

December 3<sup>rd</sup>, 2014

A regular sitting of the Council of the Municipality of Stanstead Township held **THIRD day of December of the year two thousand FOURTEEN**, time and place of regular meetings.

**PRESENTS:** Councillors Gaétane Langlois Gaudreau, Janet Cooper, George C. Atkin, Pierre Martineau and Christian Laporte

**ABSENT:** Councillor Dany Brodeur

**ALL FORMING A QUORUM** chaired by Mayor Francine Caron-Markwell.

The Director General and secretary treasurer Me Josiane Hudon is also present. in accordance with the *Law of Municipal Code*.

There were nine (9) people in the audience.

---

**1. OPENING OF THE MEETING**

The Mayor, Mrs. Francine Caron Markwell, declared the meeting open at 7:30 p.m.

14-12-975

**2. ADOPTION OF THE AGENDA**

*Proposed by Councillor Janet Cooper  
Seconded by Councillor Pierre Martineau  
It is resolved*

THAT the agenda be adopted with the proposed modifications.

**CARRIED**

14-12-976

**3. APPROVAL OF MINUTES**

*Proposed by Councillor Christian Laporte  
Seconded by Councillor Pierre Martineau  
It is resolved*

THAT the minutes of November 5<sup>th</sup> 2014 be adopted as deposited.

**CARRIED**

**4. FOLLOW –UP ON THE LAST REGULAR MEETING OF COUNCIL**

**5. QUESTIONS FROM CITIZENS**

**6. TABLING OF THE MONTHLY CORRESPONDENCE**

The secretary of the meeting tabled the list of correspondence received during the last month. Correspondence can be found at the municipal office during regular business hours. The documents will be kept in the archives. Where appropriate, for other non-archived material may be destroyed at the end of the month. Correspondence will be treated in accordance with the directions of the Council.

**7. TOWN PLANNING AND ENVIRONMENT**

**7.1 Tabling of the summary report of permits**

The secretary of the meeting tabled the report of the building inspector for the current month. A copy of the report was presented to the Council and duly noted.

**7.2 Tabling the minutes of the Planning Advisory Committee**

The minutes of the meeting held on November 14<sup>th</sup> 2014 was tabled to the members of the council.

**7.3 Tabling of the Forest Inspection Report**

The secretary of the meeting tabled the report of the forestry inspector for the current month. A copy of the report was presented to the Council and duly noted.

14-12-977

**7.4 Membership into COMBEQ for the environment inspector and for the building inspector.**

**WHEREAS** the Council wishes to renew the membership of the building inspector Mr. Dominic Gauthier, for the year 2015 in the *Corporation des officiers municipaux en bâtiment et environnement du Québec (COMBEQ)* at a cost of \$325 plus taxes;

**WHEREAS** the Council wishes that the environment inspector, Mr. François Duquette should also be a member at the cost of \$215;

***Proposed by Councillor Gaétane Gaudreau  
Seconded by Councillor George Charles Atkin  
It is resolved***

**THAT** the Council renew the membership of both building and environment inspectors; Mr. Dominic Gauthier and Mr. François Duquette to COMBEQ for the amount of \$540 plus taxes for both of them. The amount of the expenditure is appropriate to budget no. 02 61001 494, budget 2015.

**CARRIED**

14-12-978

**7.5 Request for minor variance for the owner of lot no. 4 924 246 located on Colby road**

**WHEREAS** the owner of lot no. 4 924 246 located on Colby Road requested a minor variance in order that the total deforested area allowed on his property located in an area of high interest, would be 1 886.2 m<sup>2</sup> instead of 1200 m<sup>2</sup> as currently permitted in the zoning by-law no. 212-2001 article 13.9;

**WHEREAS** the Planning Advisory Committee was aware of the facts and did not recommend to Council to grant this exemption request as presented due to a lack of information;

**WHEREAS** the Council had postponed the issue at the last meeting;

**WHEREAS** a notice was published in accordance with section 145.6 of the Act respecting land use planning and development, on October 20<sup>th</sup>;

***Proposed by Councillor George Charles Atkin  
Seconded by Councillor Christian Laporte  
It is resolved (4 for and 2 against)***

**THAT** Council accepts this minor variance with the following conditions:

- The applicant will be planting thirty native trees with a height of 4 to 6 feet (minimum 4 feet), once construction work is all completed;
- These 30 trees will be evenly distributed (as far as possible) at:
  - Fifteen in the first 5 meters from the shore;
  - 6-7 in the view window;
  - 8-9 around the future residence.

***The Mayor exercised her right to vote and voted for the proposal.***

***The councillors Gaétane Gaudreau and Janet Cooper vote against this resolution and wish their dissent be recorded in the minutes:***

***They state that they voted against because they consider that the municipality should grant the minor request, without any conditions, considering the fact that this is a mistake of the municipality and the applicant should not pay for that mistake.***

**CARRIED**

14-12-979

**7.6 Minor variance for the owner of 98, Soleil-Levant road**

**WHEREAS** the owner of the building at 98, Soleil-Levant road on lot no. 4 923 423 zone Ve-1 requests a minor variance to increase the minimum setback requirement for a building to : 21.69 meters from the high water level instead of 23 meters for a building, as currently permitted in the zoning by-law no. 212-2001, article 12.5.1, and also to bring the encroachment of a balcony in the minimum rear

setback to 2.59 meters instead of 2 meters, as currently prescribed in the zoning by-law no. 212-2001, article 6.1;

**WHEREAS** the Planning Advisory Committee was informed of the facts and recommended to the Council to grant this exemption request as presented;

**WHEREAS** a notice was published in accordance with section 145.6 of the Act respecting land use planning and development, on last November 18<sup>th</sup>;

***Proposed by Councillor Christian Laporte  
Seconded by Councillor George Charles Atkin  
It is resolved***

**THAT** Council supports the recommendations of the PAC and grants this exemption request as presented.

**CARRIED**

14-12-980

**7.7 Minor variance request for the owner of lot 4 922 702 located on Arrow Head road**

**WHEREAS** the owner of lot 4 922 702 located on Arrow Head road zone Vc-2 applied for a minor variance to increase the length of its dock of 30 meters (and the last section parallel to the shore), although it is already 22.86 meters to the low water, while the zoning by-law no. 212-2001 to article 12.8 currently said that the length of a dock can not exceed 15 meters but can be extended up to 30 meters only to reach the low water;

**WHEREAS** the Planning Advisory Committee was informed of the facts and recommended to the Council to grant this exemption request as presented;

**WHEREAS** a notice was published in accordance with article 145.6 of the Act respecting land use planning and development, on last November 18<sup>th</sup>;

***Proposed by Councillor Janet Cooper  
Seconded by Councillor Pierre Martineau  
It is resolved***

**THAT** Council does not support the recommendations of the PAC and refuses this minor variance as presented, because it doesn't inconvenience to the applicant since the dock already reaches of 22.86 meters at low water, complying thereby with the by-law.

**CARRIED**

14-12-981

**7.8 Minor exemption request for the owner of 4235 Georgeville road**

***The councillor George Charles Atkin withdrew to avoid any conflict of interest, it is 8:09 P.M.***

**WHEREAS** the owner of the building located at 4235 Georgeville road on lot 4 922 337 in zone Rura-1 requested a minor variance to bring the width of a future road to the required minimum of 9 meters instead 15 meters while maintaining the minimum width required for the construction of the road at 6 meters, as currently prescribed in the town planning by-law no. 213-2001, article 4.44;

**WHEREAS** the Planning Advisory Committee was informed of the facts and recommended to the City Council to grant this exemption request as presented;

**WHEREAS** a notice was published in accordance with section 145.6 of the Act respecting land use planning and development, on last November 18<sup>th</sup>;

***Proposed by Councillor Christian Laporte  
Seconded by Councillor Janet Cooper  
It is resolved***

**THAT** the Council supports the recommendations of the PAC and accepts this minor variance as presented.

**CARRIED**

*The councillor George Charles Atkin returns to his seat, it is 8:10 p.m.*

**7.9 Notice of motion for by-law no. 369-2014 amending the construction by-law no. 214-2001**

Councillor *Janet Cooper* gives notice of motion that the by-law no. 369-2014 will be presented for adoption.

This by-law will aim to amend by-law no. 214-2001 to prohibit the use of concrete blocks for the foundation of a main building.

14-12-982

**7.10 Adoption of the draft by-law no. 369-2014 amending the construction by-law no. 214-2001 -**

**WHEREAS** councillor Janet Cooper gave notice that a motion on by-law no. 369-2014 would be presented for adoption;

**WHEREAS** the Council must first adopt a first draft by-law for regulation concerning the construction, in accordance with the provisions of the Planning and Development Act;

**WHEREAS** the municipality must hold a public meeting on the draft by-law and that the Council determines the date, time and place of the meeting;

***Proposed by Councillor Christian Laporte  
Secoded by Councillor Pierre Martineau  
It is resolved***

**THAT** Council adopts the first draft by-law no. 369-2014 amending by-law no.214-2001 on construction. The purpose of this draft by-law is:

- prohibit the use of concrete blocks for the foundation of a main building.

**THAT** a public information meeting will be held on December 9<sup>th</sup> at 7:00 p.m.at the Town Hall of Stanstead Township located at 778, Chemin Sheldon, Stanstead Township. During this consultation meeting, the Council will explain the draft by-law and the consequences of its adoption and will hear the persons and organizations wishing to be heard.

**THAT** the council members recognize having received a copy of the first draft by-law no later than two days before the meeting and declare having read it and waive the reading.

**CARRIED**

**7.11 Notice of motion for the by-law no. 370-2014 amending by-law no 211-2001 on the urban plan**

Councillor *George Charles Atkin* gives notice of motion that the by-law no. 370-2014 will be presented for adoption.

This by-law shall be used for amending the by-law no. 211-2001 to modify the zones to match the new cadastre following cadastral renovation.

**7.12 Adoption of the draft by-law No. 370-2014 amending by-law no. 211-2001 of the urban plan -**

The subject is postponed to a later meeting.

**7.13 Notice of motion for by-law no.371-2014 amending by-law no. 212-2001 on zoning**

Councillor *Janet Cooper* gives notice of motion that the by-law no. 371-2014 will be presented for adoption.

This by-law will aim to amend by-law no. 212-2001 in order to add new provisions following the adoption of the Memphremagog RCM by-law no. 12-12 revised development plan. The changes mainly concern:

- updating the provisions on flood zones, shorelines, coastlines and wetlands;
- updating provisions on cutting trees;

- updating of certain definitions;
- updating of the areas to match the new cadastre following cadastral renovation.

**7.14 Adoption of the first draft by-law no. 371-2014 amending the zoning by-law No. 212-2001-**

*The subject is postponed to a later meeting.*

14-12-983

**7.15 Approval of costs for the disposal of contaminated soil following the work on the Fitch Bay road**

**WHEREAS** the Council authorized by resolution no. 2014-10-942 the installation of a manhole on Fitch Bay road facing the property of Mr. Fillion, due to the problem of rain;

**WHEREAS** during the execution of the work, the road inspector found that the soil was contaminated;

**WHEREAS** the municipality had to dispose of the contaminated soil with the help of the company *Solution Eau Air Sol* Company;

***Proposed by Councillor Pierre Martineau  
Seconded by Councillor Christian Laporte  
It is resolved***

**THAT** Council grants the expenditure of \$ 1, 642.50 plus tax for the disposal of 25 tons of contaminated soil at a price of \$ 45 per tonne, plus costs of \$ 17.50 for weighing and \$ 500 for transport. The amount of the expenditure is appropriate for budget item No. 02 47000 429.

**CARRIED**

14-12-984

**7.16 Service offer from EXP firm to modify by-laws in urban planning department**

**WHEREAS** several amendments to the urban planning department need to be made;

**WHEREAS** EXP firm has submitted in this regard a service offer;

***Proposed by Councillor George Charles Atkin  
Seconded by Councillor Christian Laporte  
It is resolved***

**THAT** Council accepts the service offer of the firm EXP to modify some by-laws of concerning urban planning for the amount of \$ 100 per hour to a maximum of \$ 4,500 plus taxes. The amount of the expenditure is appropriate for budget item no. 02 61001 453.

**CARRIED**

**8. PUBLIC WORKS AND INFRASTRUCTURE**

**9. TREASURY AND ADMINISTRATION**

14-12-985

**9.1 Approval of accounts paid and payable - November / December 2014**

***Councillor Pierre Martineau leaves the room; it is 8:17 p.m.***

***Proposed by Councillor Gaétane Gaudreau  
Seconded by Councillor Christian Laporte  
It is resolved***

**THAT** Council approves the list of submitted of accounts payable for the months of November and December 2014 and authorizes the Director General and / or her assistant general to pay accounts payable according to the approved list.

Total accounts paid:	\$ 74,515.77
Total accounts payable:	\$ 151,879.62

**THAT** Council approve the list of salaries for the month of November, namely:

Employee salaries: \$ 23,961.74  
Salaries of elected officials: \$4,495.35  
Members P.A.C. \$78.34

**CARRIED**

**9.2 Report of revenue and expenditure of the month**

The ratio of the revenue and expenditure of the month is tabled to council members.

**9.3 Financial activity report and availability of funds**

The financial activity report and funds available is tabled to the members of the council.

**9.4 The staff activity report is tabled to the members of the council.**

The staff activity report is tabled to the members of the council.

**9.5 Report of delegated authority**

The report of the delegation of authority of the Director General, the Director of Public Works and the Fire Chief is deposited to the Council.

14-12-986

**9.6 Training on acquired rights offered FQM for some elected**

**WHEREAS** four elected officials (Francine Caron Markwell, George Charles Atkin, Janet Cooper and Christian Laporte) wish to attend the information session on acquired rights offered by FQM at a cost of \$ 85 per person;

***Proposed by Councillor Gaétane Gaudreau  
Seconded by Councillor Christian Laporte  
It is resolved***

**THAT** Council approves the expenditure of \$ 340 plus tax for the subscription of these four elected officials for the training offered by the FQM next January 22<sup>nd</sup> on acquired rights. The amount of the expenditure is appropriate for budget item no. 02 11000 454.

**CARRIED**

***Councillor Pierre Martineau takes his seat; it is 8:19 p.m.***

14-12-987

**9.7 Schedule of regular Council meetings**

**WHEREAS** article 148 of the Municipal Code provides that the Council shall, before each civil year, do the schedule of its regular sessions for the next year, setting the date and time of the beginning of each;

***Proposed by Councillor Janet Cooper  
Seconded by Councillor Pierre Martineau  
It is resolved***

**THAT** the following schedule be adopted with respect to the holding of regular council meetings for 2015.

These sessions will be held on Wednesday and will start at 7:30 P.M.

Jan. 14	April 1	July 8	October 7
February 4	May 6	August 5	November 4
March 4	June 3	September 2	December 2

A public notice of the contents of this calendar is published in accordance with the law.

**CARRIED**

**9.8 Notice of motion for by-law no. 372-2014 repealing 64-1987, 70-1987, 80-1988 and 94-1989**

Councillor *Pierre Martineau* gives notice of motion at a future meeting of the council, for by-law no.372-2014 which will be presented for adoption.

This by-law shall be used for repealing by-laws no. 64-1987, 70-1987, 80-1988 and 94-1989.

14-12-988

**9.9 Adoption of by-law no. 368-2014 establishing the rates for expenses incurred by council members or employees in the performance of their duties and repealing by-law no. 341-2012 -**

**WHEREAS** Councillor Janet Cooper gave a notice of motion at the meeting of November 5th to the effect that the council will present by-law no. 368-2014 for adoption at a future meeting;

**WHEREAS** this by-law is to repeal by-law no. 341-2012 and to establish the rates for expenses incurred by a council members or employees in the performance of their duties;

***Proposed by Councillor Pierre Martineau  
Seconded by Councillor Christian Laporte  
It is resolved***

**THAT** Council adopts the by-law no. 368-2014 establishing the rates for expenses incurred by council members or employees in the performance of their duties and repealing by-law no. 341-2012.

**THAT** council members recognize having received a copy of the by-law no. 368-2014 no later than two days before the meeting and declare having read it and waive the reading.

**CARRIED**

14-12-989

**9.10 Request for formalization with the Commission de la Toponymie of Quebec for Chemin des Balbuzards**

**WHEREAS** a new private road has recently been developed and it is appropriate to notify the Commission de la toponymie of the Quebec to formalize it;

**WHEREAS** the new road will be called " Chemin des Balbuzards" and will be located at the place indicated in the plan annexed to this;

***Proposed by Councillor Gaétane Gaudreau  
Seconded by Councillor George Charles Atkin  
It is resolved***

**THAT** Council requests the Commission de la Toponymie of Quebec to formalize this private road Chemin des Balbuzards in their register.

**CARRIED**

14-12-990

**9.11 Purchase of two cell modules for the sewers stations**

**WHEREAS** both sewage treatment stations in the municipality are now equipped with a telephone line and it costs \$ 109 monthly including taxes for both locations;

**WHEREAS** the telephone lines were previously required to make the connection between the line and the control panel;

**WHEREAS** today with cell phones, there is no need to have a line, but a cellular module is required to make the transition between the central and the cell;

**WHEREAS** each module costs \$ 393.11 plus \$ 69.99 for travel expenses but eventually, it will cost less than \$ 50 a month for the two stations;

**Proposed by Councillor Janet Cooper  
Seconded by Councillor Pierre Martineau  
It is resolved**

**THAT** Council approves the expenditure of \$ 926.20 excluding taxes but including traveling, for the purchase of two cell modules for the two sewers stations, replacing the telephone lines currently in place.

**THAT** Council requests that the two telephone lines are eliminated when the modules are operational.

**CARRIED**

## **10. ENVIRONMENTAL HEALTH**

### **11. PUBLIC SAFETY**

#### **11.1 Deposit of the report of the fire department**

The monthly report of activities of the fire department is deposited to the council members.

## **12. LEISURE AND CULTURE**

14-12-991

#### **12.1 Purchase of images from the Murray collection for the Heritage Trail**

**WHEREAS** the municipality wishes to purchase images from the Murray collection for the Heritage circuit;

**WHEREAS** the municipality has permission to use six (6) images at the price of three (3) for \$ 500 payable to Studio Georgeville;

**WHEREAS** the expense was originally budgeted for the design of the historic circuit;

**Proposed by Councillor Janet Cooper  
Seconded by Councillor Christian Laporte  
It is resolved**

**THAT** Council approves the expenditure of \$ 500 for permission to use and reproduce 6 images from the Murray collection for the Heritage circuit, expense payable to Studio Georgeville. The amount of the expenditure is appropriate from the community agent.

**CARRIED**

## **13. VARIA**

## **14. SECOND QUESTION PERIOD**

14-12-992

## **15 CLOSING SITTING**

The adjournment was proposed by Councillor Gaétane Langlois Gaudreau, at 8:29 P.M.

**CARRIED**

\_\_\_\_\_  
Francine Caron Markwell,  
Mayor

\_\_\_\_\_  
Me Josiane Hudon  
Director General and Secretary-Treasurer

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