

August 27th, 2014

An extraordinary sitting of the Council of the Municipality of the Stanstead Township held on **TWENTY-SEVENTH day of August of the year two thousand FOURTEEN**, at 6:00 pm and at the same place of regular sittings.

PRESENT: Councillors Janet Cooper, George C. Atkin, Dany Brodeur, Pierre Martineau and Christian Laporte

ABSENT: Councillor Gaétane Gaudreau

ALL FORMING A QUORUM chaired by Mayor Francine Caron Markwell.

Acting Director General and Secretary-Treasurer, Monique Pépin, was also present in accordance with the *Law of Municipal Code*.

There were five (5) people in the audience.

OPENING OF THE SITTING

The Mayor, Mrs. Francine Caron Markwell, declared the sitting open at 6:00 pm.

Members of the council attest to having received the notice referred to in article 156 of the *Municipal Code*, at least two days prior to the meeting.

The Mayor reminded the members of the Council and the citizens present that the deliberations and question period, during this meeting, would focus exclusively on the topics on the agenda, in accordance with article 153 of the *Municipal Code*.

2014-08-881

1. ADOPTION OF THE AGENDA

*Proposed by Councillor Janet Cooper
Seconded by Councillor Pierre Martineau
And resolved*

THAT the agenda be adopted as presented by removing number 2 :

1. Adoption of the agenda
2. Bridge – Rene road – tender
3. Request for minor variance – Mr. Pasqual Sementilli- lot 4 923 273 – 44, Lac Lovering
4. Request for minor variance - Mr. Donald Veilleux – lot 4 923 406 – 450, Alger Nord
5. Request for minor variance - Mr. Luc Bernier – lot 4 923 406 – 442, Alger Nord
6. Period questions
7. Closing of the sitting

CARRIED

2. Bridge – Rene road - Tender (WITHDRAW)

2014-08-882

3. Request for minor variance – Mr. Pasqual Sementilli – lot 4 923 273 – 44, Lac Lovering

The Mayor stated that any interested person may be heard at this time with respect to this minor variance.

If there are representations, the Council may retire to deliberate on the spot or defer a decision until a later meeting

WHEREAS Mr. Pasqual Sementilli submitted an application for a minor variance on lot 4923273 (44, Lac Lovering) area Ve-1, to obtain a minor variance to the front setback of an accessory building and by-law no. 212-2001 on zoning, article 5.9 states that an accessory building must be 6 meters from the front lot;

WHEREAS the purpose of the exemption covers the front setback of an accessory building from the lot line of 4 meters instead of 6 meters;

WHEREAS the applicant requests a minor variance in order to build a garage;

WHEREAS the property is situated in the area Ve-1 on lot 4 923 273;

WHEREAS all other standards can be met;

WHEREAS this application relates to a provision that may be a minor variance under the terms of the by-law minor variance number 217-2001;

WHEREAS the Planning Advisory Committee recommends that the Council accept this request for minor variance to zoning by-law number 212-2001, article 5.9, to allow the front setback from the lot line of an accessory building to 4 meters instead of 6 meters, all for the building located on lot 4 923 273 at 44, Lac Lovering road;

Proposed by Councillor Christian Laporte

Seconded by Councillor Dany Brodeur

It is resolved

THAT Council authorizes this application for a minor variance to allow the front setback from the front lot line of an accessory building be brought to 4 meters instead of 6 meters, for the building located on the lot 4 923 273 at 44, Lac Lovering.

CARRIED

2014-08-883

4 Application for a minor variance Mr. Donald Veilleux - lot 4 923 414-450 Alger Nord Road

The Mayor stated that any interested person may be heard at this time with respect to this exemption request.

If there are representations, the Council may retire to deliberate on the spot or defer a decision until a later meeting

WHEREAS Mr. Donald Veilleux submitted an application for a minor variance on lot 4 923 414 (450, Alger Nord) area Ve-1, to obtain a minor variance to the possible size of an extension on a non-conforming structure where the zoning by-law number 212-2001, article 3.6 states that an enlargement, in order to conform, should not exceed more than 50% of the existing area;

WHEREAS the purpose of the exemption is an increase in size of a possible expansion by acquired rights, the applicant wants to expand the existing building by 63.5% instead of 50%;

WHEREAS the applicant requests a minor variance in order to carry out renovations and expansion;

WHEREAS the property is situated in the area Ve-1 on lot 4 923 414;

WHEREAS our records indicate that the building was constructed in 1972 and is protected by acquired rights;

WHEREAS the building is not located in the riparian zone and the expansion is more than 18 meters from the lake;

WHEREAS this application relates to a provision that may be a minor variance under the terms of the by-law minor exemptions number 217-2001;

WHEREAS the Planning Advisory Committee recommends that the Council accept this request for minor exemption to zoning by-law number 212-2001, article 3.6, to allow for the increased size which can be achieved by acquired rights, from 50% to 63.5%, for the building located on lot 4 923 414 at 450, Alger Nord road.

Proposed by Councillor George C. Atkin

Seconded by Councillor Pierre Martineau

It is resolved

THAT Council authorizes this application for a minor variance to allow the increase

of the potential size of an addition made by acquired rights from 50% to 63.5%, all for the building located on lot 4 923 414, at 450, Alger Nord.

Requirements:

- Get a map showing the existing ground level compared with the level of the projected embankments;
- Obtain a survey certificate with "offset" showing the location of the existing building for the work of lifting the chalet and repair of foundations;
- Get a certificate of localization showing the location of the building at the end of the work.

CARRIED

2014-08-884

5 Application for a minor variance Luc Bernier - lot 4 923 406-442 Alger Nord

The Mayor stated that any interested person may be heard at this time with respect to this exemption request.

If there are representations, the Council may retire to deliberate on the spot or defer a decision until a later meeting

WHEREAS Mr. Luc Bernier made three requests for minor variances on lot 4 923 406 (442, Alger Nord), Ve-1 area;

WHEREAS the purpose of the first minor variance relates to an increase in size of a possible expansion directed by acquired rights, the applicant wants to expand 65.2% of the existing building while in the zoning by-law number 212-2001 in article 3.6, states that enlargement should not exceed more than 50% of the existing building, when it become non-conforming;

WHEREAS the purpose of the second minor variance concerns the increased height of the building in the existing part being found in the riparian zone of 15 meters, the applicant wants to expand 17'8 "(existing building) to 27 '7 "while the zoning by-law number 212-2001, article 3.6 states that on or above the shore of a lake or a river, it is forbidden to make any changes whatsoever to a building therein;

WHEREAS the purpose of the third minor variance concerns the positioning of the expansion which is less than 18 meters from the lake, the applicant would begin expanding at about 15.5 meters while the zoning by-law number 212-2001 to article 3.6 states that the extension is allowed if it is more than 18 meters from the lake;

WHEREAS the applicant requests a minor variance in order to carry out renovations and expansion;

WHEREAS the property is situated in the area Ve-1 on lot 4 923 406;

WHEREAS our records indicate that the building was constructed in 1968 and is protected by acquired rights;

WHEREAS the building is located in the riparian zone and the expansion is less than 18 meters from the lake;

WHEREAS this application relates to a provision that may be a minor variance under the terms of the Regulation minor derogations number 217-2001;

WHEREAS the Planning Advisory Committee recommends that the Council accepts the application for a minor variance to zoning by-law number 212-2001, article 3.6, to allow the increase which can be achieved by acquired rights, in dimension from 50% of the existing building to 65.2%

WHEREAS the Planning Advisory Committee recommends that the Council accepts the expansion starting at about 15.50 meters from the lake instead of the required 18 meters,

WHEREAS the Planning Advisory Committee recommends that the Council refuses the increase in building height in the existing part being found in the riparian zone of 15 meters from 17'8 "(existing) to 27'7 "all for the building located

on lot 4 923 406 at 442 Alger Nord;

WHEREAS Mr. and Mrs. Bernier presented the Council with a new plan with a roof of 9/12 versus 10/12 which was presented both for the existing and the new cottage;

WHEREAS the members of the Council deliberated the new presentation and application of Mr. and Mrs. Bernier;

**Proposed by Councillor Janet Cooper
Seconded by Councillor Dany Brodeur
Recorded dissent, Councillor Charles A. Atkin
Resolved majority**

THAT Council authorizes this application for a minor variance to permit the increase which can be achieved by acquired rights, from 50% of the existing building to 65.2%

THAT Council authorizes this application for a minor variance to begin expansion to approximately 15.5 meters from the lake instead of the required 18 meters,

THAT Council after the presentation of Mr. and Mrs. Bernier authorizes this application for a minor variance to increase the height of the building in the existing part for the two roofs which are now 9/12 roofs, all for the building located on lot 4 923 406 at 442 Alger Nord road.

Requirements:

- Submit the new plans to the building inspector for obtaining the building permit in accordance with the discussions with the board.
- For the existing part of the cottage, the inner part will include a cathedral ceiling, so no loft, no second floor.
- For the existing part of the cottage, no gallery on the second floor or above the patio doors on the first floor.

CARRIED

6 QUESTION PERIOD

No question.

2014-08-885

7. CLOSING OF THE SITTING

The adjournment was proposed by Councillor Pierre Martineau, it is 18 h 25.

CARRIED

Mrs. Francine Caron Markwell, Mayor

**Mrs. Monique Pépin, Acting Director-General
And Secretary-Treasurer**

I, Francine Caron Markwell, Mayor of the Stanstead Township, certify that the signing of these minutes is equivalent to my signature on all resolutions contained within the meaning of Article 142 (2) of the Code News.

THE PRESENT VERSION IS NOT OFFICIAL, THUS THE FRENCH TEXT PREVAILS.

PLEASE NOTE THAT THE ENGLISH VERSION ONLY PRESENTS A RESUMÉ OF THE FRENCH VERSION AND IT IS NOT REPRODUCED IN ITS ENTIRETY.