



Municipalité de | Municipality of

Pontiac

**PROVINCE OF QUEBEC
PONTIAC COUNTY**

MINUTES of the regular Council meeting of the Municipality of Pontiac held on Tuesday, January 21, 2025, 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, Mrs. Chantal Allen and Mr. Serge Laforest.

Also present, Mr. Mario Allen, 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.

Questions from Citizens:

Questions have been raised regarding affordable housing, minor variances, and Groupe Action Jeunesse (meeting request).

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 December 10 and 17, 2024**
5. **Administration**
 - 5.1 List of incurred expenses
 - 5.2 Budgetary transfers
 - 5.3 Adoption of taxation bylaw 01-25 establishing the tax rates and the pricing of services for the year 2025
 - 5.4 Notice of motion - 02-25
 - 5.5 Tabling of draft bylaw 02-25 to repeal bylaw 08-24 concerning the pricing of goods and services of the Municipality of Pontiac
 - 5.6 Mandate for support to municipal accounting services

25-01-5484





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- 5.7 Transmission of the 2022 financial statements report to the Ministry of Municipal Affairs and Housing (MAMH)
- 5.8 Renewal of the memorandum of understanding with the SPCA - 2025-2027
- 5.9 Approval of a mediation agreement – Quyon Community Centre
- 6. Public Safety**
 - 6.1 Hiring - Volunteer firefighter
 - 6.2 End of employment relationship - employees#10-0018 and #10-0053
 - 6.3 End of employment relationship - employee #10-0016
- 7. Public Works**
 - 7.1 Purchase of equipment for the Public Works Department - mobile office
 - 7.2 Equipment purchase for the public works department – Quyon municipal garage
- 8. Urban Planning and zoning**
 - 8.1 Minor variance - 79 chemin Desjardins - lot 2 682 829 - roll number 4040-94-2792
 - 8.2 Subdivision – 4 and 22 Cedarvale Road – lots 2 755 935 and 2 756 011
 - 8.3 Subdivision– 1161 and 1165 chemin de la Pointe-Indienne – lots 5 815 493 and 5 815 494
- 9. Recreation and culture**

No item
- 10. Tabling of documents**
 - 10.1 Tabling of the report regarding the delegation of authorization of expenses from November 26 to December 31, 2024
 - 10.2 Tabling of the 2022 financial statement and of the report from the external auditor
- 11. Public question period**
- 12. Closing of the meeting**

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

AND RESOLVED to adopt the agenda as amended:

- Removal of item 5.2 - Budgetary transfers

Carried

25-01-5485

4. ADOPTION OF THE MINUTES OF DECEMBER 10 AND 17, 2024

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

AND RESOLVED to adopt the minutes of December 10 and 17, 2024.

Carried





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5. ADMINISTRATION

25-01-5486

5.1 List of incurred expenditures

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 \$10,000.00, taxes included.

Carried

25-01-5487

5.2 Adoption of taxation bylaw 01-25 establishing the tax rates and the pricing of services for the year 2025

WHEREAS the adoption of the 2025 budget at the meeting of December 17, 2024;

WHEREAS a notice of motion of this bylaw was given at a special meeting held on December 17, 2024, by Councillor Dr. Jean Amyotte;

WHEREAS under section 244 of the Act respecting municipal taxation, the Municipality can establish several rates for the general property tax in accordance with the category in which the evaluation units belong;

WHEREAS in order to provide for the expenses planned in the 2025 budget, this Council must levy property taxes and compensations on buildings listed on the Municipality's assessment role;

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

AND RESOLVED THAT the present bylaw be adopted and that it be ruled and decreed as follows:

SECTION 1 For the execution of the 2025 budget, the general property tax rate (variable tax rates), investment tax rates, loan and others, services tax rates and compensations will be levied according to the following chart:

TAX RATES AT VARIOUS RATES On property assessment by property category	2025 Rate/ \$100
Non-residential property	1.17647
6 apartments or more	0.73491



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Vacant lots	1.41576
Residential property	0.55427
Agricultural	0.57834
Industrial	0.57834
Forestry	0.57834

TAXES RATES FOR LOANS - ALL OF THE MUNICIPALITY	Special Taxes
Bylaw #03-03 Lagoons 25%, all	0.0004
Bylaw #05-02 Freightliner #24	0.0000
Bylaw #06-10 – Road paving	0.0076
Bylaw #10-09 Town Hall	0.0018
Bylaw #06-11 Omkar & Du Marquis	0.0003
Bylaw #22-13 Tanker truck 2014	0.0000
Bylaw #05-15 Municipal work	0.0117
Bylaw #01-16 Grader #120	0.0035
Bylaw #06-16 Road network	0.0059
Bylaw #05-16 Quyon Community Centre	0.0133
Bylaw #02-17 Fire trucks	0.0049
Bylaw #09-17 Lusk project (all)	0.0017
Bylaw #03-19 Mountain Road	0.0057
Bylaw #02-21 Tremblay Road	0.0019
Total special taxes	0.0587
TOTAL GENERAL TAXES FOR ALL (Basic rate plus special taxes)	0.6130

RATES FOR COMPENSATION	2025 rate/ \$100
Basic compensation rates plus special taxes	0.6130
Compensation rate for non-residential plus special taxes	1.1771
SECTOR TAXES FOR LOANS	2025 rate/ \$100
Bylaw #03-03 Quyon lagoons 75%	0.0365
Bylaw #06-13 Paving Lavigne rd.	0.0083
Bylaw #06-14 Paving Davis and Soulière	0.0109
Bylaw #05-10 Paving Cedarvale, A. Renaud, la Détente, Cr Renaud	0.0111
Bylaw #07-10 Paving Panorama, McCaffrey	0.0156



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Bylaw #06-11 Omkar 12.5%	0.0109
Bylaw #06-11 Du Marquis 37.5%	0.0103
Bylaw #09-17 Lusk project	0.0635
	2025 - cost per unit
Bylaw #15-10 Potable water Quyon, vacant lot 0.85	\$118
Bylaw #15-10 Potable water Quyon, residential 1.0	\$139
Bylaw #15-10 Potable water Quyon, small business 1.15	\$159
Bylaw #15-10 Potable water Quyon, big business 1.7	\$235

SERVICE TAXES WITH FIXED RATES	
	2025 - cost per unit
WATER	
#1 Water - residential	\$638
#30 Water - small business	\$729
#31 Water - big business	\$1,085
	2025 - cost per unit
SEWER	
#2 Sewers - residential	\$366
#21 Sewers- small business	\$468
#22 Sewers - big business	\$623

	2025 - cost per bin / container
GARBAGE	
#3 Garbage bin – residential (360L)	\$180
#4 Garbage bin - residential and business	\$185
#5 Garbage bin - residential (240L)	\$150
#6 Garbage bin - additional residential and business	\$280
#23 Garbage bin - business	\$210
#36 Garbage container 2 c.y.	\$1,050
#37 Garbage container 4 c.y.	\$2,100
#38 Garbage container 6 c.y.	\$3,150
#39 Garbage container 8 c.y.	\$4,200
#40 Garbage container 10 c.y.	\$5,250
	2025 - cost per bin / container
RECYCLING	
#24 Recycling bin - residential	\$37
#25 Recycling bin - residential and business	\$37
#26 Recycling bin - business	\$37
#41 Container - recycling 2 c.y.	\$186
#42 Container - recycling 4 c.y.	\$373



#43 Container - recycling 6 c.y.	\$559
#44 Container - recycling 8 c.y.	\$746
#45 Container - recycling 10 c.y.	\$932

OTHER	Per certificate
Tax certificate	\$50

SECTION 2 METHOD OF PAYMENT

Method of payment of taxes and compensations provided in the present bylaw are as follows:

- 1) All tax or compensation invoices for which the total is less than \$300.00 **must be paid in one instalment by March 1st, 2025.**
- 2) All tax or compensation invoices for which the total reaches or exceeds \$300.00, **the debtor has the right to pay the invoice in one or four instalments as follows:**

Four equal instalments :

- The first instalment must be paid by **March 1st, 2025;**
- the second instalment must be paid by **June 1st, 2025;**
- the third instalment must be paid by **August 1st, 2025;**
- the fourth instalment must be paid by **October 1st, 2025.**

SECTION 3 Taxes and compensations are payable at the Director General's office situated at 2024 Route 148, Pontiac.

SECTION 4 INTEREST RATES

All accounts owing to the municipality bear interest at a rate of THIRTEEN PERCENT (13%) per annum from the deadline at which they must be paid. However, only outstanding amounts on each instalment required bear interest.

SECTION 5 PENALTY RATES

In accordance with article 250.1 of the Act Representing Municipal Taxation, this Council decrees the application of a penalty on tax invoices



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not exceeding .5% of the outstanding principal for every month following its expiration, up to 5% per annum on due accounts.

SECTION 6 CHEQUES WITHOUT FUNDS

When a cheque is remitted to the Municipality and payment is refused by the financial institution, administration fees of TWENTY DOLLARS (\$20.00) will be claimed from the drawer in addition to any interests.

SECTION 7 COMING INTO FORCE

The present bylaw number 01-25 will come into force in accordance with the law.

This bylaw abrogates and replaces the bylaw 01-24.

Carried

5.3 Notice of motion – Bylaw 02-25

Notice of motion is given by Serge Laforest, Councillor of Ward 4 of the Municipality of Pontiac, to the effect that there will be adoption of bylaw 02-25 to repeal bylaw 08-24 concerning the pricing of goods and services of the Municipality of Pontiac.

5.4 Tabling of draft bylaw 02-25 to repeal bylaw 08-24 concerning the pricing of goods and services of the Municipality of Pontiac

WHEREAS the Municipality of Pontiac is governed by the Municipal Code, the Act respecting Land use Planning and Development and the Municipal Powers Act;

WHEREAS the Municipality is empowered to govern the cases in which a permit is required, to prescribe the cost, terms and conditions of issuance as well as the rules for suspension or revocation;

WHEREAS the Municipality is empowered to prescribe the costs of leasing its infrastructures, selling equipment and offered services;

WHEREAS it is necessary to update the fee schedule to this effect;

WHEREAS a notice of motion of the present bylaw was duly given at the regular Council meeting held on January 21, 2025;

THEREFORE, it is moved by Councillor -- and seconded by Councillor --.



AND RESOLVED THAT this bylaw be adopted and that it be declared and decreed as follows:

SECTION 1 The preamble forms an integral part of this bylaw.

SECTION 2 DECLARATORY AND INTERPRETATIVE PROVISIONS

2.1 This bylaw prescribes the rates applicable to the issuance of permits, certificates of authorization, rental of municipal infrastructure, sale of equipment and municipal services offered.

2.2 **DEFINITIONS OF TERMS**

Individual: any person or persons;

Resident: a person domiciled on the territory of the Municipality of Pontiac;

Legal person: a legal entity of private or public law governed by the Civil Code and by other laws;

Non-resident: a person domiciled elsewhere than on the territory of the Municipality of Pontiac

SECTION 3 RATES FOR THE ISSUANCE OF PERMITS, CERTIFICATES, RENTAL OF INFRASTRUCTURES, SALE OF EQUIPMENT AND SERVICES OFFERED

Type	Cost	Notes
PERMITS		
New septic installation	\$600	Refund of \$400 upon receipt of a certificate of compliance
Septic system replacement/repair	\$250	Refund of \$100 upon receipt of the certificate of compliance
Underground water catchment	\$250	Reimbursement of \$100 upon receipt of the drilling report
Subdivision for the 1 st and 2 nd lot	\$100 each	\$50 for each additional lot
New construction (residential, commercial, industrial, community)	\$0.35/p ² or \$3.77/m ²	
Renewal of new construction permit for main building	\$0.20/p ² or \$2.15\$/m ²	



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New construction in an area of PIIA	\$750\$ + permit fees	
Renovations/modifications of a building in an area of PIIA	\$400\$ + permit fees	
Building extension (including extension of living space/addition of a dwelling)	\$100	
Secondary building (gazebo, garage, shed, etc.)	\$25 if less than 10'X10'	\$50 if more than 10'X10'
Utility farm building (hay, farm tools, vehicle)	\$150	
Agricultural building for animals	\$150	
Renovation, modification, expansion, etc.	\$50	
Demolition/ relocation of a building	\$50	
Pool/spa (including fence and terrace)	\$50	
Gallery, patio, terrace, dock	\$25	
Veranda/solarium	\$50	
Work in wetlands or riparian areas	\$100	
Use of flood zone mapping	\$50 + permit fees	
Change of use of a building	\$50	
Minor variance	\$750	Including publication fees
SCAOPE	1000\$	
Business permit	\$50	
Mobile canteen	Annual : \$400 Seasonal (6 months) : \$200 Daily : \$25	
Display	\$50	
Request for the construction/ installation of a telecommunication tower	\$2000	
Fencing	\$50	
Construction of a municipal road	\$500	
Permit renewal	\$50	
Cancellation of a permit application	\$25	
CERTIFICATES OF AUTHORIZATION		
Party - event	Free of charge	Valid for 72 hours
Access to parks after 11 p.m.	Free of charge	Valid for 72 hours
Fire/Fireworks - Public area	Free of charge	Valid for 72 hours
Peddling/Solicitation N.P.O.	Free of charge	Duration of the campaign
Garage sale	Free of charge	Valid for 24 hours
ANALYSIS / CERTIFICATE OF CONFORMITY		
Application to the CPTAQ	\$300	
EQUIPMENT AND SERVICES		
Connection to the water network	Minimum \$750 (deposit)	The citizen is responsible for the cost of preparatory work and any additional



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		parts required for the connection.
Connection to the sewage network	Minimum \$750 (deposit)	The citizen is responsible for the cost of preparatory work and any additional parts required for the connection.
Emptying of camper	\$20	Location: Quyon village
Request for backfill	Free of charge	According to availability
Grading	\$150/hour	For private roads without Public Works road maintenance services.
10-Wheeler truck	\$100/hour	
Backhoe	\$100/hour	
Excavator	\$150/hour	
Civic number	\$60	
Purchase of garbage bin 360 L - new	\$160	
Purchase of garbage bin 240 L - new	\$150	
Purchase of garbage bin 360 L - used	\$75	Based on inventory
Repurchase of garbage bin 360 L - used	\$50	The bin must be in good condition
Purchase of recycling bin 360 L - new	\$160	
Purchase of recycling bin 360 L - used	\$75	Based on inventory
Repurchase of recycling bin 360 L - used	\$50	The bin must be in good condition
Compost cone (Green Cone)	Free	
Bin repair	Free	The bin must have been purchased at the Municipality
ADMINISTRATION		
Service of a Commissioner of Oaths	Free of charge	
Photocopy	\$0,75/sheet	
Copy of the Zoning bylaw	\$60	Available online free of charge
Copy of the Subdivision bylaw	\$10	Available online free of charge
Copy of the Construction bylaw	\$20	Available online free of charge
Copy of the Administration and Interpretation of the Urban Planning bylaws	\$20	Available online free of charge
Municipality's pin	\$1.50	\$10 if sent via mail
Municipality's flag	\$150	
NSF cheque	\$20	
PAC – participation token	\$100/\$50	For the president of the PAC / for the members of the PAC (15-04-2342)





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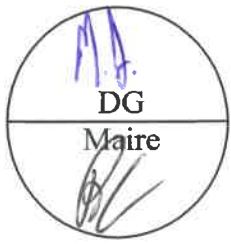
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PUBLIC SAFETY		
Regular firefighter	\$33*	
Officer firefighter	\$43*	
Autopump	\$500*	

*The rates include a 15% administration fee for the fire service.

RENTAL OF THE MUNICIPAL INFRASTRUCTURES				
Daily fees	Luskville Community Centre	Breckenridge Community Hall	Quyón Community Centre	Quyón and Luskville libraries
Deposit (for all)	\$200	\$200	\$200	\$200
- Municipal and MRC des Collines-de-l'Outaouais organizations - Municipal schools (Including alcohol sales and other fundraisers)	\$0	\$0	\$0	\$0
Instructors, artists, trainers - One-time session - Long-term session	\$25 \$75/ month	\$25 \$75/ month	\$25 \$75/ month	\$25 \$75/ month
Municipal daycares (Parents-children activities)	\$75	\$75	\$75	\$50
- Visiting organizations (Including alcohol sales and other fundraisers)	\$300	\$100	\$300	\$100 (alcohol prohibited)
Residents (Including alcohol sales and other fundraisers)	\$150	\$50	\$200	\$50 (alcohol prohibited)
Non-residents (Including alcohol sales and other fundraisers)	\$300	\$100	\$400	\$75 (alcohol prohibited)
Other activities (Classes/activities approved by the Municipality for residents (without a permit or alcohol sales))	\$0	\$0	\$0	\$0





Funerals (residents or their family)	\$0	\$0	\$0	N/A
Wedding reception				
- residents	\$350	\$50	\$350	N/A
- non-residents	\$400	\$100	\$400	
Mezzanine				
- residents	N/A	N/A	\$50	N/A
- non-residents			\$100	
Commercial kitchen				
- residents	N/A	N/A	\$100	N/A
- non-residents			\$200	
PARKS AND ICE RINKS				
	Luskville or Quyon skating rinks		Baseball / soccer field /park	
Deposit (except for non-profit organizations)	\$200		\$200	
- Non-profit organisations - Local organizations recognized by the Municipality of Pontiac - Governmental organizations (With or without a license or selling of alcohol)	Free of charge		Free of charge	
Residents - without a license or selling of alcohol	\$50		\$50	
Residents - with a license or selling of alcohol	\$75		\$75	
Non-residents - without a license or selling of alcohol	\$150		\$150	
Non-residents - with a license or selling of alcohol	\$175		\$175	



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DAY CAMP	
Residents	\$160 per child, per week
Non-residents	\$200 per child, per week

SECTION 4 ABROGATION

This bylaw abrogates and replaces the bylaw 08-24.

25-01-5488

5.5 Mandate for support to municipal accounting services

WHEREAS there is a need for support to the municipal accounting services;

WHEREAS the services of Stéphanie Dubé, CPA, CGA, independent accounting professional, have been offered;

THEREFORE, it is moved by Councillor Chantal Allen and seconded by Councillor Caryl McCann.

AND RESOLVED to approve a bank of 80 hours at an hourly rate of \$125.00 for the services of Stéphanie Dubé, to support the municipal accounting services.

THAT this expense be allocated to budget item 02 13000 411.

Carried

25-01-5489

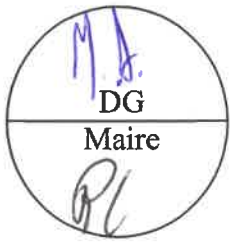
5.6 Transmission of the 2022 financial statements report to the Ministry of Municipal Affairs and Housing (MAMH)

WHEREAS the audited financial statements report for the 2022 fiscal year was presented by the firm Mazars to the municipal council at the meeting on December 23, 2024;

WHEREAS the council has deemed the report to be in compliance;

WHEREAS the council has accepted the report as presented;

WHEREAS the financial statements report was officially tabled at the regular council meeting on January 21, 2025;



THEREFORE, it is moved by Councillor Chantal Allen and seconded by Councillor Serge Laforest.

AND RESOLVED THAT a certified copy of the audited financial statements report be transmitted to the Ministry of Municipal Affairs and Housing, in accordance with the applicable requirements.

Carried

25-01-5490

5.7 Renewal of the memorandum of understanding with the SPCA - 2025-2027

WHEREAS the current memorandum of understanding between the Municipality of Pontiac and the SPCA expired in December 2024;

WHEREAS the annual amount paid was \$27,329.88, or \$4.32 per citizen, based on a population of 6,328 citizens;

WHEREAS the amount per capita will be adjusted as follows:

2. \$4.50 for 2025, based on a population of 6,328 citizens;
3. \$5.00 for 2026, based on the population decree of December 2025;
4. \$5.50 for 2027, based on the population decree of December 2026;

THEREFORE, it is moved by Councillor Serge Laforest and seconded by Councillor Dr. Jean Amyotte.

AND RESOLVED THAT the Municipal Council approves the renewal of the memorandum of understanding with the SPCA for a 3-year period, with the per capita amounts listed above.

THAT, this renewal will be reviewed annually in January to adjust the amounts based on population decrees.

Carried

25-01-5491

5.8 Approval of a mediation agreement – Quyon Community Centre

WHEREAS the company Lalonde Cantin Construction et Associés Inc. has filed a lawsuit against the Municipality of Pontiac and Pierre J. Tabet, Architect, claiming additional costs related to the demolition and construction contract for the Quyon Community Centre;



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WHEREAS the parties have agreed to initiate a mediation process in an attempt to reach an amicable settlement;

WHEREAS negotiations conducted as part of this mediation have resulted in an agreement providing for a maximum net payment of \$55,000, plus applicable taxes, by the Municipality of Pontiac;

THEREFORE, it is moved by Councillor Caryl McCann and seconded by Councillor Serge Laforest.

AND RESOLVED THAT the municipal council authorizes the payment of a maximum net amount of \$55,000, plus applicable taxes, in accordance with the mediation agreement reached.

THAT the mayor and the general management be authorized to represent the Municipality in these negotiations, take all necessary measures in this matter, and sign the agreement, the release, and any other required documents.

THAT this expenditure be allocated from the accumulated unallocated surplus.

Carried

6. PUBLIC WORKS

25-01-5492

6.1 Hiring - volunteer firefighter

WHEREAS it is important to have a dynamic brigade capable of ensuring public safety;

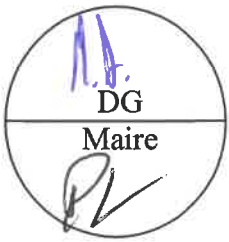
WHEREAS it is necessary to hire new volunteer firefighters to fill vacant positions;

WHEREAS the recommendations of the Director General, Administration Director and the Director of the Fire Department;

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

AND RESOLVED to hire Patrick Brazeau as a volunteer firefighter as of January 21, 2025, according with the terms of the collective agreement.

Carried



25-01-5493

6.2 End of employment relationship - employees #10-0018 and #10-0053

WHEREAS the recommendation of the general direction with regard to employees #10-0018 and #10-0053;

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

AND RESOLVED to terminate the employment relationship of employees #10-0018 and #10-0053 with the Municipality of Pontiac, effective January 21, 2025.

Carried

25-01-5494

6.3 End of employment relationship - employee #10-0016

WHEREAS the recommendation of the general direction with regard to employee #10-0016;

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

AND RESOLVED to terminate the employment relationship of employee #10-0016 with the Municipality of Pontiac, effective January 21, 2025.

Carried

7. PUBLIC WORKS

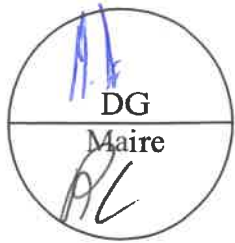
25-01-5495

7.1 Purchase of equipment for public works department - mobile office

WHEREAS the Municipality of Pontiac wishes to acquire a mobile office to meet its operational needs;

WHEREAS it would be advantageous to acquire this used equipment through a specialized company, such as Ritchie Bros. Auctions;

WHEREAS the Alantra mobile office, measuring 60 feet by 12 feet, identification number 12453867 and serial number 9552, will be up for sale at the February 5, 2025, auction;



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THEREFORE, it is moved by Councillor Chantal Allen and seconded by Councillor Dr. Jean Amyotte.

AND RESOLVED to mandate the Director General to submit a bid up to a maximum amount of 16,000.00\$, plus applicable fees and taxes.

THAT this expense be funded through the new borrowing bylaw 02-23, as outlined in the Three-Year Capital Plan (PTI).

Carried

25-01-5496

7.2 Equipment purchase for the public works department – Quyon municipal garage

WHEREAS repairs are required at the municipal garage, including the purchase of sheet metal, insulation, and other materials;

WHEREAS the Municipality needs to acquire two containers to meet its operational needs;

WHEREAS the estimated costs amount to \$20,000 for the repair materials for the municipal garage (Phase 1) and \$10,000 for the purchase of two containers (\$5,000 each), for a total of \$30,000, plus applicable taxes;

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

AND RESOLVED THAT the Municipality of Pontiac authorizes the purchase of sheet metal, insulation, and any other materials necessary for the improvement of the municipal garage in the Quyon area, for a maximum amount of \$20,000, plus applicable taxes.

THAT the Municipality proceed with the purchase of two containers at a total cost of \$10,000, plus applicable taxes and fees.

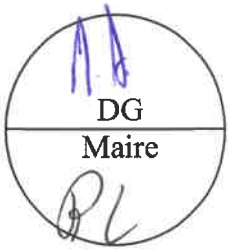
THAT these expenses be covered from the unallocated accumulated surplus.

Carried

8. URBAN PLANNING AND ZONING

25-01-5497

8.1 Minor variance - 79 chemin Desjardins - lot 2 682 829 - roll number 4040-94-2792



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WHEREAS a minor variance application was submitted on December 2, 2024, by Ms. Andrée Giroux for lot 2 682 829 of the Quebec cadastre, located at 79 Desjardins Road, requesting an exemption from Article 4.1.5 regarding lot coverage, which limits the footprint of a principal building to 15% of the total lot area, in order to allow a non-compliant projected ratio of 17.48% as per the construction plan submitted with the building permit application for an expansion;

WHEREAS the variance request was reviewed by the Planning Advisory Committee (PAC) during its meeting held on December 9, 2024;

WHEREAS the PAC issued a favorable recommendation for the acceptance of the variance;

WHEREAS it is necessary to repeal resolution 24-12-5477, as the notice was not published in accordance with the requirements;

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

AND RESOLVED THAT the Council approves the variance to the rule limiting lot coverage to 15%, authorizes the projected non-compliant ratio of 17.48%, and permits the issuance of the building permit for the property located at 79 Desjardins Road.

Carried

25-01-5498

8.2 Subdivision – 4 and 22 Cedarvale Road – lots 2 755 935 and 2 756 011

WHEREAS a subdivision permit application was submitted on October 11, 2024, for lots 2 755 935 and 2 756 011 in the Quebec Cadastre, located at 4 and 22 Cedarvale Road, in order to consolidate them into one (1) new lot, as described in the plan prepared by land surveyor Michel Fortin, dated October 2, 2024, under minutes 36492;

WHEREAS, as stated in the municipal council resolution adopted on February 9, 2021 (resolution no. 20-02-4254), the sale of the lot located at 4 Cedarvale Road was conditional upon its merger with lot 2 755 935 in the Quebec Cadastre, in the Gatineau land registry, as soon as possible;

WHEREAS the current area of lot 2 755 935 is smaller than the minimum required under section 3.8.1 of Subdivision bylaw 178-01, and its consolidation with the adjacent lot 2 756 011 would increase its area, thereby improving compliance;



WHEREAS the subdivision project does not require the gratuitous transfer of land representing 10% of the total area of the subdivided lots, nor the payment to the Municipality of an amount equivalent to 10% of their value, in accordance with section 2.1 of subdivision bylaw 178-01;

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

AND RESOLVED to authorize the issuance of a subdivision permit for the creation of lot 6 655 513 in the Quebec Cadastre, located at 22 Cedarvale Road.

Carried

25-01-5499

8.3 Subdivision – 1161 and 1165 chemin de la Pointe-Indienne – lots 5 815 493 and 5 815 494

WHEREAS a subdivision permit application was submitted on October 6, 2023, by Ms. Susan Marcoux concerning lots 5 815 493 and 5 815 494, located at 1161 and 1165, chemin de la Pointe-Indienne, in the Québec cadastre, to merge them into one (1) new lot, as described in the plan prepared by land surveyor Michel Fortin, dated October 3, 2023, under minute 35166;

WHEREAS the merger of these two lots was requested by the Municipality of Pontiac to correct a non-conformity;

WHEREAS one of the lots contains an accessory building without the presence of a main building;

WHEREAS section 4.3.6 of zoning bylaw 177-01 requires that accessory buildings be located on the same lot or land as the main building they serve, and that in no case is it permitted to have an accessory building without a main building on a lot or land;

WHEREAS this subdivision project does not require the gratuitous transfer of land representing 10% of the total area of the affected lots, nor the payment to the Municipality of an amount equivalent to 10% of their value, in accordance with section 2.1 of subdivision bylaw 178-01;

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

AND RESOLVED to authorize the issuance of a subdivision permit for the creation of lot 6 600 879 in the Québec cadastre, located at 1165, chemin de la Pointe-Indienne, in accordance with subdivision bylaw 178-01.



Municipalité de | Municipality of

Pontiac

Carried

9. **RECREATION AND CULTURE**

No item

10. **TABLING OF DOCUMENTS**

10.1 Tabling of the report regarding the delegation of authorization of expenses from November 26 to December 31, 2024

10.2 Tabling of the 2022 financial statement and of the report from the external auditor

11. **PUBLIC QUESTION PERIOD**

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

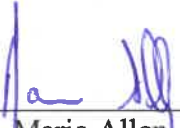
25-01-5500

12. **CLOSING OF MEETING**


IT IS MOVED BY Councillor Serge Laforest and seconded by Councillor Chantal Allen.

AND RESOLVED to close the meeting at 7:55 p.m. having gone through the agenda.

Carried



Mario Allen
DIRECTOR GENERAL



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.»