

DG  
Maire



Municipalité de | Municipality of

**Pontiac**

**PROVINCE OF QUEBEC  
PONTIAC COUNTY**

MINUTES of the regular Council meeting of the Municipality of Pontiac held on Tuesday, September 13, 2022, at 7:30 p.m. at the Luskville Community Centre, located at 2024 route 148, Pontiac, at which were present:

Mr. Roger Larose, Mayor, Dr. Jean Amyotte, Pro-Mayor and Councillors, Mrs. Diane Lacasse, Mrs. Caryl McCann, Mr. Garry Dagenais, Mr. Serge Laforest and Mrs. Chantal Allen.

Also present, Mario Allen, Acting Director General and a few ratepayers.

**1. OPENING OF THE MEETING**

Roger Larose, President, notes the quorum and opens the meeting. The meeting starts at 7:30 p.m.

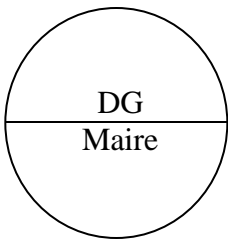
**2. FLOOR TO THE PUBLIC AND QUESTIONS**

Mayor, Roger Larose, takes note of the entries in the register of questions and gives the floor to the public.

**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 meeting held on August 9, 2022**
- 5. Administration**
  - 5.1 List of incurred expenses
  - 5.2 Budgetary transfers
  - 5.3 Adoption of bylaw #11-22 to modify bylaw 06-19 concerning the internal management of the Municipality of Pontiac
  - 5.4 Acquisition of immovables - mandate to a representative - modification
  - 5.5 Resolution to authorize the communication of information
- 6. Public Works**
  - 6.1 Adoption of bylaw #09-22 concerning the maintenance of private roads open to the public by tolerance
  - 6.2 Request to the MTQ - Eardley-Masham Road
  - 6.3 Request to the MTQ - Butte Road

22-09-4716



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- 6.4 Replacement of carbon for the water treatment plant
- 6.5 Paving - Cedarvale Road
- 7. Urban Planning and zoning**
- 7.1 Adoption of bylaw 10-22 to amend bylaw 06-18 concerning the operation of the Planning Advisory Committee (PAC)
- 7.2 Application to the CPTAQ - 2101 Beaudoin Road
- 7.3 Application to the CPTAQ - 113 Frazer Road
- 7.4 Application to the CPTAQ - 5857 Farrell Road
- 7.5 Application to the CPTAQ - 293 Bradley Road
- 7.6 Application to the CPTAQ - 223 Vaillant Road
- 8. Tabling of documents**
- 8.1 Contract renewal - SPCA
- 8.2 Tabling of the report regarding the delegation of authorization of expenses
- 9. Public question period**
- 10. Closing of the meeting**

**IT IS MOVED BY** the Mayor Roger Larose and seconded by Councillor Dr. Jean Amyotte.

**AND RESOLVED** to adopt the agenda with the addition of item #5.6:

- TAAC - financial contribution.

Carried

22-09-4717

**4. ADOPTION OF THE MINUTES OF THE MEETING OF AUGUST 9, 2022**

**IT IS MOVED BY** the Mayor Roger Larose and seconded by Councillor Dr. Jean Amyotte.

**AND RESOLVED** to adopt the minutes of the meeting of August 9, 2022.

Carried

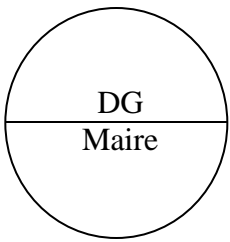
**5. ADMINISTRATION**

22-09-4718

**5.1 List of incurred expenses for the month of September**

**IT IS MOVED BY** the Mayor Roger Larose and seconded by Councillor Dr. Jean Amyotte.

**AND RESOLVED** to accept the incurring expenses, for a total amount of \$49, 533.88, taxes included.



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Carried

22-09-4719

## **5.2 Budgetary transfers**

**IT IS MOVED BY** the Mayor Roger Larose and seconded by Councillor Dr. Jean Amyotte.

**AND RESOLVED THAT** the Municipality carries out the budgetary transfers in the amount of \$8, 448.00.

Carried

22-09-4720

## **5.3 Adoption of the draft bylaw #11-22 to modify bylaw #06-19 concerning the internal management of the Municipality of Pontiac**

**WHEREAS** the abolition of the position of Assistant Director General by resolution #22-02-4547;

**WHEREAS** a notice of motion was duly given at the regular Council meeting held on August 9, 2022;

**THEREFORE**, it is moved by Councillor Serge Laforest and seconded by Councillor Diane Lacasse.

**AND RESOLVED THAT** Council enacts and adopts the following:

### **Section 1 - Preamble**

The preamble of this bylaw is part of this bylaw.

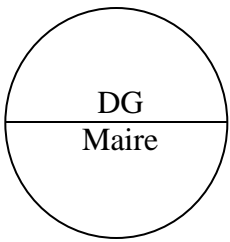
### **Section 2**

Section 7 of bylaw 06-19 is amended to read as follows:

In addition to the regular meetings provided for in this chapter, special meetings may be called at any time by the President of Council, the Director General and Secretary-treasurer or any two members of Council.

No business shall be transacted at a special meeting except that specified in the notice of the meeting, except by unanimous consent of the members of Council, if all are present.

Notice of a special meeting shall be given to all members of Council, other than those calling the meeting, at least two days before the day fixed for the meeting.



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### **Section 3**

Section 10 of bylaw 06-19 is modified as follows :

The Director General of the Municipality acts as secretary of the Council meetings. In his or her absence, the Secretary-treasurer shall act as secretary.

Prior to the transaction of business, if both of these persons are not present, a resolution of Council shall be passed authorizing a person or persons to act as secretary for that meeting.

### **Section 4**

The present bylaw will come into force according with the Law.

Carried

22-09-4721

#### **5.4 Acquisition of immovables - mandate to a representative - modification**

**WHEREAS** a date error was made in resolution #22-08-4702;

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

**WHEREAS** certain immovables will be put up for sale for non-payment of taxes and this, according to the resolution number 22-08-4701;

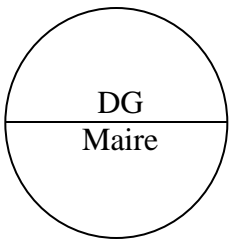
**WHEREAS** Council believes it is appropriate to authorize Mr. Mario Allen, Acting Director General, and/or Mr. Mario Pilon, Director of Finances, to bid on and acquire properties put up for sale for non-payment of taxes;

**THEREFORE**, it is moved by Councillor Diane Lacasse and seconded by Councillor Chantal Allen.

**AND RESOLVED THAT**, in accordance with the provisions of the Municipal Code, Council authorizes Mr. Mario Allen, Acting Director General, and Mr. Mario Pilon, Director of Finances, to bid for and in the name of the Municipality on the immovables that are the subject of the sale for non-payment of taxes to be held on December 1, 2022, and this, up to the amount of the taxes, in capital, interest and costs.

**THAT** this resolution abrogates resolution #22-08-4702.

Carried



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22-09-4722

### 5.5 Resolution to authorize the communication of information

**WHEREAS** the employees who had access to clicSÉQUR are no longer employed by the Municipality;

**WHEREAS** it is essential that the Director of Finances has access to clicSÉQUR for the functioning of operations;

**IT IS RESOLVED THAT** Mr. Mario Pilon, Director of Finances and Human Relations (hereinafter referred to as the representative), be authorized to sign, on behalf of the Municipality, the documents required for registration in clicSÉQUR and, generally, to do whatever he deems necessary for this purpose.

**THAT** the Minister of Revenue be authorized to communicate to the representative the information at his disposal that is necessary for the registration to clicSÉQUR.

**THAT** all members of Council authorize the Acting Director General, Mr. Mario Allen, to sign the form MR-69 entitled "Authorization for the communication of information or power of attorney".

Carried

22-09-4723

### 5.5 TAAC - financial contribution

**WHEREAS** the service offer from the Table Autonome des Aînés des Collines (TAAC) to obtain support in the development and maintenance of the Municipalité Amie des Aînés (MADA) policies;

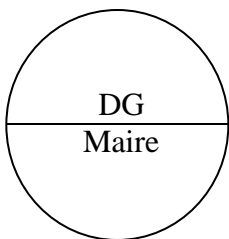
**WHEREAS** the benefits that this represents for the citizens of the Municipality;

**THEREFORE**, it is moved by Councillor Diane Lacasse and seconded by Councillor Garry Dagenais.

**AND RESOLVED THAT** Council accepts the service offer from the TAAC and contributes the sum of \$7,500.00 in order to obtain the support service in the development and maintenance of MADA policies.

**THAT** this amount be taken from the recreation budgetary item #02 70100 970.

Carried



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## **6. PUBLIC WORKS**

22-09-4724

### **6.1 Adoption of bylaw #09-22 concerning the maintenance of private roads open to the public by tolerance**

**WHEREAS** under section 70 of the Municipal Powers Act (R.S.Q., C. c-47.1), a local municipality may maintain a private roadway open to the public by tolerance of the owner or occupant, upon request of a majority of the owners or occupants of immovables served by a private roadway;

**WHEREAS**, under section 244.1 of the Act respecting municipal taxation ((L.R.Q., F-2.1), a local municipality may finance the services it offers to the population by means of a fee structure;

**WHEREAS** there are several private roads on the territory of the Municipality of Pontiac;

**WHEREAS** the Municipality of Pontiac wishes to offer the owners of properties served by a private road the possibility of proceeding with the maintenance of said road, at the request of these owners;

**WHEREAS** the Municipality of Pontiac wishes to establish the conditions applicable to the maintenance of such private roads;

**WHEREAS** a notice of motion was duly given at the regular council meeting held on August 9, 2022;

**THEREFORE**, it is moved by Councillor Serge Laforest and seconded by Councillor Garry Dagenais.

**AND RESOLVED THAT** Council decrees and adopts the following :

#### **SECTION 1 : PREAMBLE**

The preamble of this bylaw is part of this bylaw.

#### **SECTION 2 : PURPOSE OF THE BYLAW**

The purpose of this bylaw is to determine the conditions under which the Municipality may assume responsibility for the maintenance of private roads open to the public by tolerance of the owner or occupant, upon request of a majority of the owners or occupants along the road. It also determines the terms and conditions for charging maintenance services to owners of properties served by the private road.



### **SECTION 3 : DEFINITIONS**

Unless otherwise stated, either expressly or as a result of the context of the provision, the following expressions, terms and words shall have the meaning and application in these regulations ascribed to them in this section:

- Building :** Means any residential building containing one or more dwelling units, as well as any commercial building.
- Private road** A private road as defined in this bylaw is a vehicular traffic lane that meets the following conditions:
- Is located on the territory of the Municipality;
  - Is non-municipalized and directly connected to a municipal or provincial roadway, or to a private roadway already maintained under the terms of this bylaw;
  - Is open to the public by tolerance of the owner or occupant of the Immovable on which the way is located;
  - Is clear of all obstructions for the existing width of the road;
  - Is clear of all obstructions for a height of five (5) metres;
  - Is at least one hundred (100) metres in length and serves at least four (4) Immovables on which is located at least one (1) building per Immovable;
  - If there is a dead end, it is possible to make a three (3) point turn.
- Maintenance costs :** In the case of maintenance performed by the Municipality, maintenance costs shall mean an amount determined by the Municipality.
- In the case of maintenance performed by a private contractor, maintenance costs shall mean the cost of the contract between the Municipality and the contractor plus ten percent (10%) for administration costs.
- Maintenance :** Refers to summer and/or winter maintenance:
- Summer maintenance consists solely of grading the road or driveway from June 1 to October 15 of each year.





- Winter maintenance shall consist of the clearing of snow from the road over a maximum width of five (5) metres, the snow being pushed onto the shoulders or onto private roads, as well as the de-icing of the road, from November 1st of each year to April 30th of the following year.

Maintenance excludes road improvements and emergency work required when the physical condition or structure of the road presents a hazard to maintenance personnel or equipment.

**Immovable :**

The term "immovable" is used in this bylaw to mean any immovable within the meaning of Article 900 of the Civil Code of Quebec, namely:

« Immovable property means land, buildings or structures of a permanent nature located thereon and everything that is an integral part thereof. »

A serviced Immovable is an Immovable that fronts directly on a private road.

**Mandatory:**

The person designated by the applicants to represent them before the Municipality in the context of a maintenance request.

**Municipality :**

Means the Municipality of Pontiac.

**Owner :**

The owner of any Immovable located on the territory of the Municipality, as designated on the property assessment roll.

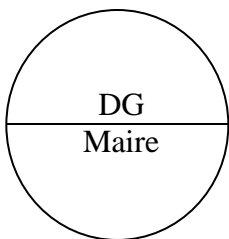
When several persons are co-owners of an Immovable, these persons are deemed, for the purposes of this bylaw, to constitute only one owner.

**SECTION 4 : REQUEST FOR THE MAINTENANCE OF A PRIVATE ROAD**

Anyone who wishes the Municipality to take charge of the maintenance of a private road must submit to the Municipality a request to this effect, signed by the majority (50% + 1) of the owners of the Immovables served by the private road that is the subject of the request.

In the event that there is more than one co-owner for the same Immovable, the application shall contain the signature of only one co-owner.





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The owners of several Immovables served by the same private road shall be deemed to be one owner for the purposes of each application.

A single application may include several private roads provided they are connected to each other.

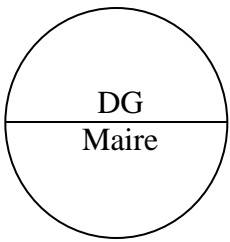
In addition to the owners of the Immovables served by the private roadway to which the application relates, the owner of the Immovable on which the private roadway is located shall in all cases authorize the application. However, if such owner cannot be located, at least one of the owners of the Immovables served by the private roadway who is submitting the application shall file, with the application, a sworn statement that the owner cannot be located and that he or she has contacted the owner by letter to obtain the owner's signature on the application and has received no response to the letter, all at his or her expense. The sworn statement must specifically identify the property whose owner cannot be located. They may then be exempted from the authorization provided for in this paragraph.

The application for maintenance of a private road must be submitted on the form provided by the Municipality.

This application must be received at the municipal office no later than July 31<sup>st</sup> of the year. Applications received after this date will not be considered for the current year, but for the following year. Exceptionally, for the year 2022, the application must be received at the municipal office no later than October 31, 2022.

The application must include the following:

- The date of the application;
- The designation of the private road(s) to which the application relates;
- The type of maintenance desired (winter and/or summer), it being understood that in the case of a request for winter and summer maintenance, only one such request must be submitted;
- The total number of separate owners of Immovables served by the private roadway, it being understood that where there are joint owners of an Immovable, the joint owners are deemed to be one owner, and that an owner of more than one Immovable served is deemed to be one owner;
- The name of the person designated by the group of owners to act as the group's agent with the Municipality;
- A plan of the roadway showing the portion to be maintained and the civic addresses of the Immovables served;



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- In the case of a dead end where the three (3) point turn is to be made on a serviced Property, written authorization from each owner of the Property on which the turn is to be made is required with a mandatory mention to the effect that the Municipality will not be held liable for damages caused by the maintenance work.

The procedure for ceasing maintenance of a private road is identical to the procedure for requesting maintenance. The current year's work is fully payable and therefore the termination will not take effect until the following year. The application to discontinue maintenance must be filed by April 30th of each year.

#### **SECTION 5 : DECISION OF THE MUNICIPALITY**

Council shall accept, with or without conditions, or refuse, by resolution, to carry out the request for maintenance by June 30 of each year. The Municipality has full discretion to accept or refuse maintenance of a private road.

In the event of acceptance of the request, the Municipality reserves the right, at its sole discretion, to proceed with the maintenance itself or to contract with a contractor to carry out the said maintenance, in accordance with the rules of contract management.

#### **SECTION 6 : DURATION OF THE MAINTENANCE CONTRACT**

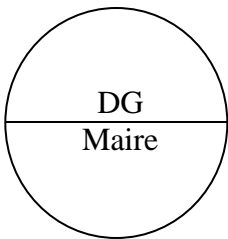
The default duration of the maintenance agreement shall be three (3) years unless Council establishes another term by resolution. The Municipality reserves the right to terminate the agreement at its sole discretion upon thirty (30) days notice.

#### **SECTION 7 : MAINTENANCE COSTS**

At the discretion of the Municipality, the cost of maintaining a private roadway may :

- A. Be paid for entirely by the Municipality from its own funds pursuant to a resolution of the Municipal Council duly passed to that effect for winter and/or summer maintenance; or
- B. Be entirely subject to compensation established annually in the taxation bylaw establishing the tax rates and fees for services, following a resolution of the Municipal Council duly adopted to that effect; or
- C. Be borne in part by the Municipality and be compensated in part by a resolution of Council duly passed to that effect.

For B and C, the compensation rate is calculated as the share of the maintenance costs of a private road to be paid by compensation, divided equally between the number of Immovables served.



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The Municipality may, at its discretion, combine the maintenance of two or more private roads for the purpose of calculating the compensation rate.

The rates shall be charged annually to the owners of the Immovables served at the same time as the property tax.

If the Municipality owns properties served by the private road, the Municipality also pays its share of the maintenance cost.

Properties owned by the various governmental authorities, and which are tax exempt, are exempt from contributing to the cost of maintenance.

#### **SECTION 8 : NON-LIABILITY OF THE MUNICIPALITY**

Under no circumstances shall the Municipality be liable for any damage caused directly or indirectly to the private roadway, lands or buildings served by the private roadway, by the maintenance performed.

#### **SECTION 9 : COMPLAINT PROCEDURE FOR PRIVATE ROAD MAINTENANCE**

The mandatary shall inform the Municipality in writing of any dissatisfaction with the maintenance work and shall provide sufficient details to allow the complaint to be addressed. In the case of work carried out by a contractor, according to the decision of the Municipality, the Municipality is the client and is the only party involved with the contractor.

#### **SECTION 10 : ABROGATION**

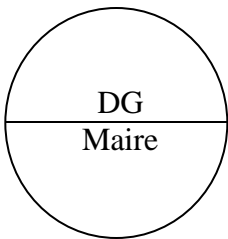
This bylaw abrogates the following bylaws:

- Bylaw #08-17 stipulating the conditions for assuming the maintenance of tolerance roads;
- Bylaw #03-10 to abrogate bylaw 16-08 - tolerance roads.

#### **SECTION 11 : COMING INTO FORCE**

The present bylaw will come into force according with the Law.

Carried



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**ANNEXE A**

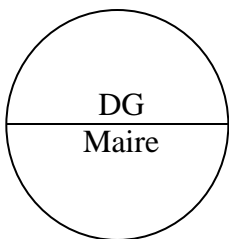


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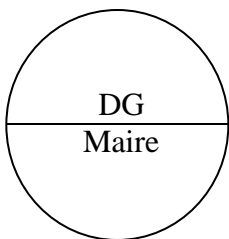
Pontiac

**Application for maintenance of a private road open to the public by tolerance of the owner**

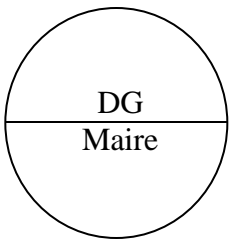
Part 1 – General information	
Section 4 of bylaw no 09-22 concerning the maintenance of private roads open to the public by tolerance of the owner provides for various elements to be specified in the application.	
Date of the maintenance application :	
Private road(s) included in the maintenance application :	
Type of desired maintenance :	Winter
	Summer
	Winter and summer
Total number of immovables served by the maintenance application:	
Total number of separate property owners served by the private road(s) for which maintenance is requested: *When an owner owns more than one building served, he/she is counted only once	
Identification of the group's designated representative to the Municipality :	Name : _____ Surname : _____



	E-mail address : _____ Telephone number : (____) ____ - ____ Mailing address : _____ _____
Plan of the road(s) affected by the application attached to this application	
Part 2 – Consent of private road owner	
Section 4 of bylaw No. 09-22 concerning the maintenance of private roads open to the public by tolerance provides that the owner of the property on which the private road is located shall in all cases authorize the application.	
I, (we) the undersigned, owner(s) of the road(s) identified in Part 1 authorize the Municipality of Pontiac to maintain all components of the private road(s).	
Owner	Signature
Name : _____ Surname: _____ E-mail address : _____ Telephone number : (____) ____ - ____ Mailing address : _____ _____	
Name : _____ Surname: _____ E-mail address : _____ Telephone number : (____) ____ - ____ Mailing address : _____ _____	
Name : _____ Surname: _____ _____	



<p>E-mail address : _____</p> <p>Telephone number : (____) _____ - _____</p> <p>Mailing address : _____</p>		
<p>* If the existing boxes are insufficient, attach additional names and information to this application.</p>		
<p>Section 4 of bylaw No. 09-22 concerning the maintenance of private roads open to the public by tolerance of the owner provides for an exemption from providing authorization where the owner cannot be located upon presentation of a sworn statement that the owner cannot be located and that the owner has contacted the owner by letter to obtain the owner's signature on the request and has not received a response to the letter, all at the owner's expense. The sworn statement must specifically identify the property whose owner cannot be located.</p>		
<p>Sworn statement attached to this application if applicable</p>		
<p><b>Part 3 – Application from the riparian owners for the maintenance of the private road</b></p>		
<p>Section 4 of bylaw 09-22 concerning the maintenance of private roads open to the public by tolerance of the owner provides that anyone who wishes the Municipality to take charge of the maintenance of a private road must file with the Municipality an application to this effect signed by the majority (50% + 1) of the owners of the immovables served by the private road that is the subject of the application.</p> <p>* When an owner owns more than one building served, the owner is counted only once.</p>		
<p>We, the undersigned owners of the road(s) identified in Part 1, request that the Municipality of Pontiac takes charge of the road(s) in order to carry out maintenance work, according to the terms and conditions determined by the Municipal Council.</p>		
<p><b>Owner</b></p>		<p><b>Signature</b></p>
<p>Name : _____</p> <p>Surname: _____</p> <p>E-mail address : _____</p> <p>Telephone number : (____) _____ - _____</p> <p>Mailing address : _____</p>		
<p>Name : _____</p> <p>Surname: _____</p> <p>E-mail address : _____</p> <p>Telephone number : (____) _____ - _____</p> <p>Mailing address : _____</p>		
<p>Name : _____</p>		

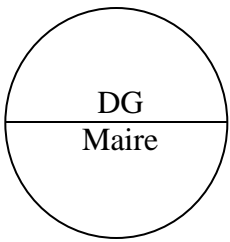


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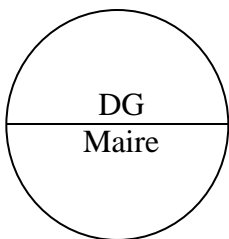




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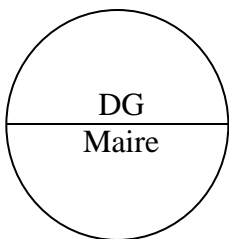
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Name : _____ Surname: _____ E-mail address : _____ Telephone number : (_____) _____ - _____ Mailing address : _____ _____	



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Name : _____ Surname: _____ E-mail address : _____ Telephone number : (_____) _____ - _____ Mailing address : _____ _____	
Name : _____ Surname: _____ E-mail address : _____ Telephone number : (_____) _____ - _____ Mailing address : _____ _____	
* If the existing boxes are insufficient, attach additional names and information to this application	
<b>Part 4 – Turn authorization</b>	
Section 4 of bylaw No. 09-22 concerning the maintenance of private roads open to the public by tolerance of the owner provides that in the case of a cul-de-sac, if the three (3) point turn is to be made, in whole or in part, on an immovable served by the private road, the written authorization of each owner of the immovable on which the turn is to be made is required with the obligatory mention to the effect that the Municipality will not be held liable for any damage caused by the maintenance work.	
I, (we) the undersigned, owner(s) of the road(s) identified in Part 1 authorize the Municipality of Pontiac to make a three (3) point turn on my (our) property in order to maintain this (these) private road(s). The Municipality will not be held responsible for any damage caused by the maintenance work.	
<b>Owner</b>	<b>Signature</b>
Name : _____ Surname: _____ E-mail address : _____ Telephone number : (____) _____ - _____ Mailing address : _____ _____	
Name : _____ Surname: _____ _____	



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**Pontiac**

<p>E-mail address : _____</p> <p>Telephone number : (____) _____ - _____</p> <p>Mailing address : _____</p>	
<p>Name : _____</p> <p>Surname: _____</p> <p>E-mail address : _____</p> <p>Telephone number : (____) _____ - _____</p> <p>Mailing address : _____</p>	
<b>Part 5 – Additional details</b>	
<p>Please note that Section 4 of bylaw No. 09-22 concerning the maintenance of private roads open to the public by tolerance of the owner provides that this application must be received at the municipal office before April 30th of each year.</p>	
<p>Please note that Section 5 of bylaw 09-22 concerning the maintenance of private roads open to the public by tolerance of the owner provides that the Municipality has full discretion to accept, with or without conditions, or refuse, the maintenance of a private road as defined in this bylaw.</p>	

22-09-4725

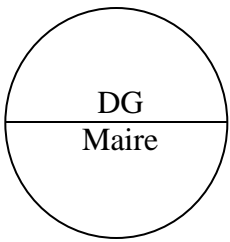
## 6.2 Request to the MTQ - Eardley-Masham Road

**WHEREAS** Eardley-Masham Road is under the jurisdiction of the MTQ;

**WHEREAS** this road is a major passage linking the municipalities of Pontiac and Ste-Cécile-de-Masham and that many vehicles travel on it daily;

**WHEREAS** a section of only 3.8 km of Eardley-Masham Road needs to be paved to complete the project;

**WHEREAS** the intermunicipal agreement on Fire Safety between Pontiac and La Pêche and the fact that this road must be used by the emergency and safety vehicles of both municipalities;



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**WHEREAS** many tourists and vacationers use Eardley-Masham Road to get to Ramsay Lake and La Pêche Lake;

**WHEREAS** the students and parents of the Municipality of Pontiac must use this road daily to get to the high school in Ste-Cécile-de-Masham;

**WHEREAS** the paving of this section of the road would reduce dust, improve visibility, reduce the risk of accidents and facilitate the passage of emergency vehicles, traffic and the numerous cyclists and motorcyclists who use this road, while reducing maintenance costs;

**THEREFORE**, it is moved by Councillor Dr. Jean Amyotte and seconded by Councillor Diane Lacasse.

**AND RESOLVED THAT** this Council asks the MTQ to plan an investment for the paving of a 3.8 km section of Eardley-Masham Road in 2023.

Carried

22-09-4726

### 6.3 Request to the MTQ - Butte Road

**WHEREAS** Butte Road was never transferred to the Municipality and belongs to the MTQ;

**WHEREAS** the new owner is asking the Municipality to take charge of Butte Road;

**WHEREAS** the Municipality has always maintained this road;

**THEREFORE**, it is moved by Councillor Garry Dagenais and seconded by Councillor Chantal Allen.

**AND RESOLVED** to ask the MTQ to transfer Butte Road to the Municipality of Pontiac.

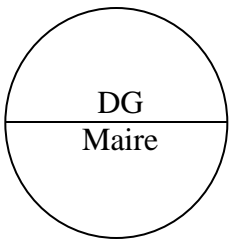
Carried

22-09-4727

### 6.4 Replacement of carbon for the water treatment plant

**WHEREAS** the carbon in the 4 tanks has exceeded its useful life;

**WHEREAS** replacing the carbon with coconut carbon could help reduce the level of THMs (Trihalomethanes);



DG  
Maire



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**WHEREAS** the filtration in the carbon tanks is an integral part of the filtration process of our plant;

**WHEREAS** the new media will have to be tested and followed up with laboratory analyses;

**THEREFORE**, it is moved by Councillor Caryl McCann and seconded by Councillor Garry Dagenais.

**AND RESOLVED THAT** the Council authorizes the replacement of the carbon for 2 of the 4 tanks, for an amount of \$31,526.85, plus applicable taxes, at VO3 Inc.

**THAT** the expense will be funded by the 2019-2023 TECQ program.

Carried

22-09-4728

#### **6.5 Paving - Cedarvale Road**

**WHEREAS** a segment of 85 metres long by 6 metres large must be paved on Cedarvale Road;

**WHEREAS** the Municipality called for tenders by invitation and received three (3) compliant bids;

**WHEREAS** the tender submitted by Jason Hynes Construction Inc. is the most advantageous for the Municipality;

**THEREFORE**, it is moved by Councillor Dr. Jean Amyotte and seconded by Councillor Garry Dagenais.

**AND RESOLVED THAT** Council awards the contract for the paving of a segment of 85 metres long by 6 metres large on Cedarvale Road to Jason Hynes Construction Inc. in the amount of \$14,900.00 plus applicable taxes.

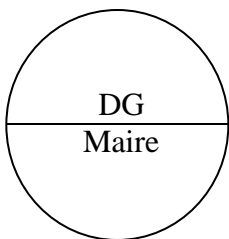
Carried

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

22-09-4729

##### **7.1 Adoption of bylaw 10-22 to amend bylaw 06-18 concerning the operation of the Planning Advisory Committee (PAC)**

**WHEREAS** the Council of the Municipality of Pontiac adopted, on October 9, 2018, bylaw 06-18 concerning the operation of the planning advisory committee (PAC); 20



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**WHEREAS** the Council of the Municipality deems it necessary to amend Section 11 of the said bylaw;

**THEREFORE**, it is moved by Councillor Garry Dagenais and seconded by Councillor Dr. Jean Amyotte.

**AND RESOLVED THAT** Council adopts bylaw 10-22 to amend bylaw 06-18, to read Section 11 as follows:

**SECTION 11 : QUORUM**

The quorum for meetings of the Committee shall be two (2) citizen members and one (1) member of the Municipal Council.

**ADMINISTRATIVE AND FINAL PROVISIONS**

**1. Modification and replacement**

The present bylaw amends Section 11 of bylaw 06-18 concerning the operation of the planning advisory committee (PAC), adopted on October 9, 2018.

**2. Coming into force**

This bylaw will come into force in accordance with the Law

Carried

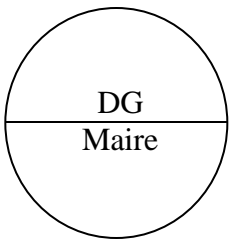
**7.2 Application to the CPTAQ - 2101 Beaudoin Road**

**WHEREAS** the application submitted by the owner concerning lot #5 814 540 of the Quebec cadastre, located along Beaudoin Road, in district 1 of the Municipality of Pontiac and representing an area of 4, 055 square metres;

**WHEREAS** the purpose of this application is to use an area of 4, 055 square metres for purposes other than agriculture in order to build a residence;

**WHEREAS** this property is located in a permanent agricultural zone established in accordance with the Act respecting the protection of agricultural land and agricultural activities (LPTAA);

22-09-4730



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**WHEREAS** pursuant to section 58 of the LPTAA, a person who wishes to perform an act for which an authorization or a permit is required with respect to a lot located in an agricultural zone must submit a request to the Municipality concerned;

**WHEREAS**, in accordance with section 58.1 of the LPTAA, the Municipality must transmit a recommendation to *the Commission de protection du territoire agricole du Québec* (CPTAQ);

**WHEREAS** the analysis of the application was made according to the decision criteria provided for in section 62 of the LPTAA, the elements of said analysis being reproduced hereafter;

**WHEREAS** the use is authorized under the zoning bylaw of the Municipality of Pontiac and conforms to the MRC des Collines land use and development plan;

**THEREFORE**, it is moved by Councillor Diane Lacasse and seconded by Councillor Caryl McCann.

**AND RESOLVED THAT** this Council supports the owner's application to the CPTAQ to build a residence on lot #5 814 540 located at 2101 Beaudoin Road.

**DECISION CRITERIA PROVIDED FOR IN SECTION 62 OF THE ACT RESPECTING THE PROTECTION OF AGRICULTURAL LAND AND AGRICULTURAL ACTIVITIES**

**1° The agricultural potential of the lot and the neighbouring lots**

According to the soil classification of the Canada Land Inventory, the soil where the house will be built is of class 5T, that is to say a soil presenting very serious limitations which restrict them to the cultivation of perennial forage plants, but which can be improved and to the relief ;

**2° The possibilities of using the lot for agricultural purposes**

The possibilities are nil because the lot is part of a residential complex built since the 1970s;

**3° The consequences of an authorization on existing agricultural activities and on the development of these agricultural activities as well as on the possibilities of agricultural use of neighbouring lots**





The authorization that may be granted will not have any consequences on the agricultural potential of neighbouring lots, since residences have been built on Beaudoin Road since the 1970s;

**4° The constraints and effects resulting from the application of laws and regulations, particularly with respect to the environment, the effect on the preservation for agriculture of water and soil resources in the territory of the local municipality and in the surrounding area**

The application for authorization is not incompatible with agriculture in the area where it is located and does not create a constraint with respect to the application of laws and regulations aimed at controlling and preserving water resources;

**5° The availability of other sites that would eliminate or reduce the constraints on agriculture**

The Municipality of Pontiac does not have any more building space available on its territory. (See attached map).

**6° Community and Farm Homogeneity**

The application will not adversely affect the homogeneity of the farming community and any farming operations.

**7° The effect on the preservation of water and soil resources for agriculture in the local municipality and the region**

The application for authorization is not incompatible with the agriculture of the area in which it is located and does not create a constraint with respect to the application of laws and regulations concerning the environment.

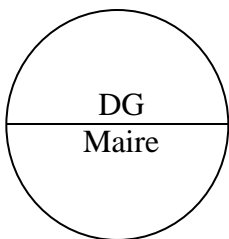
Carried

22-09-4731

**7.3 Application to the CPTAQ - 113 Frazer Road**

**WHEREAS** the application submitted by the citizen concerning lot #5 815 301 of the Quebec cadastre, located between Frazer Road and the Ottawa River, in district 1 of the Municipality of Pontiac, and representing an area of 2, 685 square metres;

**WHEREAS** the purpose of this application is to use an area of 2, 685 square metres for purposes other than agriculture in order to build a residence;



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**WHEREAS** this property is located in a permanent agricultural zone established in accordance with the Act respecting the preservation of agricultural land and agricultural activities;

**WHEREAS** pursuant to section 58 of the LPTAA, a person who wishes to perform an act for which an authorization or a permit is required with respect to a lot located in an agricultural zone must submit a request to the Municipality concerned;

**WHEREAS**, in accordance with section 58.1, the Municipality must transmit a recommendation to the *Commission de protection du territoire agricole du Québec* (CPTAQ);

**WHEREAS** the analysis of this application was made in accordance with the criteria set out in section 62 of the LPTAA, the elements of said analysis being reproduced hereafter;

**WHEREAS** the use is authorized in accordance with the zoning bylaw of the Municipality of Pontiac and complies with the land use and development plan of the MRC des Collines;

**THEREFORE**, it is moved by Councillor Diane Lacasse and seconded by Councillor Serge Laforest.

**AND RESOLVED THAT** Council supports the citizen's application to the CPTAQ to build a residence on lot #5 815 301 located at 113 Frazer Road.

**DECISION CRITERIA PROVIDED FOR IN SECTION 62 OF THE ACT RESPECTING THE PROTECTION OF AGRICULTURAL LAND AND AGRICULTURAL ACTIVITIES**

**1° The agricultural potential of the lot and the neighbouring lots**

According to the soil classification of the Canada Land Inventory, the soil where the house will be built is of class 5T, that is to say a soil with very serious limitations that restrict it to the cultivation of perennial forage plants, but which can be improved and the relief .

**2° The possibilities of using the lot for agriculture**

The possibilities are nil because the lot is part of a residential complex built since the 1970s.



**3° The effect of an authorization on existing agricultural activities and on the development of such agricultural activities and on the possibilities of agricultural use of neighbouring lots**

The authorization that may be granted can have no consequences on the agricultural potential of neighbouring lots, since residences have been built on Frazer Road since the 1970s.

**4° The constraints and effects resulting from the application of laws and regulations, in particular with respect to the environment, the effect on the preservation of water and soil resources for agriculture in the territory of the local municipality and in the surrounding area**

The application for authorization is not incompatible with agriculture in the sector where it is located and does not create a constraint with respect to the application of laws and regulations aimed at mitigating the inconveniences related to odours inherent to agricultural activities, since the sector is not heavily used for livestock operations.

**5° The availability of other sites that would eliminate or reduce the constraints on agriculture**

The Municipality of Pontiac does not have any more available building space on its territory. (See attached map).

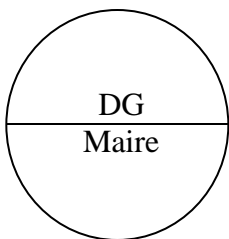
**6° The homogeneity of the community and the agricultural operation**

The application will not adversely affect the homogeneity of the agricultural community and any agricultural operations.

**7° The effect on the preservation for agriculture of water and soil resources in the territory of the local municipality and in the region**

The application for authorization is not incompatible with agriculture in the area in which it is located and does not create a constraint with respect to the application of laws and regulations to control and preserve water resources.

Carried



Municipalité de | Municipality of

**Pontiac**

22-09-4732

#### 7.4 Application to the CPTAQ - 5857 Farrell Road

**WHEREAS** the application submitted by the owner concerning lot #5 814 162 of the Quebec cadastre, representing an area of 35.90 hectares, located along Farrell Road, in district 1 of the Municipality of Pontiac;

**WHEREAS** the purpose of this application is to use an area of 5, 000 square metres for purposes other than agriculture, in order to build a residence;

**WHEREAS** this property is located in a permanent agricultural zone established in accordance with the Act respecting the protection of agricultural land and agricultural activities (LPTAA);

**WHEREAS**, in accordance with section 58 of the LPTAA, a person who wishes to perform an act for which an authorization or a permit is required for a lot located in an agricultural zone must submit a request to the Municipality concerned;

**WHEREAS**, in accordance with section 58.1, the Municipality must submit a recommendation to the *Commission de protection du territoire agricole du Québec* (CPTAQ);

**WHEREAS** the analysis of the application was carried out in accordance with the decision criteria stipulated in section 62 of the LPTAA, the elements of said analysis being reproduced below;

**WHEREAS** the use is authorized in accordance with the zoning bylaws of the Municipality of Pontiac and complies with the land use and development plan of the MRC des Collines;

**THEREFORE**, it is moved by Councillor Diane Lacasse and seconded by Councillor Garry Dagenais.

**AND RESOLVED THAT** this Council supports the owner's application to the CPTAQ to build a residence on lot # 5 814 162 located at 5857 Farrell Road.

#### **DECISION CRITERIA PROVIDED FOR IN SECTION 62 OF THE ACT RESPECTING THE PROTECTION OF AGRICULTURAL LAND AND AGRICULTURAL ACTIVITIES**

##### **1° The agricultural potential of the lot and surrounding lots**

As it can be seen from the mapping presented on the Commission's website, the lot covered by the application has Class 7-R soils. According to Canada Land



Inventory data, Class 7 soils have such severe limitations that they do not offer any possibility for cultivation or permanent grazing.

**2° The impact of an authorization on existing agricultural activities and on the development of these agricultural activities and on the agricultural use potential of neighbouring lots**

A residential use in favour of the applicant should be authorized, considering the low agricultural potential of the lot covered by the application and the applicant's equine operation project.

**3° The constraints and effects resulting from the application of laws and regulations, in particular with respect to the environment, the effect on the preservation of water and soil resources for agriculture in the territory of the local municipality and in the surrounding region.**

The application for authorization is not incompatible with agriculture in the area in which it is located and does not create a constraint with respect to the application of laws and regulations aimed at mitigating the inconveniences related to odours inherent to agricultural activities.

**4° The availability of other sites that would eliminate or reduce the constraints on agriculture**

The Municipality of Pontiac does not have any more available building space on its territory. (See attached map).

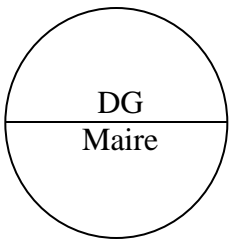
**5° The homogeneity of the community and the agricultural operation**

The application will not adversely affect the homogeneity of the agricultural community and any agricultural operations.

**6° The effect on the preservation of water and soil resources for agriculture in the local municipality and the region**

The application for authorization is not incompatible with agriculture in the area in which it is located and does not create a constraint with respect to the application of laws and regulations aimed at controlling and preserving water resources.

Carried



DG  
Maire



Municipalité de | Municipality of

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22-09-4733

### 7.5 Application to the CPTAQ - 293 Bradley Road

**WHEREAS** the application submitted by the citizen concerning lot #2 682 463 of the Quebec cadastre, representing an area of 20.6 hectares, located along Bradley Road, in district 3 of the Municipality of Pontiac;

**WHEREAS** the purpose of this application is to use an area of 5, 000 square metres for the conversion of a barn into a residence for purposes other than agriculture;

**WHEREAS** this property is located in a permanent agricultural zone established in accordance with the Act respecting the preservation of agricultural land and agricultural activities;

**WHEREAS**, in accordance with section 58 of the LPTAA, a person who wishes to perform an act for which an authorization or a permit is required for a lot located in an agricultural zone must submit a request to the Municipality concerned;

**WHEREAS**, in accordance with section 58.1, the Municipality must submit a recommendation to the *Commission de protection du territoire agricole du Québec* (CPTAQ);

**WHEREAS** the analysis of the application was made according to the decision criteria provided in section 62 of the LPTAA, the elements of said analysis being reproduced below;

**WHEREAS** the use is authorized under the zoning bylaw of the Municipality of Pontiac and conforms to the MRC des Collines land use and development plan;

**THEREFORE**, it is moved by Councillor Garry Dagenais and seconded by Councillor Serge Laforest.

**AND RESOLVED THAT** Council supports the citizen's application to the CPTAQ to convert a barn into a residence on lot #5 814 162 located at 293 Bradley Road.

#### **DECISION CRITERIA PROVIDED FOR IN SECTION 62 OF THE ACT RESPECTING THE PROTECTION OF AGRICULTURAL LAND AND AGRICULTURAL ACTIVITIES**

##### **1° The agricultural potential of the lot and neighbouring lots**

As shown on the mapping provided on the Board's website, the subject lot has



Class 7-R soils. According to Canada Land Inventory data, Class 7 soils have such severe limitations that they do not offer any possibility for cultivation or permanent grazing.

**2° The impact of an authorization on existing agricultural activities and on the development of these agricultural activities and on the agricultural use potential of neighbouring lots**

A residential use in favour of the applicant should be authorized, considering the low agricultural potential of the lot covered by the application and the applicant's proposed equine operation.

**3° The constraints and effects resulting from the application of laws and regulations, in particular with respect to the environment, the effect on the preservation for agriculture of water and soil resources in the territory of the local municipality and in the surrounding area.**

The application for authorization is not incompatible with agriculture in the area where it is located and does not create a constraint with respect to the application of laws and regulations aimed at mitigating the inconveniences related to odours inherent to agricultural activities.

**4° The availability of other sites that would eliminate or reduce the constraints on agriculture**

The Municipality of Pontiac has no more available building space on its territory. (See attached map).

**5° The homogeneity of the community and the agricultural operation**

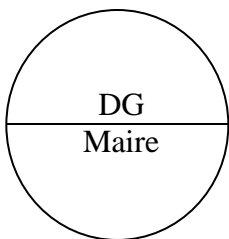
The application will not adversely affect the homogeneity of the agricultural community and any agricultural operations.

**6° The effect on the preservation of water and soil resources for agriculture in the local municipality and the region**

The application for authorization is not incompatible with agriculture in the area in which it is located and does not create a constraint on the application of laws and regulations aimed at controlling and preserving water resources.

Carried





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22-09-0934

## 7.6 Application to the CPTAQ - 223 Vaillant Road

**WHEREAS** the application submitted by the citizen concerning lots #2 750 710, #2 889 700, #2 682 885, #5 399 482 of the Quebec cadastre, representing a total area of 59.8 hectares, located south of Highway 148, in District 3 of the Municipality of Pontiac;

**WHEREAS** the purpose of this application is to regroup agricultural lots in order to increase the area available for farming;

**WHEREAS** the said property is located within a permanent agricultural zone established under the Act respecting the protection of agricultural land and agricultural activities (LPTAA);

**WHEREAS**, under section 58 of the LPTAA, a person who wishes to perform an act for which an authorization or a permit is required with respect to a lot located in an agricultural zone must submit a request to the Municipality concerned;

**WHEREAS**, in accordance with section 58.1, the Municipality must transmit a recommendation to the *Commission de protection du territoire agricole du Québec* (CPTAQ);

**WHEREAS** the analysis of the application was made according to the decision criteria provided for in section 62 of the LPTAA, the elements of said analysis being reproduced hereafter;

**WHEREAS** the use is authorized under the zoning bylaw of the Municipality of Pontiac and conforms to the MRC des Collines' land use and development plan;

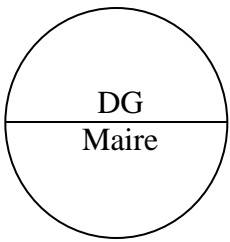
**THEREFORE**, it is moved by Councillor Serge Laforest and seconded by Councillor Garry Dagenais.

**AND RESOLVED THAT** this Council supports the citizen's application to the CPTAQ to obtain authorization to acquire lots for agricultural purposes.

Carried

## 8. TABLING OF DOCUMENTS

**8.1 Tabling of the report regarding the delegation of authorization of expenses from July 25 to August 22, 2022.**



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**9. PUBLIC QUESTION PERIOD**

Roger Larose, President, asks the people present if they have questions.

22-09-4735

**10. CLOSING OF MEETING**

**IT IS MOVED BY** Councillor Chantal Allen and seconded by Councillor Garry Dagenais.

**AND RESOLVED** to close the meeting at 8:27 p.m. having gone through the agenda.

Carried

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Mario Allen  
ACTING DIRECTOR GENERAL

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Roger Larose  
MAYOR

*« 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».*