

INTERIM CONTROL BY-LAW 277

REGARDING THE AREA OF LOTS IN ZONE VI-16 OF THE
MUNICIPALITY OF THE TOWNSHIP OF GORE

WHEREAS the Municipality is currently reviewing the urban planning by-laws applicable within its territory, including the zoning and subdivision by-laws, as well as the urban plan and the associated specification grids;

WHEREAS the comprehensive review of the urban plan has been underway since March 2025 and is part of a structured and progressive planning process aimed at updating the municipal land use planning orientations.

WHEREAS this process has included workshops with a committee specially formed for the review, reflection workshops with the municipal council, the distribution of an online questionnaire for residents, as well as a working session with various local stakeholders.

WHEREAS the preservation and enhancement of the landscape, the safeguarding of the forest canopy, and the preservation of the territory's rural character constitute key elements of the orientations established through this process.

WHEREAS establishing suitable minimum lot areas within zones permitting development projects serves as a key measure for minimizing landscape impacts, reducing forest canopy fragmentation, and ensuring the alignment with emerging planning guidelines.

WHEREAS issues have been raised with respect to the lot sizes in zone VI-16, particularly with respect to the protection of natural environments, including forests, lakes and wetlands, as well as with the preservation of the area's rural character.

WHEREAS the Municipality's future urban plan aims to regulate residential and recreational development in a sustainable manner, in accordance with the territory's carrying capacity and the rural character of the Township of Gore, while ensuring the protection and enhancement of landscapes, heritage, sensitive natural environments, and their ecological functions, in order to promote harmonious, coherent, and environmentally responsible land use;

WHEREAS sections 111 et seq. of the Act respecting land use planning and development (CQLR, c. A-19.1) enables a local municipality to adopt an interim control resolution and an interim control by-law when it expresses the intention to adopt a by-law amending its urban plan.

WHEREAS resolution **2026-03-041**, entitled "Resolution formally stating the Council's intention to adopt a draft by-law amending the urban plan" was adopted on March 2, 2026.

WHEREAS resolution **2026-03-042** entitled "Interim Control Resolution related to the revision of the urban plan and planning by-laws – minimum lot size in zone VI-16 was adopted on March 2, 2026.

WHEREAS the notice of motion and the presentation of this by-law were given by Councillor _____ at the regular meeting of the Council, held March 2, 2026;

WHEREAS a copy of the by-law was given to the members of council 72 hours prior to the meeting where this by-law is presented for adoption.

WHEREAS copies of the by-law were made available to the public at the beginning of the meeting.

WHEREAS the Mayor presented the by-law in accordance with article 445 of the Quebec Municipal Code (C-27.1).

CONSEQUENTLY,

IT IS **MOVED** BY: Councillor

SECONDED BY: Councillor

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

THAT this by-law be adopted.

CHAPTER 1 DECLARATORY AND INTERPRETATIVE PROVISIONS

ARTICLE 1. PREAMBLE

The preamble forms an integral part of this by-law and is interpreted as if it was reproduced hereunder in its entirety.

ARTICLE 2. TITLE AND NUMBER

This by-law bears the following title and number: "Interim control by-law number 277 regarding the area of lots in zone VI-16 of the Municipality of the Township of Gore".

ARTICLE 3. PURPOSE

The purpose of this by-law is to establish, on an interim basis, a minimum lot area standard applicable to zone VI-16, as part of the review process regarding the urban plan and the revision of the urban planning by-laws currently in progress.

ARTICLE 4. JURISDICTION

The provisions of this interim control by-law apply to all land included within zone VI-16 identified in the zoning plan of Annex A of zoning by-law 214.

ARTICLE 5. TERMINOLOGY

The expressions, terms and words used in this Interim Control By-law have the meaning and application ascribed to them in the chapter relating to the terminology of the Zoning By-law in force.

Expressions, terms and words used but not defined in the chapter on terminology are to be interpreted in accordance with the meaning given to them in common reference works such as laws, regulations and dictionaries.

ARTICLE 6. EFFECT

An interim control by-law takes precedence over any by-law dealing with the same objects, unless the requirement of the by-law is equivalent to or more restrictive than that of this by-law.

CHAPTER 2 ADMINISTRATIVE PROVISIONS

ARTICLE 7. ADMINISTRATION

The administration of this interim control by-law is entrusted to the designated officer named by resolution of the Municipal Council.

ARTICLE 8. DUTIES AND POWERS OF DESIGNATED OFFICER

The designated officer, in the performance of his or her duties, exercises the powers entrusted to them under By-law 215 regarding the administration of urban planning by-laws.

CHAPTER 3 NORMATIVE PROVISIONS

ARTICLE 9. MINIMUM LOT AREA IN ZONE VI-16

The minimum area of a lot within zone VI-16, as identified on the zoning plan of Annex A of zoning by-law 214 is set at 10,000 m².

CHAPTER 4 PENAL PROVISIONS

ARTICLE 10. CRIMINAL PROSECUTION

The council authorizes any peace officer, as well as the designated officer, to institute penal proceedings against any person who contravenes any provision of this by-law and authorizes such persons to issue statements of offence useful for that purpose.

ARTICLE 11. OFFENCES

Where a person refuses or neglects to comply with one of the provisions of this by-law or with an order issued by the designated officer, the municipality may refer the issue to the Superior Court in accordance with the Act respecting land use planning and development (CQLR, c. A-19.1)

- 1) To order the cessation of work or uses that do not comply with the by-law;
- 2) To order, at the owner's expense, the execution of the work required to bring the use or construction into conformity with this by-law or, if there is no other useful solution, the demolition of the construction or the restoration of the land;
- 3) To authorize the Municipality to carry out the required work or the demolition or restoration of the land, if the owner of the building or immovable fails to do so within the time limit, and to recover from the owner the costs incurred by means of a charge against the immovable registered with the property tax.

Any offender is also subject, in addition to the penalties provided for in this by-law, to all the recourses or sanctions provided for by the laws and regulations in force in the municipality of the Township of Gore.

ARTICLE 12. PENALTIES

Any person who contravenes or fails to comply with any of the provisions of this by-law is liable, without prejudice to any other recourse that may be exercised against him, to a fine of no less than \$300 and no more than \$1000 for a natural person or \$2000 for a legal person.

In the event of a repeat offence, the person punishable by a fine that can be increased to \$2000 for a natural person and to \$4000 for a legal person.

If payment is not made within 30 days of the pronouncement of the judgment, the offender will be liable to the penalties provided for in the Code of Criminal Procedure.

ARTICLE 13. SEPARATE OFFENCE

If an offence lasts for more than one day, the offence committed on each day is a separate offence and the penalties for each offence may be imposed for each day that the offence lasts.

ARTICLE 14. OTHER REMEDIES

Notwithstanding recourses by penal action, the Municipality may exercise, before the courts of jurisdiction, all the recourses allowed by civil law necessary to enforce the provisions of this by-law, when the Council deems it appropriate or it can exercise all such recourses cumulatively.

Penal sanctions are instituted for and on behalf of the Municipality by the person designated for this purpose by resolution of Council.

CHAPTER 5 FIANAL PROVISIONS

ARTICLE 15. COMING INTO FORCE

This by-law comes into force in accordance with the law.

Alain Giroux,
Mayor

Sarah Channell
Clerk-Treasurer

Notice of Motion:	2026-03-02
Tabling of the draft regulation:	2026-03-02
Adoption of the by-law:	2026-
Notice of Promulgation:	2026-
Effective Date:	2026-
MRC and Municipalities contiguous. (s. 112.3)	2026-

BROUILLON