

**PROVINCE OF QUEBEC
MUNICIPALITY OF PONTIAC**

MINUTES of the special Municipal Council meeting held on Tuesday, June 20, 2017 at 7:30 p.m. at the Town Hall, located at 2024 route 148, Pontiac. Those who were present:

Mr. Roger Larose, Mayor, Mr. Brian Middlemiss, Pro-Mayor and Councillors Mrs. Nancy Draper-Maxsom, Mr. Thomas Howard, Dr. Jean Amyotte and Mrs. Inès Pontiroli.

Also present: Mr. Benedikt Kuhn, Director General and Mr. Alain Bourgeois, Director of Infrastructures and Public Works.

Mr. Larose, President, 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

There were no questions from the public.

17-06-3159

ADOPTION OF THE AGENDA

1. Floor to the public and question period
2. Adoption of the agenda
3. Adoption of the first draft bylaw 177-02-01-2017 modifying bylaw 177-01 regarding zoning in order to add standards for two-generation housing
4. Adoption of the first draft bylaw 177-03-01-2017 modifying the zoning bylaw #177-01 to authorize the R2 usage category in zone 13, that is semi-detached single-family units and detached two-family units
5. Request for follow-up of procedures - 146 Girofle file
6. Rehabilitation of de la Montagne Road
7. Public question period
8. Closing of the meeting

It is

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

AND RESOLVED to adopt the agenda as prepared and read.

Carried

At 7:32 p.m. a suspension of the meeting was requested by the Director General.

At 8:40 p.m. the meeting resumes.

17-06-3160

FIRST DRAFT BYLAW 177-02-01-2017 MODIFYING BYLAW 177-01 REGARDING ZONING IN ORDER TO ADD STANDARDS FOR TWO-GENERATION HOUSING

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

WHEREAS this Council deems it necessary to bring changes to bylaw number 177-01 regarding zoning, in order to allow two-generation housing on its territory;

WHEREAS the Municipality has a Policy *Amie des Aînés* (MADA) in which the facilitation of establishing two-generation housing in the zoning bylaw is mentioned;

WHEREAS the proposed modification will be subject to public consultation and to approval by referendum;

WHEREAS a notice of motion for this draft bylaw has been given at the regular Council meeting of June 13, 2017;

WHEREAS a copy of the present bylaw has been given to the Council members at least two days before this meeting and all present Council members declare having read it and waive its reading;

It is

Moved by : Dr. Jean Amyotte
Seconded by : Thomas Howard

AND RESOLVED THAT this Council decrees and adopts the following:

SECTION I **PREAMBLE**

The preamble is an integral part of this bylaw.

SECTION 2

ADDITION OF STANDARDS FOR TWO-GENERATION HOUSING

Section 1 Section 3.2.1 is modified by adding after the 4th paragraph, the following paragraph and sub-paragraphs:

A two-generation housing unit can be built or converted into an isolated single-family dwelling in all zones, as long as it complies with the following provisions:

- a) The appearance of the single-family housing unit must be preserved ;
- b) The architecture and appearance of the building, including extensions, must be uniform and form a coherent whole in association with the architecture of the neighbouring isolated single-family dwellings;
- c) The building must have only one entrance door on the front of the building and only one civic number;
- d) The housing unit must have only one electric meter;
- e) The two-generation housing unit is physically connected to the main dwelling by a door on the main floor and on the upper floor if applicable. The door(s) must permanently allow circulation between the two-generation housing unit and the main dwelling;
- f) The two-generation housing unit is equipped with an emergency exit other than the one of the main dwelling and the said exit must not be located on the front of the building;
- g) The floor area of the two-generation housing unit must not exceed that of the main dwelling, excluding the basement;
- h) An off-street parking space must be provided for the two-generation housing unit. The parking space must comply with the provisions of the applicable bylaw;
- i) A two-generation housing unit must be occupied or intended for people who are related or have an alliance with the owner-occupant of the main dwelling. This means, but is not limited to, descendants (children and grand-children), the ascendants (parents and grand-parents), privileged collaterals (brothers, sisters, nephews and nieces) and ordinary collaterals (uncles and aunts). In this sense, the owner-occupant must commit to providing, upon the Municipality's request, proof of identity of any occupant of the two-generation housing unit, making it possible to establish the relationship with the owner-occupant.

SECTION 3

FINAL PROVISIONS

COMING INTO EFFECT

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

Carried

17-06-3161

FIRST DRAFT BYLAW 177-03-01-2017 MODIFYING THE ZONING BYLAW #177-01 TO AUTHORIZE THE R2 USAGE CATEGORY IN ZONE 13, THAT IS SEMI-DETACHED SINGLE-FAMILY UNITS AND DETACHED TWO-FAMILY UNITS

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

WHEREAS this Council deems it necessary to make changes to zoning bylaw # 177-01 to modify the Table of specifications for zone 13 in order to allow the construction of semi-detached single-family units and detached two-family units;

WHEREAS the proposed modification will be subject to a public consultation and to approval by referendum;

WHEREAS a notice of motion for the present bylaw was given during the regular Council meeting held on June 13th 2017;

WHEREAS a copy of the draft bylaw was given to council members at least 2 juridical days before their meeting, and all council members present declare having read it and waive its reading at this time;

CONSEQUENTLY, it is

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

AND RESOLVED THAT this council decrees and adopts the following:

SECTION 1 - PREAMBLE

The preamble is an integral part of the present bylaw.

SECTION 2 – MODIFICATION TO THE TABLE OF SPECIFICATIONS FOR ZONE 13

Article 1 The Table of specifications for zone 13 found under chapter 9 of the zoning bylaw 177-01, is modified by the addition of an “X” in the box found next to the mention “R2”.

Article 2 The Table of specifications pertaining to zone 13 found under chapter 9 of the zoning bylaw 177-01, is modified by the addition of the following provision to the section on SPECIAL PROVISIONS APPLICABLE:

RESIDENTIAL CATEGORY R2 – 2 UNITS

This usage category includes the R1 usage category and the following types of housing: Semi-detached single-family units, single-family units partly or entirely connected to a single-family dwelling connected by a common side wall. Detached two-family units: Building that includes two (2) dwelling units, one above the other and having separate entrances leading directly to the outdoors.

SECTION 3 – FINAL PROVISIONS

COMING INTO EFFECT

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

Carried

17-06-3162

REQUEST FOR FOLLOW-UP OF PROCEDURES - 146 GIROFLE FILE

WHEREAS resolution 16-08-2866 adopted on August 16, 2016;

WHEREAS the judgment from the Superior Court dated April 20, 2017, in this file (550-17-009506-179);

WHEREAS no changes have been made to the situation since the judgment;

It is

Moved by : Brian Middlemiss
Seconded by : Thomas Howard

AND RESOLVED THAT the Municipality proceeds as mentioned in the judgment, by having the decision carried out by bailiffs and obtaining the help from police services if necessary.

IT IS ALSO RESOLVED THAT the costs of this operation will be added to the property's municipal taxes.

Carried on a divided vote

Councillor Mrs. Inès Pontiroli votes against the resolution.

17-06-3163

REHABILITATION OF DE LA MONTAGNE ROAD

WHEREAS the delays related to obtaining the geotechnical data;

WHEREAS a light embankment will be necessary, leveled with the 2 culverts located on either side of 1892 de la Montagne Road, in order to improve the safety of road users;

WHEREAS it will therefore be unrealistic to expect receiving the plans in order to proceed with the call for tenders for the rehabilitation contract this year, as planned, because of this delay, as well as the modifications to the necessary plans because of the preliminary results of the geotechnical study;

It is

Moved by : Brian Middlemiss
Seconded by : Nancy Draper-Maxsom

AND RESOLVED to divide Phase II of the rehabilitation of de la Montagne Road in two, in order to:

- do the section between Crégheur Road and the 2 culverts, in 2017;
- postpone the correction and light embankment leveled with the two culverts as well as the rehabilitation of the section between the said culverts and Phase 1 until 2018.

IT IS ALSO RESOLVED to continue the design work and to proceed with the corrective paving, as of 2017, on part of the section to be restored in 2018.

Carried on a divided vote

Councillors Mrs. Inès Pontiroli and Dr. Jean Amyotte vote against the resolution.

PUBLIC QUESTION PERIOD

There were no questions from the public.

17-06-3164

CLOSING OF THE MEETING

It is

Moved by: Nancy Draper-Maxsom
Seconded by: Inès Pontiroli

AND RESOLVED to close the meeting at 9:50 p.m. having gone through the agenda.

Carried

MAYOR

DIRECTOR GENERAL

« I, Mayor Roger Larose, 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».