ACQUISITION FOLLOWING THE SPRING FLOODS OF APRIL AND MAY 2017, AS REQUESTED BY THE MINISTRY OF PUBLIC SECURITY

WHEREAS the property noted below sustained extensive damage during the spring floods;

WHEREAS the owner has chosen to take the allowance offered by the Ministry of Public Security and to transfer his land to the Municipality of Pontiac;

WHEREAS the owner commits to respecting all the commitments determined by the Ministry by virtue of Decree 495-2017, namely to:

- Inform his mortgagee;
- Obtain, before the beginning of work, all necessary permits and approvals;
- Proceed with the demolition of his residence according to the laws and regulations or to alienate it to a third party who will make sure to move the building;
- Remove the foundations according to the laws and regulations in force;

It is

Moved by : Isabelle Patry
Seconded by : Scott McDonald

AND RESOLVED THAT the Municipality of Pontiac is committed to purchasing the following lot, for the nominal sum of \$1.00 :

- Lot 2 683 192, located at 67 Bord-de-l'Eau Road.

IT IS ALSO RESOLVED THAT the transfer deed and other necessary deeds be prepared by Me Lisa Gallinaro at the expense of the Municipality of Pontiac.

Carried

PUBLIC QUESTION PERIOD

Anne Brûlé - Asks what can be done concerning the traffic of heavy vehicles in the village of Quyon.

- Stéphane Alary
- Asks what is the work to be done with respect to the rental of an excavator.
 - Requests the list of the ditches that the Municipality intends to maintain.
 - Progress report of the Alary Road file.
 - Deplores the cost and delays related to this file.
- Diane Lacasse
- Asks if speed bumps could be installed on Clarendon Street.
 - Asks where is located sector B regarding the snow removal.
 - Deplores the cost related to the construction of the community centre in Quyon.
 - Asks when the work will be finished.
- Mo Laidlaw
- Asks the location of the work on Kawartha Road.

18-09-3543

CLOSING OF THE MEETING

It is

Moved by: Nancy Draper-Maxsom
Seconded by: Susan McKay

AND RESOLVED to close the meeting at 9:21 p.m. having gone through the agenda.

Carried

MAYOR

DIRECTOR GENERAL

« I, Mayor Joanne Labadie, hereby certify that the signature on the present minutes is equivalent to my signature on each and every resolution herein, as specified in section 142 (2) of the Municipal Code».