

**PROVINCE OF QUEBEC  
MUNICIPALITY OF PONTIAC**

MINUTES of the special municipal council meeting held on Tuesday, September 24, 2013 at 7:30 p.m. at the Town Hall, situated at 2024 route 148, Pontiac. Those who were present:

Edward McCann, Mayor, Dr. Jean Amyotte Pro-Mayor and Councillors Inès Pontiroli, Brian Middlemiss, Roger Larose and Thomas Howard.

Also present: Mr. Sylvain Bertrand, Director General and Mr. Benedikt Kuhn, assistant to the Director General as well has a few ratepayers.

Excused absence: Mrs. Lynne Beaton, councillor.

The meeting started at 7:30 p.m.

**FLOOR TO THE PUBLIC AND QUESTION PERIOD**

James Eggleton - Special projects

**13-09-1705**

**ADOPTION OF THE AGENDA**

1. Floor to the public and question period
2. Adoption of the agenda
3. By-law 21-13 – Loan and expenses – paving of Lusk project
4. Hurdman road
5. Bill from Mario Lemire – Drain Spec
6. Domaine des Plaines Phase II – Subdivision project Michel Grenier
7. Subdivision 1175 Lac-Des-Loups road – Alain Larose
8. Cadastral project plan - 161 Alary road – Stéphane Alary
9. Notice of motion - Minor exemption – 249 Cedarvale road – Yong Zhi Xu c/o Lesley Marten
10. Notice of motion – Town planning by-law
11. Notice of motion - Zoning by-law
12. Notice of motion - Subdivision by-law
13. Notice of motion - Building by-law
14. Notice of motion – By-law respecting permits and certificates
15. Notice of motion - PIIA by-law
16. Notice of motion - CCU by-law
17. Notice of motion – By-law concerning minor exemptions to urban planning by-law
18. Request to the CPTAQ – Subdivision 4420 Steele – Diana Del Grosse
19. Memorandum of Understanding – Development of independent public library collections
20. Notice of motion – By-law recognizing CN railways as heritage property
21. Representative – Collines Cultural committee
22. Public question period
23. Closing of the meeting

it is

Moved by: Inès Pontiroli  
Seconded by: Dr. Jean Amyotte

AND RESOLVED to adopt the agenda with the following modifications:

Withdrawals      Item 8      Cadastral project plan - 161 Alary road – Stéphane Alary

Carried

13-09-1706

**BY-LAW No. 21-13 « BY-LAW WHICH DECREES A LOAN AND EXPENSE FOR PAVING LUSK PROJECT (BRADY AND KERR ROADS, PART OF CRÉGHEUR ROAD AND IVAN AND LUSK CRESCENTS) »**

**WHEREAS** the notice of motion of the present by-law has been duly given during a regular council meeting held on September 10, 2013.

It is

Moved by: Brian Middlemiss  
Seconded by: Inès Pontiroli

AND RESOLVED THAT:

ARTICLE 1 : Council is authorized to do or have the paving of the roads in the Lusk Project (Brady and Kerr roads, part of Crégheur road and Ivan and Lusk crescents), done according to estimates submitted by the Director General for the sum of \$300,000.00 including expenses, taxes and contingencies.

ARTICLE 2 : Council is authorized to spend a sum not exceeding \$300,000.00 for the purpose of the present by-law. This sum includes the work mentioned in article 1, as well as incidentals, contingencies and taxes.

ARTICLE 3 : Council is hereby authorized to borrow a sum not exceeding \$300,000.00 on a 20-year term, in order to pay for the expenses provided for by the present by-law.

ARTICLE 4 : Council allocates any subsidy or contribution that could be paid towards part or the total of the expense mentioned in article 2, to the reduction of the loan decreed to the present by-law.

ARTICLE 5 : To provide 50% of the committed expenses for interests and the reimbursement of the capital of annual payments, it is required and each year, during the term of the loan on all the taxable real properties, a special tax at a sufficient rate according to the value of each taxable real property in the Lusk project (see appendix) will be deducted, as it appears on the municipality's current assessment role.

ARTICLE 6 : To provide the other 50% of the committed expenses for interests and the reimbursement of the capital of annual payments, it is required and each year, during the term of the loan on all the taxable real properties, a special tax at a sufficient rate according to the value of each taxable real property in the Municipality of Pontiac will be deducted, as it appears on the municipality's current assessment role.

ARTICLE 7: If the amount of an appropriation authorized by the present by-law is higher than the amount actually spent in relation to this appropriation, Council is authorized to use the excess to pay any other expense decreed by the present by-law and to which the appropriation would prove to be insufficient.

ARTICLE 8 : The present by-law will come into force in accordance with the law.

Carried

**13-09-1707**

**HURDMAN ROAD**

It is

Moved by: Brian Middlemiss  
Seconded by: Dr. Jean Amyotte

AND RESOLVED to entrust Richard Fortin, land surveyor, with describing the parcels of land necessary for obtaining rights of way in the Hurdman road area.

Carried

**13-09-1708**

**BILL FROM MARIO LEMIRE – JULIE JOLIVET (DRAIN SPEC)**

It is

Moved by: Dr. Jean Amyotte  
Seconded by: Inès Pontiroli

AND RESOLVED that the Municipality pays the sum of \$ 603.62 to the company Drain Spec, as submitted of their invoice # 6131.

Carried

**13-09-1709**

**SUBDIVISION VILLAGE DES PLAINES PHASE II – 1 LAURENTIDE ROAD – MR MICHEL GRENIER**

WHEREAS the housing development project was initially accepted by Council in 1995;

WHEREAS Mr. Michel Grenier wishes to proceed to the development of Phase II of the Village des Plaines;

WHEREAS the project was presented for discussion to members of the CCU at the regular meeting of May 25, 2009;

WHEREAS André Durocher, land surveyor, sent us a letter which that confirmed there have been no changes to the cadaster (lots 7A-1 through 7-A-11, Range 5, Eardley Township) since he issued the plans on October 19,1994 under the 9513 minutes;

WHEREAS the study which was done on building the roads and ditches submitted in December 1994 has again been presented to the Director of Public Works for consideration and the Planning Department has received approval for the project;

WHEREAS, during a meeting with Mr. Grenier we requested that an environmental assessment of the site be done and the said assessment has been submitted to the Municipality on August 1, 2013 under the project number G0D3123 110-080;

It is

Moved by: Brian Middlemiss  
Seconded by: Dr. Jean Amyotte

AND RESOLVED that the council supports the applicants request and hereby authorize the subdivision of Phase II of Domaine des Plaines.

Carried

Councillor Roger Larose steps out at 7:44 p.m.

**13-09-1710**

**SUBDIVISION PROJECT PLAN - 1175 LAC-DES-LOUPS ROAD - ALAIN LAROSE**

WHEREAS the applicant wishes to subdivide a portion of Lot 234, Village of Quyon to create lots P 234 and 234-1 to 234-6 of the Village of Quyon;

WHEREAS according to article 105 of the *Act respecting the preservation of agricultural land and agricultural activities*, a person may alienate, subdivide or use a property for purposes other than agriculture which, following the date the provisions of the present Act aiming at demanding an authorization from the Commission were rendered applicable, is or becomes adjacent to a public road where water and sewer services are already authorized by municipal by-law that was adopted before this date and approved in accordance with the law;

WHEREAS the CPTAQ has made the verification and issued an authorization on February 15, 2012, under file no. 374960;

WHEREAS the application is in conformity with the zoning by-law 177-01;

WHEREAS the application is in conformity with the subdivision by-law 178-01;

CONSEQUENTLY, it is

Moved by            Brian Middlemiss  
Seconded by        Dr. Jean Amyotte

AND RESOLVED THAT Council supports the applicant's request to subdivide part of lot 234 in the village of Quyon in order to create lots P-234 and 234-1 through 234-6 in the village of Quyon, as presented in the plan prepared by land surveyor Mr. André Durocher, under his minutes 21 168 dated August 28, 2013.

Carried

Councillor Roger Larose returns to the table at 7:48 p.m.

**13-09-1711**

**MINOR EXEMPTION – 249 CEDARVALE ROAD – YONG ZHI XU C/O LESLEY MARTEN**

WHEREAS we do not know when the shed was built and therefore, which by-laws were in force at the time of its construction;

WHEREAS it is impossible to determine if a permit would have been necessary at the time of the construction;

WHEREAS the shed does not cause prejudice to the neighbours since they also have a shed built just opposite the one that is derogatory to the planning by-laws;

WHEREAS the members of the APC unanimously recommend that Council support the applicant's request for a minor exemption;

It is

Moved by            Dr. Jean Amyotte  
Seconded by        Inès Pontiroli

AND RESOLVED THAT this Council supports the applicant's request for a minor exemption pertaining to her shed, as described in the plan of Mr. Michel Fortin, land surveyor, dated December 16, 2009, under his minutes # 19921.

Carried on a divided vote

Councillor Roger Larose votes against the motion because he feels that the shed could be moved.

**NOTICE OF MOTION**

I, the undersigned, **Dr. Jean Amyotte**, Councillor of the electoral district number **6**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a by-law on the planning program in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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**NOTICE OF MOTION**

I, the undersigned, **Inès Pontiroli**, Councillor of the electoral district number **4**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a zoning by-law in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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**NOTICE OF MOTION**

I, the undersigned, **Dr. Jean Amyotte**, Councillor of the electoral district number **6**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a subdivision by-law in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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**NOTICE OF MOTION**

I, the undersigned, **Inès Pontiroli**, Councillor of the electoral district number **4**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a building by-law in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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### **NOTICE OF MOTION**

I, the undersigned, **Dr. Jean Amyotte**, Councillor of the electoral district number **6**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a by-law respecting permits and certificates in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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### **NOTICE OF MOTION**

I, the undersigned, **Inès Pontiroli**, Councillor of the electoral district number **4**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a by-law pertaining to Site planning and architectural integration programs (PIIA) in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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### **NOTICE OF MOTION**

I, the undersigned, **Dr. Jean Amyotte**, Councillor of the electoral district number **6**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a by-law establishing the Advisory planning committee (CCU) in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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## **NOTICE OF MOTION**

I, the undersigned, **Inès Pontiroli**, Councillor of the electoral district number **4**, at the Municipality of Pontiac, give notice that I intend to present at a subsequent meeting, a by-law concerning minor exemptions to urban planning by-laws in the Municipality of Pontiac.

The reading of the by-law is not necessary since the request for waiving the reading is done at the same time as the notice of motion and that a copy of the by-law has been immediately given to all present Council members and to the others two juridical days before the meeting at which it will be carried and if, during this meeting, all present members of the Municipal Council declare having read it and waive its reading (art. 445 C.M.)

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**13-09-1712**

### **REQUEST TO THE C.P.T.A.Q – 4420 STEELE ROAD - DIANA DELGROSSE**

WHEREAS the applicant's request is for the authorization to alienate and use the lot for other than agricultural purposes, in order to expand the surface area of a neighbor's lot;

WHEREAS there are no building lots available in residential zones near the farm;

WHEREAS the request is in conformity with the zoning by-law 177-01;

WHEREAS the request is in conformity with the subdivision by-law 178-01;

CONSEQUENTLY, it is

Moved by            Roger Larose  
Seconded by        Brian Middlemiss

AND RESOLVED that council supports the applicant's request to the CPTAQ to subdivide and use the lot 9B, Range 7, Township of Onslow for other than agricultural purposes.

Carried

**13-09-1713**

### **MEMORANDUM OF UNDERSTANDING – DEVELOPMENT OF INDEPENDENT PUBLIC LIBRARY COLLECTION**

It is

Moved by:            Dr. Jean Amyotte  
Seconded by:        Inès Pontiroli

AND RESOLVED THAT the municipality hereby authorizes the mayor, Mr. Edward McCann and the Director General, Mr. Sylvain Bertrand, to sign the memorandum of understanding for the development of independent public library collections.

Carried

## **NOTICE OF MOTION**

In conformity with article 445 of Quebec Municipal Code, notice of motion is given by **Edward McCann**, Mayor of the Municipality of Pontiac for the presentation for adoption, of a Bylaw to use the 'citation' in order to designate the Canadian National railway as 'heritage building'.

This notice of motion applies to the railway identified on the map attached to this notice of motion and also as being an integral part of it.

The building and its components are included in the citation.

The above property is subject to a citation following the recommendation of the CCU (Planning Advisory Committee) of the Municipality of Pontiac adopted on September 16, 2013, namely for the following reasons :

- The members of the CCU of the Municipality of Pontiac are in agreement to the effect that the property mentioned is part of the heritage of the municipality and deserves to be protected. It is one of the last elements still in place in the region with this historical value and good state of conservation;
- The construction of the Ottawa -Pembroke line was made between 1912 and 1915;
- The construction of the Ottawa -Pembroke line helped complete the third transcontinental railroad in Canada;
- This line passes through many historical and archaeological sites of interest.

The by-law of citation will come into force from the date of the special notice to Canadian National Railway Company located at 935 de la Gauchetière West , Montreal ( Quebec ) H3B 2M9 , Canada.

Any interested person may make representations to the CCU of the Municipality of Pontiac regarding the citation of this historic monument on November 18, 2013 at the Town Hall located at 2024 route 148, Pontiac, Quebec in accordance with the notice that will be given for that purpose as provided in Article 130 of the Quebec Heritage Act. The text of the By-law is given to each of the board members present at the meeting.

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**13-09-1714**

**REPRESENTATIVE – COLLINES-DE-L’OUTAOUAIS CULTURAL COMMITTEE**

It is

Moved by            Inès Pontiroli  
Seconded by        Dr. Jean Amyotte

AND RESOLVED to appoint Mr. Jean-Claude Carisse as representative on behalf of the Municipality of Pontiac to the Collines Cultural Committee to replace Mrs. Inès Pontiroli in her absence.

Carried

**PUBLIC QUESTION PERIOD**

- |                |  |
|----------------|--|
| Ricky Knox     | - Procedures and process for court files |
| Denis Dubé     | - Text of planning by-law                |
| James Eggleton | - Special projects                       |

**13-09-1715**

**ADJOURNMENT OF THE MEETING**

It is



Moved by: Thomas Howard  
Seconded by: Inès Pontioli

AND RESOLVED to close the meeting at 8:35 p.m., having gone through the agenda.

Carried

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MAYOR

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DIRECTOR GENERAL

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