



## **PROVINCE OF QUEBEC PONTIAC COUNTY**

MINUTES of the regular Council meeting of the Municipality of Pontiac held on Tuesday, August 25, 2020, at 7:00 p.m. by teleconference, in which participated:

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

Excused absence: Mrs. Nancy Draper-Maxsom, Councillor.

Also present, Mr. Pierre Said, Director General and a few citizens.

### **1. OPENING OF THE MEETING**

Mrs. Joanne Labadie, President, notes the quorum and opens the meeting. The meeting starts at 7:03 p.m.

### **2. FLOOR TO THE PUBLIC AND QUESTIONS**

Mayoress, Mrs. Joanne Labadie answers all questions that were submitted.

### **3. ADOPTION OF THE AGENDA**

- 1. Opening of the meeting**
- 2. Floor to the public and questions**
- 3. Adoption of the agenda**
- 4. Adoption of the minutes of the meetings of July 7 and August 9, 2020**
- 5. Administration**
  - 5.1 Budgetary transfers
  - 5.2 Adoption of bylaw #04-20 concerning keeping laying hens
  - 5.3 Adoption of bylaw #05-20 concerning the publication of public notices
  - 5.4 Temporary loan for the borrowing bylaw #03-19
  - 5.5 List of properties for sale for non-payment of taxes
  - 5.6 Acquisition of properties – mandate to a representative
  - 5.7 Mandate to RPGL in the context of a legal action
- 6. Public Works**
  - 6.1 Awarding of contract 20-TP-026 - repairs on a section of Montagne Road lot 2, phase 2

20-08-4127



- 6.2 TECQ 2019-2023
- 6.3 Purchase of additional culverts for the 2020 season
- 6.4 Awarding of contract for the paving of a section of Clarendon Street following the replacement of a culvert
- 7. **Urban planning and zoning**
- 7.1 Application to the CPTAQ for an authorization to use lot 5 814 000, located at 2477 Cain Road, for other than agricultural purposes
- 7.2 Application to the CPTAQ for an authorization to use the lots 2 755 748 to 2 755 750, the lot 2 755 757, the lots 2 755 760 to 2 755 763 and the lot 2 756 003, located at 600 Cr  gheur Road, for other than agricultural purposes
- 7.3 Application to the CPTAQ for an authorization to alienate/subdivide the lot 5 814 067, located at 1483 Proven Road
- 7.4 Application for a minor variance for the lot located at 85 Terry-Fox Road
- 7.5 Application for a minor variance for the lot located at 495 Clarendon Street
- 7.6 Application for a minor variance for the lot located at 123 Tourterelles Avenue
- 7.7 Application for a minor variance for the lot located at 2066 Gauvin Road
- 8 **Recreation and culture**
- 8.1 Budget for the Municipality of Pontiac's Country Fair
- 9 **Tabling of documents**
- 9.1 Tabling of the report of paid accounts and of the report regarding the delegation of authorized expenditures from June 29 to July 31, 2020
- 10. **Closing of meeting**

**IT IS MOVED BY** Councillor, Mr. Thomas Howard and seconded by Councillor, Mr. Scott McDonald.

**AND RESOLVED** to adopt the agenda as prepared and read.

Carried

20-08-4128

**4. ADOPTION OF THE MINUTES OF THE MEETINGS OF JULY 7 AND AUGUST 9, 2020**

**IT IS MOVED BY** Councillor, Mrs. Leslie-Anne Barber and seconded by Councillor, Mrs. Susan McKay.

**AND RESOLVED TO** adopt the minutes of the meetings of July 7 and August 9, 2020.

Carried



## **5. ADMINISTRATION**

**20-08-4129**

### **5.1 Budgetary transfers**

**IT IS MOVED BY** Councillor, Mrs. Leslie-Anne Barber and seconded by Councillor, Mr. Thomas Howard.

**AND RESOLVED THAT** the Municipality carry out the budgetary transfers in the amount of **\$108,540.00**.

Carried

**20-08-4130**

### **5.2 Adoption of bylaw #04-20 concerning keeping laying hens**

**WHEREAS** during this health crisis, there has been a craze for food self-sufficiency;

**WHEREAS** it is presently prohibited to have laying hens in certain areas of the Municipality;

**WHEREAS**, under certain conditions, the Council intends to allow the presence of laying hens on its territory;

**WHEREAS** the Council also wishes to analyze the impact of this usage before considering the possibility of amending its regulations;

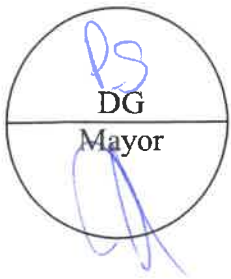
**WHEREAS**, to do so, certain rules and conditions must be established in particular to minimize the risk of inconvenience to residents;

**WHEREAS** the Municipality of Pontiac wishes to authorize a pilot project for a determined period, allowing the keeping of laying hens, throughout the territory of the Municipality;

**WHEREAS** the Municipality of Pontiac wishes to authorize a pilot project for a specified period, allowing the keeping of laying hens throughout the territory of the municipality;

**WHEREAS** a notice of motion to this effect was tabled at this meeting;

**THEREFORE**, it is moved by Councillor, Mrs. Susan McKay and seconded by Councillor, Mrs. Leslie-Anne Barber.



**AND RESOLVED THAT** the Municipal Council of the Municipality of Pontiac hereby orders and regulates the following by the present bylaw:

## **CHAPTER I**

### **DECLARATORY AND INTERPRETATIVE PROVISIONS**

#### **SECTION I**

##### **DECLARATORY PROVISIONS**

###### **1. Preamble**

The preamble is an integral part of this bylaw.

###### **2. Objective**

The purpose of this bylaw is to authorize, in the form of a pilot project, the keeping of laying hens for personal use in all areas of the Municipality of Pontiac where residential use is authorized.

###### **3. Scope of application**

This bylaw does not apply to livestock for the purpose of selling as permitted in areas where agricultural use is permitted.

#### **SECTION II**

##### **INTERPRETATIVE PROVISIONS**

###### **4. Terminology**

Unless the context indicates otherwise, words and expressions used in this bylaw have the following meaning:

*"Shelter":* A protected or enclosed space in which live animals are placed.

*"Outdoor enclosure":* Outdoor space surrounded by a wire mesh constructed in such a way that the hens cannot get out freely.



<i>"Livestock":</i>	A group of animals of a species maintained for the purpose of production for commercial purposes.
<i>"Maintain"</i>	The act of maintaining, monitoring and keeping under one's possession and protection. Which is contrary to the term breeding.
<i>"Hen":</i>	Adult female barnyard bird of the short-crested, short winged gallinaceous family.
<i>"chick":</i>	Chicken, newborn birds less than 6 weeks old.
<i>"Land":</i>	Set of lots belonging to the owner and forming a property assessment unit.

## CHAPTER II

### ADMINISTRATIVE PROVISIONS

#### 5. Duration of the pilot project

The pilot project aimed to allow the keeping of hens throughout the territory of the Municipality of Pontiac is valid until November 1, 2022.

The Municipality of Pontiac, at any time, may suspend in whole or in part the application of the pilot project for the duration it determines.

In the event of the withdrawal of the pilot project, any owner, tenant or occupant of a property located on the Municipality's territory, who keeps hens as per the present bylaw, must dispose of them and proceed with the dismantling of the shelter and the outdoor enclosure, within a maximum of 30 days following receipt of a written notice sent by the Municipality.

#### 6. Withdrawal, modification and extension of the pilot project

The Council reserves the right to withdraw and modify the pilot project at any time. At the end of the pilot project, the Council reserves the right to extend it, following the analysis of a hindsight report to be submitted to the Council four months before the end of the pilot project.



## CHAPTER III

### SPECIFIC PROVISIONS FOR THE KEEPING OF HENS

#### 7. Authorization

It is permitted to keep a maximum of five (5) hens per land under the following conditions:

- To have previously obtained a certificate of authorization in accordance with the provisions set out in section 12;
- There must be a detached single-family dwelling on the lot;
- The lot must have a minimum area of 2,000 sq. m.;

#### 7. Layout and location of the shelter and outdoor enclosure

The installation of the shelter and the outdoor enclosure are compulsory for keeping hens and must comply with all the following conditions:

- Only one shelter and one outdoor enclosure are permitted per property.
- The hens must always be kept in the shelter or the outdoor enclosure so that they cannot go freely.
- The hen house shall be laid out in such a way as to ensure good ventilation and provide a shaded area in hot weather and a dry and insulated place in cold weather.
- The shelter shall include an outdoor enclosure with a wire mesh constructed in such a way that the hens cannot get out freely.
- The shelter and the outdoor enclosure must be located in a backyard two (2) metres from the side and back property lines and must also respect a fixed margin of 30 metres from any lake, watercourse or wetland, and from any well.
- The minimum size of the hen house shall be 0.37 sq. m. per laying hen and the outdoor enclosure shall be 0.92 sq. m. per laying hen. The hen house may not exceed a floor area of 10 sq. m., the area of the outdoor enclosure may not exceed 10 sq. m., the maximum height of the roof of the hen house shall be limited to 2.5 m.



- The hens must be kept inside the shelter or the outdoor enclosure from sunset to sunrise.

## **9. Prohibitions**

- Keeping one or more hens inside a dwelling;
- Keeping hens in cages;
- Keeping or owning a rooster;
- Keeping or owning a chick

## **10. Maintenance, hygiene, nuisances**

The shelter and the outdoor enclosure must comply with all the following health measures:

- The shelter and the outdoor enclosure must be kept in a clean condition and excrement must be removed daily;
- Excrement must be disposed of in a hygienic manner and the citizen may not dispose of them in the municipal garbage collection;
- Waste water from the shelter or the outdoor enclosure must not spill over onto the neighbouring property.
- Odours associated with keeping hens must be minimized in the neighbourhood.
- Avian influenza or any other contagious disease will be declared to a veterinarian or directly to MAPAQ who will indicate the measures to be taken to avoid an epidemic. The citizen agrees to consult the MAPAQ leaflet to recognize the signs of avian influenza.

<https://www.mapaq.gouv.qc.ca/SiteCollectionDocuments/Santeanimale/Reseauaviaire/RecommandationsInfluenzaaviaire.pdf>

- The euthanasia or slaughter of hens will not be authorized on the residential property. The slaughter of laying hens must be done in a licensed slaughterhouse or at a veterinarian's office, or at an organization designated by the Municipality whether the hen meat is consumed or not by the citizen;





- A dead hen must be removed from the property within 24 hours and brought to the SPCA de l'Outaouais or to another organization designated by the Municipality, at the expense of the citizen;
- Laying hens will not be kept inside a dwelling or a secondary building.

#### **11. Inspection**

The Municipality may, at any time after issuance of the certificate of authorization, verify the compliance of this bylaw.

#### **12. Product sales and display**

It is prohibited to sell eggs, meat, manure, or other by-products from this activity.

All forms of signs referring in any way to the sale, donation or presence of hens are prohibited.

#### **13. Certificate of authorization**

Any owner, tenant or occupant of a property located on the Municipality's territory who wishes to keep hens must first obtain a certificate of authorization to this effect from the Municipality, in accordance with all the following provisions:

- Fill out the application form for a certificate of authorization prepared by the Urban Planning Department;
- The applicant must have paid the cost of the certificate of authorization in the amount of \$25;
- The applicant must have provided a plan to scale describing the location and the dimensions of the shelter and the outdoor enclosure, in accordance with the present bylaw;
- No certificate of authorization to keep laying hens has already been issued for the address that is the subject of the application;
- The certificate of authorization is valid for the duration of the pilot project;

#### **14. Acquired rights**





No acquired rights will be recognized to an owner, tenant or occupant having kept hens before the coming into force of the present bylaw.

## **CHAPTER IV**

### **PENAL PROVISIONS**

#### **15. Sanctions**

Upon condemnation of the offender or anyone who has not complied with this bylaw by the Municipal Court.

Each day during which a contravention lasts or persists constitutes a distinct and separate offence. The offender is liable to:

- A fine of three hundred (\$300.00) dollars and costs.

## **CHAPTER V**

### **FINAL PROVISIONS**

#### **16. Coming into force**

This draft bylaw will come into force in accordance with the law and will be published on the Municipality's website.

Carried

Councillor, Mr. Scott McDonald abstain from voting because of potential conflict of interest.

20-08-4131

#### **5.3 Adoption of the bylaw #05-20 concerning the publication of public notices**

**WHEREAS** section 431 of the Municipal Code allows a local municipality to post any public notice addressed to the residents of its territory at the locations determined by resolution of the Council;

**WHEREAS** Bill 122 - mainly aimed at recognizing that municipalities are local governments and increasing their autonomy as such - came into force on June 16, 2017;



**WHEREAS** section 91 of said Bill introduced sections 433.1, 433.2, 433.3 and 433.4 to the Quebec Municipal Code and these sections also came into force on June 16, 2017;

**WHEREAS** section 433.1, paragraph 1 of the Quebec Municipal Code, which stipulates, subject to the government setting minimum standards for the publication of municipal public notices, that a Municipality may, through bylaw, determine the methods of publication of its public notices. These terms may differ depending on the type of notice, but the bylaw must provide for publication on the Internet;

**WHEREAS** within local governments, citizen participation and commitment, as well as access to information, are necessary to define a concerted vision of development and ensure its social and economic sustainability;

**WHEREAS** a notice of motion was given, and a draft of the bylaw was presented at the regular meeting held on July 7, 2020;

**THEREFORE**, it is moved by Councillor, Mrs. Isabelle Patry and seconded by Councillor, Mrs. Leslie-Anne Barber.

**AND RESOLVED THAT THIS BYLAW BE ADOPTED AND THAT IT BE ORDERED AND RULED AS FOLLOWS:**

## **CHAPTER I**

### **PRELIMINARY PROVISIONS**

#### **1. Preamble**

The preamble of this bylaw shall form an integral part thereof.

#### **2. Purpose of the bylaw**

The purpose of this bylaw is to determine the methods of publication of municipal public notices to promote the efficient dissemination of complete information, comprehensible to the citizen and adapted to the circumstances.

#### **3. Replacement**

This bylaw repeals and replaces resolution no. 16-05-2778 concerning posting locations for public notices.



## CHAPTER II

### PUBLICATION

#### 4. Method of publication of public notices

Any municipal notice given in accordance with the provisions of this bylaw must be published on the Municipality's Website and posted at its Town Hall located at 2024 Route 148, Pontiac.

#### 5. Precedence of bylaw

In accordance with section 433.1, paragraph 2 of the Quebec Municipal Code, the publication method provided for in this bylaw takes precedence over that prescribed by sections 431 to 433 of the Quebec Municipal Code or by any other provision of a general or special law.

#### 6. Date of publication

The date of publication is the date on which the notice was posted on the Municipality's Website.

## CHAPTER III

### FINAL PROVISIONS

#### 7. Special provision

In accordance with section 433.2 of the Quebec Municipal Code, this bylaw cannot be repealed, however, it may be amended.

#### 8. Entry into force and publication

This bylaw comes into force in accordance with the Law and is published on the Municipality's Website. In addition, a copy of this regulation is sent to the MAMH.

Carried

20-08-4132

**5.4 Authorization for a loan in the amount of \$2,000,000 with regards to the temporary financing of borrowing bylaw #03-19 authorizing a**



**loan of \$2,000,000 to temporarily finance, on a priority basis, work on Montagne Road before any other municipal roads**

**WHEREAS** the borrowing bylaw #03-19 was approved by the Minister of Municipal Affairs and Housing, as of February 13, 2020, to finance work on Montagne Road before any other municipal road;

**WHEREAS** the need to proceed with a loan in the amount of \$2,000,000;

**WHEREAS** a fee of \$225 is required to open the file;

**WHEREAS** the interest rates are calculated monthly, at the Caisse Centrale Desjardins' prime rate plus an additional 1% interest, which will vary accordingly with each rate change, and this, in accordance with our agreement with Desjardins Business Centre;

**THEREFORE**, it is moved by Councillor, Mrs. Leslie-Anne Barber and seconded by Councillor, Mrs. Isabelle Patry.

**AND RESOLVED THAT** Council hereby authorize the Director General and Secretary-Treasurer to proceed with a loan in the amount of \$2,000,000, from the *Caisse populaire Desjardins de Hull-Aylmer*, and this, in accordance with the borrowing bylaw #03-19 authorizing a loan of \$2,000,000 to finance work on Montagne Road before any other municipal road.

**IT IS ALSO RESOLVED THAT** Council hereby authorizes Mr. Pierre Said, Director General and Mrs. Joanne Labadie, Mayoress, to sign, for and in the name of the Municipality, all documents giving effect to this resolution.

Carried

20-08-4133

### **5.5 List of properties for sale for non-payment of taxes**

**WHEREAS** the Director General submits to Council, for examination and consideration, a statement of real estate taxes due to the Municipality, to meet the requirements of section 1022 of the Quebec Municipal Code;

**THEREFORE**, it is moved by Councillor, Mrs. Leslie-Anne Barber and seconded by Councillor, Mrs. Susan McKay.



**AND RESOLVED THAT** the said statement be approved by Council and that the Director General take the required procedures for the purpose of having the Regional County Municipality (MRC) des Collines-de-l'Outaouais sell all of the Municipality's properties on the list for which the property taxes have not been paid.

Carried

20-08-4134

#### **5.6 Acquisition of properties – mandate to a representative**

**WHEREAS**, in accordance with section 1038 of the Municipal Code, the Municipality of Pontiac may bid on and acquire properties put up for sale for unpaid municipal taxes;

**WHEREAS** certain properties will be put up for sale for non-payment of taxes;

**WHEREAS** this Council deems it appropriate to authorize Mr. Pierre Said, Director General or Mrs. Geneviève Latulippe, Assistant Director General, to bid on and acquire properties put up for sale for non-payment of taxes;

**THEREFORE**, it is moved by Councillor, Mr. Thomas Howard and seconded by Councillor, Mrs. Susan McKay.

**AND RESOLVED THAT**, in accordance with the provisions of the Municipal Code, this Council authorizes Mr. Pierre Said, Director General or Mrs. Geneviève Latulippe, Assistant Director General, to bid for and in the name of the Municipality, on properties that are the subject of the sale for non-payment of taxes to be held on December 3, 2020, and this, up to the amounts of taxes, capital, interest and fees.

Carried

20-08-4135

#### **5.7 Mandate to RPGL in the context of a legal recourse**

**WHEREAS** the company Excavasphalte filed a lawsuit in 2017 before the Superior Court of Quebec against the Municipality with respect to the road rehabilitation contract for Montagne Road - Phase I in 2015;

**WHEREAS** the Municipality has consulted its lawyers and they have obtained a preliminary expert opinion from an engineering firm;

**WHEREAS** the Municipality is acting in good faith and wishes to settle this dispute;



**THEREFORE**, it is moved by Councillor, Mr. Scott McDonald and seconded by Councillor, Mrs. Leslie-Anne Barber.

**AND RESOLVED THAT** the Council mandates RPGL to begin negotiations within the limits of the parameters communicated to them.

**IT IS ALSO RESOLVED THAT** the Council authorizes the Mayoress and the Director General to sign any document in this negotiation if an agreement respecting the parameters is reached.

Carried

## **6. PUBLIC WORKS**

20-08-4136

### **6.1 Awarding of contract 20-TP-026 – repair of a section of Montagne Road lot 2, phase 2**

**WHEREAS** the Municipality wishes to proceed with the repair of Montagne Road, on which the travelling quality is mediocre, and the structural stability of a major culvert is regularly monitored;

**WHEREAS** the Municipality proceeded with a call for tenders on the SEAO, to have the work done and has received the following proposals:

	Taxes included
Eurovia	\$2,079,257.79
Couillard Construction	\$2,068,415.20
Entreprise G.N.P.	\$1,998,208.01
Equinoxe J.M.P.	\$2,212,646.57
Pavage Coco	\$2,587,844.65
Nugent Construction	\$2,072,192.66
Pavage Inter-Cité	\$2,233,616.46

**WHEREAS** this work will be the subject of a grant application as part of the Quebec Ministry of Transport's AIRRL program;

**WHEREAS** the offer from Entreprise G.N.P. is the most advantageous compliant tender;

**THEREFORE**, it is moved by Councillor, Mrs. Isabelle Patry and seconded by Councillor, Mr. Scott McDonald.





**AND RESOLVED THAT** the Council awards the mandate to Entreprise G.N.P. for a total amount of \$1,998,208.01 taxes included, to carry out this work.

**IT IS ALSO RESOLVED THAT** this expense be allocated to budget item #23 04025 721 and that it be financed by borrowing bylaws #03-16 and #03-19. In addition, any amount that may arise from the grant application will be allocated to this contract.

Carried

20-08-4137

## 6.2 TECQ 2019-2023

**WHEREAS** the Municipality has been informed of the Guide with respect to the terms of payment of the government contribution as part of the Gas Tax and Quebec Contribution Program (TECQ) for the years 2019 to 2023;

**WHEREAS** the Municipality must comply with the applicable terms of this guide to receive the government contribution that was confirmed in a letter from the Ministry of Municipal Affairs and Housing;

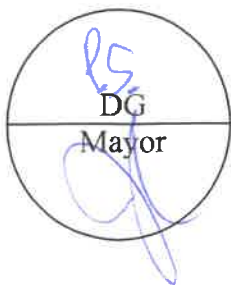
**THEREFORE**, it is moved by Councillor, Mrs. Susan McKay, and seconded by Councillor, Mr. Thomas Howard.

**AND RESOLVED THAT** the Municipality agrees to abide by the applicable terms and conditions of the guide.

**IT IS ALSO RESOLVED THAT** the Municipality agrees to being solely responsible and to release the government of Canada and the government of Quebec, as well as their ministries, senior officials, employees and agents, from any liability regarding claims, requirements, losses, damages and costs of all kinds based on an injury inflicted on a person, the death of that person, damages done to property or loss of property caused by a deliberate or negligent act resulting directly or indirectly from investments made with the financial assistance obtained as part of the 2019-2023 TECQ Program.

**IT IS ALSO RESOLVED THAT** the Municipality approves the content and authorizes the delivery of the work schedule n°1 herein and of any other documents required by the Ministry to the Ministry of Municipal Affairs and Housing, in order to receive the government contribution that was confirmed in a letter from the Ministry of Municipal Affairs and Housing.





**IT IS ALSO RESOLVED THAT** the Municipality commits to meeting the minimum capital asset threshold imposed for the entire five years of the program.

**IT IS ALSO RESOLVED THAT** the Municipality certifies with this resolution, that the work schedule n°1 herein contains true realized costs and reflects the projected costs of eligible work.

**FINALLY, IT IS RESOLVED THAT** the Municipality agrees to inform the Ministry of Municipal Affairs and Housing of any modification that will be made to the scheduling of work approved by this resolution.

Carried

20-08-4138

### **6.3 Purchase of additional culverts for the 2020 season**

**WHEREAS** the Municipality wishes to proceed with the repair of obsolete culverts on its territory, for safety purposes and to ensure good drainage, as well as the implementation of trench drainage;

**WHEREAS** the Municipality proceeded with a request for quotations by invitation from four (4) suppliers and three (3) suppliers submitted a proposal within the prescribed time frame in May 2020;

**WHEREAS** these conduits, which will be used for repairs and installation purposes, will be installed by the Public Works team;

**WHEREAS** more culverts were added to the initial list;

**WHEREAS** the purchase of 11 culverts measuring 12 metres and 450 mm is required to finalize the culvert replacement season;

**WHEREAS** an amount of \$260,000.00 is budgeted in the three-year plan for the year 2020 for the culverts and roadway project;

**WHEREAS** the proposal of Marcel Baril Ltd. is the most advantageous;

**THEREFORE**, it is moved by Councillor, Mrs. Leslie-Anne Barber and seconded by Councillor, Mr. Scott McDonald.



**AND RESOLVED THAT** Council mandates the Public Works Department for the purchase of 11 culverts from the supplier Marcel Baril Ltd for a total amount of \$9,300 including taxes.

**IT IS ALSO RESOLVED THAT** this expense be allocated to budget item #23 04014 721 and that it be financed by the working capital repayable over a period of one (1) year starting in 2021.

Carried

20-08-4139

**6.4 Awarding of contract for the paving of a section of Clarendon Street following the replacement of a culvert**

**WHEREAS** the Public Works Department replaced a culvert on Clarendon Street in July 2020 and the road surface over the culvert was paved;

**WHEREAS** the Public Works Department requested 3 quotations for the repaving of this section;

**WHEREAS** an amount of \$260,000.00 is budgeted in the three-year plan for the culvert and roadway project;

**WHEREAS** the Public Works Department does not have the equipment nor the knowledge to carry out this type of work;

**WHEREAS** the proposal submitted by Groupe Pavage CG was the most advantageous;

**THEREFORE**, it is moved by Councillor, Mrs. Susan McKay, and seconded by Councillor, Mr. Thomas Howard.

**AND RESOLVED THAT** the mandate for the paving of Clarendon Street above the 1500mm culvert located between Stanton and Bronson-Bryant Streets be granted to Groupe pavage CG for an amount of \$14,000.00 including taxes.

**IT IS ALSO RESOLVED THAT** this expense be allocated to budget item #23 04014 721 and that it be financed by the working capital, reimbursable over a period of one (1) year starting in 2021.

Carried



## **7. URBAN PLANNING AND ZONING**

**20-08-4140**

### **7.1 Application to the CPTAQ for an authorization to use the lot 5 814 000, located at 2477 Cain Road, for other than agricultural purposes**

**WHEREAS** this application is part of a citizen's request to the CPTAQ for the authorization to use lot 5 814 000, for other than agricultural purposes, that is for the operation of a sand and gravel pit located in the agricultural zone decreed under the Act respecting the preservation of agricultural land and agricultural activities (R.S.Q., c. P-41.1);

**WHEREAS** pursuant to section 58.2 of the Act respecting the preservation of agricultural land and agricultural activities in Quebec, this notice sent by the Municipality to the CPATQ is justified, taking into account the criteria established in section 62 of the ARPALAA;

**WHEREAS**, according to the Canada Land Inventory soil classification, the soil on which the sand and gravel pit is to be used, is of class 4 MF, that is a soil with a very severe limiting factor that restricts the range of crops or requires special conservation measures or has both these constraints and more specifically, lacks moisture and has low fertility;

**WHEREAS** the authorization that may be granted, may have certain consequences on the potential to use neighbouring lots for agricultural purposes;

**WHEREAS** the application for authorization is not incompatible with agriculture in the sector where it is located and does not create constraints with regard to the application of laws and regulations aimed at reducing the inconveniences related to odours inherent to agricultural activities, since the sector is minimally exploited;

**WHEREAS** this application for authorization is not incompatible with agriculture in the sector where it is located and does not create constraints related to the enforcement of environmental laws and regulations, particularly for animal production facilities. The closest active agricultural buildings seem to be more than 500 metres away;

**WHEREAS** this use is authorized under the Municipality of Pontiac's zoning bylaw;

**THEREFORE** it is moved by Councillor, Mrs. Leslie-Anne Barber and seconded by Councillor, Mrs. Isabelle Patry.



**AND RESOLVED THAT** this Council support the citizen's application to the CPTAQ to authorize the operation of a sand and gravel pit on lot 5 814 000, located at 2477 Cain Road.

Carried

20-08-4141

**7.2 Application to the CPTAQ for an authorization to use the lots 2 755 748 to 2 755 750, the lot 2 755 757, the lots 2 755 760 to 2 755 763 and the lot 2 756 003, located at 600 Crégheur Road, for other than agricultural purposes**

**WHEREAS** this application is part of a citizen's request to the CPTAQ for the authorization to use the lots 2 755 748 to 2 755 750, the lot 2 755 757, the lots 2 755 760 to 2 755 763 and the lot 2 756 003 for other than agricultural purposes, namely for residence related to an agricultural operation that is located in the agricultural zone decreed under the Act respecting the preservation of agricultural land and agricultural activities in Quebec (R.S.Q., c. P-41.1);

**WHEREAS** pursuant to section 58.2 of the Act respecting the preservation of agricultural land and agricultural activities, this notice sent by the Municipality to the CPATQ is justified, taking into account the criteria established in section 62 of the ARPALAA;

**WHEREAS**, according to the Canada Land Inventory soil classification, the soil on which the house will be built is of class 2 W, that is a soil with moderate limitations, which reduces the range of possible crops due to water overabundance;

**WHEREAS** the authorization that may be granted, may have certain consequences on the potential to use neighbouring lots for agricultural purposes;

**WHEREAS** this application for authorization is not incompatible with agriculture in this sector and does not create constraints with regard to the application of laws and regulations to mitigate the inconveniences caused by odours inherent to agricultural activities, since this sector is not used extensively for livestock operations;

**WHEREAS** this application for authorization is not incompatible with agriculture in the sector where it is located and does not create constraints related with the application of laws and regulations, aimed at reducing the inconveniences related to odours inherent to agricultural activities, since the sector is minimally exploited in terms of breeding livestock.. The closest active agricultural buildings seem to be about 280 metres away;



**WHEREAS** this use is authorized under the zoning bylaw of the Municipality of Pontiac;

**THEREFORE**, it is moved by Councillor, Mrs. Isabelle Patry and seconded by Councillor, Mr. Scott McDonald.

**AND RESOLVED THAT** the Council support the citizen's application to the CPTAQ in order to obtain the authorization for the construction of a residence related to a farm operation on lots 2 755 748 to 2 755 750, the lot 2 755 757, the lots 2 755 760 to 2 755 763 and the lot 2 756 003..

Carried

20-08-4142

**7.3 Application to the CPTAQ for an authorization to alienate /subdivide lot 5 814 067, located at 1483 Proven Road**

**WHEREAS** this application is part of a citizen's request to the CPTAQ for the authorization to alienate/subdivide lot 5 814 067 located in the agricultural zone decreed under the Act respecting the preservation of agricultural land and agricultural activities in Quebec (R.S.Q., c. P-41.1);

**WHEREAS** pursuant to section 58.2 of the Act respecting the preservation of agricultural land and agricultural activities, this notice sent by the Municipality to the CPATQ is justified, taking into account the criteria established in section 62 of the ARPALAA;

**WHEREAS** the authorization sought will not affect the possibilities of using the lot and those of neighbouring lots for agricultural purposes, given that the vocation of the lots remains unchanged;

**WHEREAS** this authorization sought is not incompatible with agriculture since the agricultural activities will be maintained;

**WHEREAS** this application for authorization is not incompatible with agriculture in this sector where it is located and does not create constraints with regards to the application of laws and regulations aimed at reducing the inconveniences related to odours inherent to agricultural activities;

**WHEREAS** this request for authorization is not incompatible with agriculture in the area where it is located and does not create constraints with respect to the application of environmental laws and regulations, particularly for animal production establishments;



**WHEREAS** section 61.1 does not apply to this application;

**WHEREAS** the homogeneity of the environment will not be modified, altered or unstructured, since no request for non-agricultural use is requested;

**WHEREAS** the authorization sought will not affect water and soil resources since they will be respected in accordance with municipal bylaws;

**WHEREAS** this application for authorization will not, in any way, destabilize the practice of agriculture in this sector, in the short and long term, and that the two new properties will have sufficient land for the practice of agriculture;

**WHEREAS** this application does not contravene any municipal bylaw;

**THEREFORE**, it is moved by Councillor, Mrs. Susan McKay and seconded by Councillor, Mr. Thomas Howard.

**AND RESOLVED THAT** this Council supports the citizen's application to the CPTAQ to alienate/subdivide the lot 5 814 067 located at 1483 Proven Road.

Carried

**Councillor, Mrs. Isabelle Patry withdraws from the table due to a potential conflict of interest.**

20-08-4143

#### **7.4 Application for a minor variance for the lot located at 85 Terry-Fox Road**

**WHEREAS** an application for a minor variance was submitted for the lot designated as lot 2 684 262, located at 85 Terry-Fox Road, so as to allow the construction of the main building at 2.35 metres from the right side limit, whereas the standard is 5 metres in Zone 2;

**WHEREAS** the regulatory provision pertaining to the object of this application is section 4.1.4 of the zoning bylaw 177-01 and its amendments;

**WHEREAS** the Planning Advisory Committee (PAC) has analyzed this application for a minor variance on May 25, 2020, and unanimously recommends that the Council approve the minor variance on lot 2 684 262 at 85 Terry-Fox Road to regulate the right side setback to 2.35 metres;





**WHEREAS** the Council has heard the interested parties;

**WHEREAS** this building was built in 1968;

**WHEREAS** the side setback of the building is adjacent to the rear yard of the neighbouring building;

**WHEREAS** the adjacent building was built in 2016;

**WHEREAS** this minor variance does not cause any prejudice to the neighbourhood;

**THEREFORE**, it is moved by Councillor Mr. Thomas Howard and seconded by Councillor, Mr. Scott McDonald.

**AND RESOLVED THAT** the Municipal Council approve this application for a minor variance to allow the location of the main building at 2.35 metres from the right margin on lot 2 684 262 located at 85 Terry-Fox Road.

Carried

Councillor, Mrs. Isabelle Patry abstains from voting to avoid an appearance of conflict of interest .

20-08-4144

#### **7.5 Application for a minor variance for the lot located at 495 Clarendon Street**

**WHEREAS** an application for a minor variance was submitted for the lot designated as lot 5 814 761, located at 495 Clarendon Street, to allow the subdivision of a lot with a 5.10-metre frontage whereas the standard for a lot without services is 45 metres;

**WHEREAS** the regulatory provision pertaining to the purpose of this request is section 3.8.1 of the subdivision bylaw 178-01 and its amendments;

**WHEREAS** the Planning Advisory Committee (PAC) has analyzed this application on May 25, 2020, and unanimously recommend that the Council approve this minor variance on lot 5 814 761 located at 495 Clarendon Street so as to allow the subdivision of a lot with a frontage of 5.10 metres;

**WHEREAS** the Council heard the interested parties;





**WHEREAS** this property is in the permanent green zone;

**WHEREAS** this application follows the authorization granted by the *Commission de protection du territoire agricole du Québec* (CPTAQ) to alienate the farmhouse from the rest of the farmland, for residential purposes;

**WHEREAS** the law to preserve agricultural land and activities does not allow the alienation of more than 5,000 square metres;

**WHEREAS** the farmhouse and its outbuildings are located far from Clarendon Street;

**WHEREAS** the width of 5.10 metres includes the existing driveway of the property;

**THEREFORE**, it moved by Councillor, Mrs. Isabelle Patry and seconded by Councillor, Mr. Scott McDonald.

**AND RESOLVED THAT** Council approve this application for a minor variance to allow the subdivision of a lot with a 5.10-metre frontage at 495 Clarendon Street.

Carried

20-08-4145

**7.6 Application for a minor variance for the lot located at 123  
Tourterelles Avenue**

**WHEREAS** an application for a minor variance was submitted for lots 2 682 679 and 5 749 203, located at 123 Tourterelles Avenue to allow the extension of the existing house at 3.32 metres from the side setback adjacent to the right of way (lot 5 749 204) instead of the 5 metres required in zone 16;

**WHEREAS** an application for a minor variance was submitted for lots 2 682 679 and 5 749 203 located at 123 Tourterelles Avenue to allow the extension of the existing house which will have a surface area percentage of 15.50% in relation to the land, whereas the standard is 15% for a main building without services;

**WHEREAS** the regulatory provision pertaining to the purpose of this application for a side setback is section 4.1.4 of the zoning bylaw 177-01 and its amendments;

**WHEREAS** the regulatory provision pertaining to the purpose of this application for the percentage of occupied surface area is section 4.1.5 of the zoning bylaw 177-01, and its amendments;



**WHEREAS** the Planning Advisory Committee (PAC) has analyzed this application for a minor variance on May 25, 2020, and unanimously recommends that the Council approve this minor variance to reduce the left side setback to 3.32 metres;

**WHEREAS** the Planning Advisory Committee (PAC) has analyzed this application for a minor variance on May 25, 2020, and unanimously recommends the approval of this minor variance to allow the new building to occupy 15.50% of the surface area of the lot;

**WHEREAS** the Council has heard the interested parties;

**WHEREAS** the Council received a letter from the François-Tremblay Beach Residents' Association approving this application for a minor variance pertaining to the left side setback;

**WHEREAS** the main building was built prior to the coming into force of this bylaw;

**WHEREAS** this minor variance for the left side setback is reduced by the right of way between the two buildings;

**WHEREAS** the minor variance concerning the percentage of land occupancy will not affect the possibilities of a septic installation, since the residence is already on sealed septic tank;

**WHEREAS** this minor variance will not cause any serious prejudice to the neighbourhood;

**THEREFORE**, it is moved by Councillor, Mrs. Isabelle Patry and seconded by Councillor, Mr. Scott McDonald.

**AND RESOLVED THAT** the Municipal Council approve this application for a minor variance to allow the expansion of the house at 3.32 metres from the left side setback.

**IT IS ALSO RESOLVED THAT** the Municipal Council accepts the application for a minor variance to allow a percentage of land occupancy for the new main building at 15.50% of the lot area.

Carried



**WHEREAS** an application for a minor variance was submitted for the lot designated as lot 5 815 178, located at 2066 Gauvin Road to allow the construction of a new main building at 1.6 metres from the front setback instead of the required 10 metres in zone 33;

**WHEREAS** the regulatory provision pertaining to the purpose of this application is section 4.1.4 of the zoning bylaw 177-01, and its amendments;

**WHEREAS** the Planning Advisory Committee (PAC) has analyzed this application on August 17, 2020, and unanimously recommends that the Council approve this application for a minor variance on lot 5 815 178 located at 2066 Gauvin Road to allow the construction of a new main building at 1.6 metre from the front setback;

**WHEREAS** the Council has heard the interested parties;

**WHEREAS** the new main building must respect the 10-metre shoreline protection zone on Lac Gauvin;

**WHEREAS** the owners demonstrated their good faith by stopping the work after the excavation;

**WHEREAS** this minor variance will not cause any serious prejudice to the neighbourhood;

**THEREFORE** it is moved by Councillor, Mrs. Isabelle Patry and seconded by Councillor, Mr. Scott McDonald.

**AND RESOLVED THAT** the Municipal Council approve this application for a minor variance to allow the main building to be located at 1.60 metre from the front setback.

Carried

## **8. RECREATION AND CULTURE**

20-08-4147

### **8.1 Budget for the Municipality of Pontiac's Country Fair**

**WHEREAS** the Municipality, jointly with the National Capital Commission, organizes a Country Fair at the site of the Luskville Falls;



**WHEREAS** the organization of this activity aims at promoting the Municipality, its artisans, as well as the organizations that contribute to its dynamism;

**THEREFORE**, it is moved by Councillor, Mr. Scott McDonald and seconded by Councillor, Mrs. Leslie-Anne Barber.

**AND RESOLVED THAT** the Council authorizes a maximum expense of \$10,000.00 to organize this event.

**IT IS ALSO RESOLVED THAT** this expenditure be allocated to budget item #02 70100 349.

Carried

## **9. TABLING OF DOCUMENTS**

**9.1 Tabling of the report of paid accounts and of the report regarding the delegation of authorized expenditures from June 29 to July 31, 2020**

## **10. CLOSING OF MEETING**

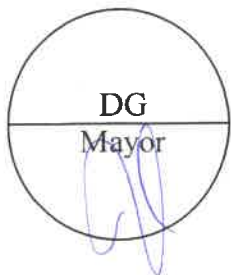
**IT IS MOVED BY** Councillor, Mrs. Susan McKay and seconded by Councillor, Mrs. Leslie-Anne Barber.

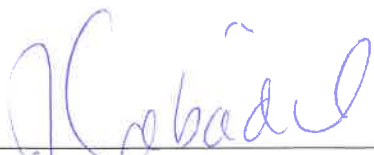
**AND RESOLVED** to close the meeting at 8:30 p.m. having gone through the agenda.

Carried

Mr. Pierre Said  
DIRECTOR GENERAL

20-08-4148



  
Mrs. Joanne Labadie  
MAYORESS

*« I, Mayoress 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».*