

FEBRUARY 3, 2025

Minutes of the regular meeting of the Township of Gore’s Municipal Council held at the Trinity Community Hall located at 2 Cambria Road in Gore, on **Monday February 3, 2025**, at **7 p.m.**

ARE PRESENT :

Councillors: Daniel Leduc, Sakina Khan, Alain Giroux, Shirley Roy, Anik Korosec and Anselmo Marandola forming a quorum and presided over by the Mayor, Scott Pearce.

The General Manager, Mrs. Julie Boyer, and the Clerk-treasurer, Mrs. Sarah Channell are also present.

CALL TO ORDER

The mayor calls the present meeting to order at 7 p.m.

2025-02-017

ADOPTION OF THE AGENDA

WHEREAS the members of the council have familiarized themselves with the agenda of the present meeting;

IT IS **MOVED** BY: Councillor Sakina Khan
SECONDED BY: Councillor Alain Giroux
AND RESOLVED unanimously by Councillors (6):

TO ADOPT the agenda of the present meeting as presented.

CARRIED

2025-02-018

ADOPTION OF THE MINUTES OF THE REGULAR MEETING HELD JANUARY 13, 2025

WHEREAS the minutes of the regular meeting held January 13, 2025 were given to council members at least seventy-two (72) hours before this meeting;

WHEREAS council members declare having received and read them.

IT IS **MOVED** BY: Councillor Shirley Roy
SECONDED BY: Councillor Anik Korosec
AND RESOLVED unanimously by Councillors (6):

THAT the minutes of the regular meeting held January 13, 2025 are approved as submitted.

CARRIED

SUBJECTS ARISING FROM THE MINUTES

None

FIRST QUESTION PERIOD

A first question period was held during which the following subjects were discussed:

- Ticketing and fines given out at lake Beattie Park
- Picture on the cover of the Gore Express – photo credits
- Funding from the federal government

NOTICE OF MOTION AND TABLING OF DRAFT BY-LAW 267-01 AMENDING BY-LAW 267 DECREERING THE TAXATION, COMPENSATION AND PRICING RATES FOR MUNICIPAL SERVICES FOR THE 2025 FISCAL YEAR

Notice of motion is given by Councillor Sakina Khan that, at a subsequent meeting of the council, **BY-LAW 267-01 AMENDING BY-LAW 267 DECREERING THE TAXATION, COMPENSATION AND PRICING RATES FOR MUNICIPAL SERVICES FOR THE 2025 FISCAL YEAR** will be adopted.

Councillor Sakina Khan tables draft **BY-LAW NUMBER 267-01** at the present meeting.

Copies of the draft by-law are made available to the public.

The mayor presents the draft by-law in accordance with the Municipal Code of Quebec (C-27.1).

2025-02-019 SEIZING OF A PROPERTY FOR NON-PAYMENT OF MUNICIPAL TAXES – LOTS 5 080 563 AND 5 080 564

WHEREAS the property files bearing lot numbers 5 080 563 and 5 080 564 have been in arrears for unpaid municipal taxes since 2023;

WHEREAS these lots belong to the same owner;

WHEREAS all attempts to recover the amounts due have been unsuccessful;

WHEREAS it is in the interest of the municipality to seize the properties for non-payment of taxes.

IT IS **MOVED** BY: Councillor Sakina Khan
SECONDED BY: Councillor Daniel Leduc
AND **RESOLVED** unanimously by Councillors (6):

TO MANDATE the law firm Prévost, Fortin D’Aoust, to seize lots 5 080 563 and 5 080 564 for non-payment of municipal taxes.

CARRIED

2025-02-020 SALE OF LOT 5 318 428 - ABSENCE OF THE CERTIFICATE CONCERNING THE DISPOSITION OF TAXABLE PROPERTY BY A NON-RESIDENT OF CANADA

WHEREAS Council authorized the sale of lot 5 318 428 for an amount of \$6 800 by the adoption of resolution 2024-09-239;

WHEREAS this lot was the subject of a donation (resolution 2022-03-079) of which one of the owners declared being a non-resident of Canada in good standing with the provisions of section 116 of the Income Tax Act and sections 1099 et seq. of the Taxation Act.;

WHEREAS the certificate authorizing the transfer of an immovable by a non-Canadian resident of Revenu Québec has been filed, but the certificate for Revenu Canada is missing;

WHEREAS to proceed with the sale, the municipality must assume the tax risk concerned by the lack of a certificate authorizing the transfer of an immovable by a non-Canadian resident from Revenu Canada.

WHEREAS this risk has been assessed as minimal.

IT IS **MOVED** BY: Councillor Anselmo Marandola

SECONDED BY: Councillor Anik Korosec

AND **RESOLVED** unanimously by Councillors (6):

THAT the Municipality of the Township of Gore assumes the tax risk arising from the absence of Revenu Canada’s certificate concerning the disposition or proposed disposition of taxable property of Canada by a person who is not a resident of Canada.

TO PROCEED with the sale of lot 5 318 428 as accepted by resolution 2024-09-239.

CARRIED

2025-02-021 REQUEST FOR MINOR DÉROGATION NO 2025-01: RAINBOW STREET, LOT 6 455 163

WHEREAS a minor derogation request has been filed to permit the construction of a single-family home at 12 meters from the front line (on Rainbow), instead of the required 20 meters as stipulated in by-law 214;

WHEREAS the proposed location respects the protection margins surrounding the stream passing through the property, as well as the other setback margins applicable to a lot in zone VI-16.;

WHEREAS the PAC members carefully reviewed the documents presented and evaluated the secondary location option proposed by the owner (closer to HW 329);

WHEREAS it is agreed that the option with the entrance on Rainbow Street is advantageous, as it avoids construction on a slope and does not create any inconvenience for the neighbor built on the other side of Rainbow Street. Moreover, the presence of the stream would force a potential neighbor to build at the back of their lot, thus limiting the impact of the location of the concerned house on the future neighbor across the street ;

WHEREAS The PAC members recommend that the minor derogation be accepted;

WHEREAS a public notice was given on January 16, 2025, as required by law ;

WHEREAS the Council has received a copy of the request as well as the committee's recommendation and declares having studied it ;

WHEREAS the floor is given to those present at the meeting.

IT IS **MOVED** BY: Councillor Shirley Roy

SECONDED BY: Councillor Alain Giroux

AND RESOLVED unanimously by Councillors (6):

THAT the preamble forms an integral part of this resolution ;

TO ACCEPT the recommendation submitted by the PAC following the analysis of the file at the January 15, 2025 meeting ;

TO ACCEPT minor derogation 2025-01 as proposed in the recommendation of the Planning Advisory Committee adopted at its January 15, 2025 meeting.

CARRIED

2025-02-022

**REQUEST FOR MINOR DÉROGATION NO 2025-03: 73 STEPHENSON ROAD,
LOT 5 317 535**

WHEREAS a minor derogation request has been filed to allow the construction of a gazebo at 0 m from the main house instead of at the minimum required distance of 2 metres and at 30 metres from the frontal line instead of 40 metres, as required by the Zoning By-law, R-214, for the RU-23 zone;

WHEREAS the proposed location respects the protection margins surrounding the river crossing the land, as well as other applicable setbacks;

WHEREAS the PAC members carefully reviewed the documents presented and concluded that the request is needed because of the margin requirements applicable if ever the gazebo would be attached to the home (becoming a veranda);

WHEREAS the location proposed provides a lateral margin greater than required which would have no impact on a future neighbour. Furthermore, the location respects the protection margin set for the river;

WHEREAS The PAC members recommend that the minor derogation be accepted conditional to the gazebo remaining a detached structure from the main building, having a separate roof and support structure that is independent of the home, as presented;

WHEREAS a public notice was given on January 16, 2025, as required by law ;

WHEREAS the Council has received a copy of the request as well as the committee's recommendation and declares having studied it ;

WHEREAS the floor is given to those present at the meeting.

IT IS **MOVED** BY: Councillor Anik Korosec
SECONDED BY: Councillor Shirley Roy
AND RESOLVED unanimously by Councillors (6):

THAT the preamble forms an integral part of this resolution ;

TO ACCEPT the recommendation submitted by the PAC following the analysis of the file at the January 15, 2025 meeting ;

TO ACCEPT minor derogation 2025-02 as proposed in the recommendation of the Planning Advisory Committee adopted at its January 15, 2025 meeting.

CARRIED

2025-02-023

PIIA 2024-68: 8 LAFLEUR STREET, LOT 5 080 634

WHEREAS a permit request has been submitted regarding the enlargement and renovation of an existing cottage on lot 5 080 364 situated on Lafleur street;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request and believe that the project meets the majority of the evaluation criteria detailed in by-law 218;

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Daniel Leduc
SECONDED BY: Councillor Shirley Roy
AND RESOLVED unanimously by Councillors (6):

THAT the preamble forms an integral part of this resolution ;

THAT the Council accepts the recommendation of the Planning Advisory Committee;

THAT the PIIA 2024-68 regarding the enlargement and renovation of an existing cottage on lot 5 080 364 situated on Lafleur street be accepted according to the recommendation adopted by the Planning Advisory Committee during its January 15, 2025 meeting.

CARRIED

2025-02-024

PIIA 2024-69: LAC FIDDLER ROAD, LOT 5 082 557

WHEREAS a permit request has been filed for the construction of a single-family residence on lot 5 082 557 situated on Lac Fiddler Road (access via land on the territory of the municipality of Mille-Isles);

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the request and recommend that the PIIA be accepted conditional to :

- Having the subdivision of lot 3 205 929 duly awarded and concluded with the municipality of Mille-Isles, thus ensuring frontage on Fiddler Road;
- Obtaining a minor derogation from the municipality of Mille-Isles to allow for the subdivision to take place in order to merge a part of the lot 3 205 929 with 5 082 527 .

WHEREAS the house plans and location otherwise meets the applicable evaluation criteria detailed in by law 218 regarding PIIAs.

WHEREAS the Planning Advisory Committee has given a favorable recommendation.

IT IS **MOVED** BY: Councillor Alain Giroux

SECONDED BY: Councillor Anselmo Marandola

AND RESOLVED unanimously by Councillors (6):

THAT the preamble forms an integral part of this resolution ;

THAT the Council accepts the recommendation of the Planning Advisory Committee;

THAT PIIA 2024-69 concerning the construction of a single-family residence on lot 5 082 557 situated on Lac Fiddler Road be accepted under the following conditions:

- The awarding and finalization of the subdivision of lot 3 205 929 with the municipality of Mille-Isles, thus guaranteeing a frontage on Fiddler Road, must be completed;
- The owner must have obtained a minor exemption from the municipality of Mille-Isles to allow the combining of lots 3 205 929 and 5 082 527.

CARRIED

2025-02-025

PIIA 2024-70 : RAINBOW STREET, LOT 6 455 163

WHEREAS a permit request has been submitted regarding the construction of a single-family home on lot 6 455 163 situated on Rainbow Street;

WHEREAS this request is subject to the provisions of by-law 218 relating to site planning and architectural integration (PIIA);

WHEREAS the members of the Planning Advisory Committee studied the documents presented and recommend that the PIIA be accepted conditional to obtaining minor derogation 2025-01 requested for this project;

WHEREAS the project respects the applicable evaluation criteria detailed in by law 218 regarding PIIAs.

IT IS **MOVED** BY: Councillor Shirley Roy

SECONDED BY: Councillor Anik Korosec

AND RESOLVED unanimously by Councillors (6):

THAT the preamble forms an integral part of this resolution ;

THAT the Council accepts the recommendation of the Planning Advisory Committee;

THAT the PIIA 2024-70 regarding the construction of a single-family home on lot 6 455 163 situated on Rainbow Street be accepted conditional to obtaining minor derogation 2025-01 requested for this project.

CARRIED

2025-02-026

AUTHORIZATION TO PROCEED WITH A CALL FOR TENDERS FOR THE COLLECTION AND MANAGEMENT OF CONSTRUCTION, RENOVATION AND DEMOLITION WASTE RECOVERED AT THE MUNICIPAL ECOCENTRE

WHEREAS the contract for the collection and management of construction, renovation and demolition residues recovered at the Ecocentre has expired;

WHEREAS it is in the interest of the municipality to issue a public invitation to tender for the awarding of contract for the same services.

IT IS **MOVED** BY: Councillor Sakina Khan

SECONDED BY: Councillor Daniel Leduc

AND RESOLVED unanimously by Councillors (6):

TO AUTHORIZE the general manager to proceed with a public call for tenders for the collection and management of construction, renovation and demolition residues recovered at the Ecocentre, a one-year contract with the option to renew annually, for a maximum of 2 additional years.

CARRIED

2025-02-027

AUTHORIZATION TO PURCHASE LICENSSES AND SUBSCRIBE TO SYGEM ELECTION SERVICES PROVIDED BY PG SOLUTIONS

WHEREAS the election management program used by the municipality will no longer be available as of March 2025;

WHEREAS the municipality wishes to replace the program with the – SyGEM-elections component offered by PG solutions, which is compatible with the database of the former program;

IT IS **MOVED** BY: Councillor Shirley Roy

SECONDED BY: Councillor Anselmo Marandola

AND RESOLVED unanimously by Councillors (6):

TO AUTHORIZE the Clerk-Treasurer to sign the service contract for two licenses and SyGEM-elections component offered by PG solutions in the amount of \$ 8 441.00 plus taxes.

TO RATIFY the signing of the said contract on January 21, 2025 by the Clerk-Treasurer

CARRIED

2025-02-028 **AWARDING OF A CONTRACT TO PRODUCE PLANS AND SPECIFICATIONS REGARDING FOR THE CULVERT REPLACEMENT WORK IN THE RIVIÈRE DE L'EST ON STEPHENSON ROAD**

WHEREAS the firm Équipe Laurence was mandated to draw up the plans and specifications for the PIIRL project on Stephenson Street, which was refused by the MTQ;

WHEREAS the firm Équipe Laurence already has the GPS surveys, hydraulic studies and environmental studies of Stephenson Road;

WHEREAS the municipality has asked the firm Équipe Laurence to submit a price for the design of plans and specifications for the culvert replacement work in the *Rivière de l'est* on Stephenson Road as part of the TECQ program.

IT IS **MOVED** BY: Councillor Anik Korosec
SECONDED BY: Councillor Shirley Roy
AND RESOLVED unanimously by Councillors (6):

TO AWARD the contract to produce plans and specifications regarding the culvert replacement work in the *Rivière de l'est*, on Stephenson Road to Équipe Laurence for the sum of \$ 41 000 plus tax.

CARRIED

2025-02-029 **JOB POSTING FOR A FINANCE DIRECTOR**

WHEREAS Council wishes to post a job opening for an accounting technician;

WHEREAS the posting is for a full-time management position.

IT IS **MOVED** BY: Councillor Shirley Roy
SECONDED BY: Councillor Alain Giroux
AND RESOLVED unanimously by Councillors (6):

TO POST the position of Finance Director according to the procedures established by the municipality.

CARRIED

2025-02-030 **DONNATION TO LARGENTEUIL’S MAISON DE LA FAMILLE ORGANISATION**

WHEREAS the municipality sold “Poupons” during the holiday season to be able to offer these little crochet octopuses to the children of the Rêve de Caillette day care.

WHEREAS the project went exceedingly well, and the municipality wishes to offer the profits from the activity to Argenteuil’s Maison de la Famille organisation.

IT IS **MOVED** BY: Councillor Shirley Roy
SECONDED BY: Councillor Anik Korosec
AND RESOLVED unanimously by Councillors (6):

TO AUTHORIZE a donation of \$330 to Argenteuil's Maison de la Famille organisation.

CARRIED

2025-02-031

CREATION OF THE LAKEFIELD CULTURAL SPACE

WHEREAS, following the purchase of the Church and the Holy Trinity Community Centre by the municipality in 2024, the municipal council and the local heritage council wish to name the area housing the two buildings the "Lakefield Cultural Space"

WHEREAS the name is chosen for the historic character of the name Lakefield.

IT IS **MOVED** BY: Councillor Anik Korosec

SECONDED BY: Councillor Anselmo Marandola

AND RESOLVED unanimously by Councillors (6):

TO NAME the entire site, including the church and community hall located at 2 Cambria Road, the Lakefield Cultural Space.

CARRIED

2025-02-032

SUPPORT OF THE RCM OF ARGENTEUIL IN ITS REQUESTS TO THE GOVERNMENT OF QUEBEC AND CANADA REGARDING THE DEVELOPMENT OF RAILWAY CORRIDORS

WHEREAS the RCM of Argenteuil Council adopted resolution number 25-01-007 asking the Government of Quebec to implement, as soon as possible, a strategy for the development of railway corridors, particularly along the highly strategic Montreal-Gatineau-Ottawa axis, on the north shore of the Ottawa River, using sums from Electrification and Climate Change Fund;

WHEREAS the request is in support of the electronic petition, which Mrs. Virginie Dufour, Member of Parliament for Mille-Îles, while acting as intermediate Member of Parliament, published online for a period running until November 16, 2024;

WHEREAS the Council of the Municipality of the Township of Gore wishes to:

- Reiterate its agreement and support for the request made by the RCM of Argenteuil as presented in resolution number 25-01-007;
- Also reiterate its agreement and support for resolution number 18-11-427 concerning the development of rail transportation, unanimously adopted by the RCM of Argenteuil's Council on November 28, 2018, in order to support the Trois-Rivières Declaration resulting from the Municipal Forum on Rail Transportation organized on November 9, 2018 by the Union of Quebec Municipalities (UMQ);
- Confirm that the supply of services in terms of transportation networks as well as sustainable and integrated mobility is clearly deficient, or even almost non-existent, particularly in the east-west axis of the Ottawa River, via the north shore;
- Support the fact that the revival of passenger rail transportation, in the highly strategic Montreal-Gatineau-Ottawa corridor, via the North Shore, where the infrastructure still exists, would serve the heart of agglomerations and would have undeniable advantages in terms of accessibility, dynamic land use, the fight against climate change and the reduction of GHG emissions;

WHEREAS, at its regular meeting of August 11, 2021, the RCM of Argenteuil's Council unanimously adopted resolution number 21-08-270 asking the governments of Canada and Quebec to conduct a comprehensive cost-benefit study on passenger rail services, a resolution supported by the Municipality of the Township of Gore;

WHEREAS it is widely demonstrated that rail transport is a sustainable solution to the challenges of climate change;

WHEREAS this means of transportation is essential to achieving the objectives of the various federal and provincial policies and plans aimed at reducing greenhouse gas emissions;

IT IS **MOVED** BY: Councillor Anselmo Marandola
SECONDED BY: Councillor Shirley Roy
AND RESOLVED unanimously by Councillors (6):

THAT the Council of the Municipality of the Township of Gore supports resolution number 25-01-007 asking the Government of Quebec to implement, as soon as possible, a strategy for the development of rail corridors, particularly for the highly strategic Montreal-Gatineau-Ottawa corridor, along the north shore of the Ottawa River, from the Electrification and Climate Change Fund.

THAT the Council of the Municipality of the Township of Gore reiterate its support for resolution number 21-08-270 asking the governments of Canada and Quebec to conduct a comprehensive cost-benefit study on passenger transportation by rail.

CARRIED

TABLING OF THE MUNICIPAL INSPECTOR’S REPORT FOR THE MONTH OF JANUARY 2025

During the month, we delivered 12 permits as follows:

Amount delivered	Type
2	Tree cutting on a vacant lot
3	Residential tree cutting
1	Secondary building grater than 20m2
1	Secondary building less than 20m2
1	Septic System
1	New Construction
1	Pool
2	Well
12	TOTAL

TABLING OF THE FIRE SAFETY SERVICE REPORT FOR THE MONTH OF JANUARY 2025

The clerk-treasurer tables to the Council the report prepared by the Director of the Fire Safety Service detailing the activities of the service for the month of January 2025.

2025-02-033 APPROVAL OF THE ACCOUNTS PAYABLE

WHEREAS Council members have taken note of the report dated February 3, 2025 regarding the invoices and salaries paid in January 2025 and the invoices to be paid for the month of February 2025.

IT IS **MOVED** BY: Councillor Daniel Leduc
SECONDED BY: Councillor Anselmo Marandola
AND RESOLVED unanimously by Councillors (5):

TO APPROVE the invoices and salaries paid in January 2025 and the invoices to be paid for the month of February 2025 totaling \$ 679 594.43 and authorize their payment;

THAT the report dated February 3, 2025 be annexed to the minutes to form an integral part thereof.

CARRIED

SECOND QUESTION PERIOD

A second question period was held during which the following subjects were discussed:

- Garbage pick up in the Beattie Road area
- American tariffs and the impact on the municipality
- McDonald Road
- Using the SyGEM Software
- The name of the Espace Lakefield

2025-02-034 ADJOURNMENT OF THE MEETING

IT IS **MOVED** BY: Councillor
SECONDED BY: Councillor
AND RESOLVED unanimously by Councillors (6):

TO CLOSE the meeting at 7:28 p.m.

CARRIED