

Minutes of the ordinary meeting of council of the Municipality of the Township of Arundel held at the municipal office located at 2 Village Street, Arundel on the 17th day of January 2017 at 7:00 p.m.

Present were councillors: Julia Stuart, Joanna Nash, Marlene Séguin, Bernard Bazinet, Hervey William Howe, Daniel L. Fournier and the mayor Guylaine Berlinguette.

The director general France Bellefleur and the administrative assistant, Carole Brandt are present.

Agenda

1. Adoption of the Agenda

2. Consultation of requests for minor derogations

2.1 Request for minor variances – 47, Swail’s Corner road – Roll 1991-95-9867

2.2 Request for minor variances – 1, du Ruisseau Street – Roll 1994-57-4316

3. Requests for minor variances

3.1 Request for minor variances – 47, Swail’s Corner road – Roll 1991-95-9867

3.2 Request for minor variances – 1, du Ruisseau Street – Roll 1994-57-4316

4. Adoption of the minutes

4.1 Ordinary meeting of December 13th 2016

4.2 Extraordinary meeting of December 13th 2016

5. Financial and administrative management

5.1 List of accounts payable as of December 31st 2016

5.2 Removal of taxes and interest receivable – 1388-87-1182

5.3 Group Insurance – The Great-West - Termination of Contract

6. Transport

6.1 Construction of the municipal garage – Groupe Laverdure Construction inc – Progressive calculation #2

6.2 Construction of municipal garage - Geothermal - Additional linings

7. Urban planning and environmental hygiene

7.1 PIIA – 3-2A and 3-2B, Church road – Lot 12B-1-2 – Construction of a new residential building and garage – Roll 1892-21-6686

7.2 PIIA – 3-3A and 3-3B, Church road – Lot 12B-1-3 – Construction of a new residential building – Roll 1892-21-6686

8. Loisirs and culture

8.1 Benefit-dinner – Centraide Day at Mont-Blanc

9. Mayor’s and councillors report

10. Question period

11. Termination of meeting

2017-0001

1. Adoption of the Agenda

It is moved by councillor Julia Stuart that the Agenda be adopted as presented.

ADOPTED UNANIMOUSLY

2. Consultation of requests for minor derogations

2.1 Request for minor variances – 47, Swail’s Corner road – Roll 1991-95-9867

The mayor invites the audience to state their comments or opposition regarding this minor variances request.

Citizens ask no questions regarding this request.

No comments or objections have been presented with regard to this minor variances request.

2.2 Request for minor variances – 1, du Ruisseau Street – Roll 1994-57-4316

The mayor invites the audience to state their comments or opposition regarding this minor variances request.

Citizens ask no questions regarding this request.

No comments or objections have been presented with regard to this minor variances request.

3. Requests for minor variances

2017-0002

3.1 Request for minor variances – 47, Swail’s Corner road – Roll 1991-95-9867

WHEREAS the request for minor variances filed by the owner of 47, Swail's Corner road, roll number 1991-95-9867;

WHEREAS that the request for minor variances is to permit

reconstruction of the main building at a distance of 2.5 meters from the right side line of the site, while the minimum side margin required in Ag-35 is five (5) meters;

WHEREAS that the request for minor variances is equally aimed at authorizing a 10% occupancy factor (SOC) while the maximum allowed in the Ag-35 zone is 8%;

WHEREAS that the effects on the neighborhood will be minimal since the property to the right of the site consists of a field in cultivation and that the regulatory margin of five (5) meters will be respected with the property on the left;

WHEREAS that the increase in the floor area of the house complies with the regulations and that the two sheds in the back yard are not a source of nuisance;

WHEREAS that the Mayor has invited the audience to make their comments or their opposition with respect to this request for minor variances;

WHEREAS that no comments or objections have been filed with respect to this application for minor variances;

WHEREAS the recommendation of the planning advisory Committee to accept this request;

CONSEQUENTLY,

It is moved by councillor Daniel L. Fournier

And carried:

THAT council approve this request for minor variances for the property at 47 Swail's Corner Road and authorizes:

- reconstruction of the main building at a distance of 2.5 meters from the right side line while the minimum lateral margin required in the Ag-35 zone is 5 meters;

- a soil occupancy factor (SOC) of 10%, whereas the maximum allowed in the Ag-35 zone is 8%

ADOPTED UNANIMOUSLY

2017-0003

3.2 Request for minor variances – 1, du Ruisseau Street – Roll 1994-57-4316

WHEREAS the request for minor variances filed by the owner of 1, du Ruisseau Road, roll number 1994-57-4316;

WHEREAS that the request for minor variances is to allow the construction of a garage in the front yard and the front margin, at a distance of eight (8) meters from the front line, whereas these are only allowed in the side and rear yards;

WHEREAS that the request for minor variances also seeks to authorize the construction of a garage having a height of seven (7) meters while

the maximum permitted under the regulations is six (6) meters;

WHEREAS that on the property there is an area at risk of land movement and that the projected garage must be located at least ten (10) meters from it;

WHEREAS that the location chosen by the owner for the construction of his garage is the only suitable location on the property;

WHEREAS that the owner wishes to install habitable roof trusses so as to create a storage space in the roof space and maximize the interior space of the garage;

WHEREAS that the architectural style, including the shape of the roof and the exterior cladding of the garage, will be identical to those of the house;

WHEREAS that the impacts on the neighborhood will be minimal since there will remain a wooded area between the garage and neighboring property;

WHEREAS that the mayor has invited the audience to make their comments or their opposition with respect to this request for minor variances;

WHEREAS that no comments or objections have been filed with respect to this application for minor variances;

WHEREAS the recommendation of the planning advisory Committee to accept this request;

CONSEQUENTLY,

It is moved by councillor Bernard Bazinet

And carried:

THAT council approve this request for minor variances and authorize the construction of a garage for the property of 1, du Ruisseau street:

- in the front yard and the front margin, at a distance of eight (8) meters from the front line and a minimum of ten (10) meters from the area at risk of ground movement, while garages are only authorized in side and back yards;

- having a height of seven (7) meters while the maximum authorized is six (6) meters;

THAT the proposed installation of the garage on the lot be verified by a land surveyor, if the municipal inspector deems it necessary.

ADOPTED UNANIMOUSLY

4. Adoption of the minutes

4.1 Ordinary meeting of December 13th 2016

TAKE NOTICE that a copy of the minutes was given to each member of the municipal council;

It is moved by councillor Hervey William Howe

And carried to adopt the minutes of the ordinary meeting of council held on December 13th 2016 as presented.

ADOPTED UNANIMOUSLY

2017-0005

4.2 Extraordinary meeting of December 13th 2016

TAKE NOTICE that a copy of the minutes was given to each member of the municipal council;

It is moved by councillor Daniel L. Fournier

And carried to adopt the minutes of the ordinary meeting of council held on December 13th 2016 as presented.

ADOPTED UNANIMOUSLY

5. Financial and administrative management

2017-0006

5.1 List of accounts payable as of December 31st 2016

It is moved by councillor Julia Stuart and carried to approve the list of bills to pay as presented:

ADMQ*	859.64\$
Alliance Ford*	2.11\$
Association Clair Soleil	100.00\$
Batteries Expert*	219.55\$
Bell Mobilité	39.00\$
Bell Canada	76.26\$
Boulet Barbe Enr*	314.71\$
Boyd Michael	353.95\$
Canadian Tire*	618.89\$
Central de Sécurité*	618.58\$
Chauffage Laurentien*	314.92\$
Distribution Hunpaco*	88.00\$
Dubé Guyot*	3,101.74\$
DWB Consultants	5,892.47\$
Energies Sonic*	4,340.69\$
FQM	1,036.91\$
Fournitures de bureau Denis*	183.81\$
Gilbert P. Miller & fils*	1,816.60\$
Gobeille Inc*	167.86\$
Great West	2,722.67\$
Groupe ABS*	649.04\$
Groupe Laverdure	157,051.40\$
Groupe Yves Gagnon BMR*	165.80\$

Hydro Québec	3,411.82\$
Imprimerie Léonard*	51.74\$
Jean Damecour Architecte	2,941.59\$
Jones Frances*	523.00\$
Juteau Ruel	152.56\$
Les Machineries St-Jovite*	750.22\$
Local SCFP 4852	919.13\$
Marc Marier	130.00\$
Matériaux McLaughlin*	621.20\$
Municipalité d'Huberdeau	5,437.50\$
Municipalité de Montcalm	5,437.50\$
Pélessier André, formateur*	239.92\$
PG Solutions	10,508.73\$
Plomberie Roger Labonté*	193.74\$
Québec Municipal*	189.71\$
Rona Forget*	97.25\$
Serres Arundel*	413.81\$
Services d'entretien St-Jovite*	45.30\$
Shaw Direct	38.50\$
Tenaquip*	42.74\$
Trophées & Gravures Expert*	258.69\$
Visa Desjardins*	2,840.03\$
Zoll Medical Canada*	208.51\$
Salaries and employer contribution	39,094.01\$
Bank fees	96.47*

*Report in virtue of by-law #171 delegation of power

That the municipal council acknowledges receipt of the report in virtue of by-law #171 delegating power for the period of the month of December 2016, transmitted January 13rd 2017.

I, the undersigned, certify that the Municipality of the Township of Arundel has the necessary available funds for the expenses listed above.

France Bellefleur, CPA, CA
Director general

ADOPTED UNANIMOUSLY

2017-0007

5.2 Removal of taxes and interest receivable – 1388-87-1182

It is moved by councillor Hervey William Howe

And carried that council authorize the removal of taxes and interest receivable for the years 2011 and preceding for the roll 1388-87-1182.

ADOPTED UNANIMOUSLY

2017-0008

5.3 Group Insurances - Great-West Life - Termination of Contract

WHEREAS that the Municipality wishes to terminate the group insurance contract with the Great-West on March 1st, 2017;

It is moved by councillor Marlene Séguin

And carried that the Municipality terminate the contract of collective insurance with the company Great West as of March 1st, 2017.

ADOPTED UNANIMOUSLY

6. Transport

2017-0009

6.1 Construction of the municipal garage – Groupe Laverdure Construction inc – Progressive calculation #2

WHEREAS that the contractor Groupe Laverdure Construction inc has submitted a request for payment for work performed up to December 31st, 2016;

WHEREAS that the architect Jean Damecour recommended the payment of the progressive calculation number 2 for an amount of \$ 136,596.13 plus applicable taxes;

WHEREAS that the payment recommendation includes a 10% withholding;

CONSEQUENTLY,

It is moved by councillor Daniel L. Fournier

And carried that council approve the recommendation of payment of the calculation number two and authorizes the payment to Groupe Laverdure Construction inc in the amount of 157 051.40 \$ taxes included.

ADOPTED UNANIMOUSLY

2017-0010

6.2 Construction of municipal garage - Geothermal - Additional linings

WHEREAS following the drilling of the first geothermal well, the rock level is approximately 140 feet and an additional steel lining is required for each of the five (5) wells;

WHEREAS that the rock level is between 152 feet and 165 feet for each of the other wells dug;

WHEREAS that only the first twenty (20) feet of lining of each borehole are included in the contract;

WHEREAS that the cost of drilling must be readjusted according to the actual rock level and that the additional cost is \$ 26 per linear foot;

CONSEQUENTLY,

It is moved by councillor Daniel L. Fournier

And carried to accept the directive DWB ME-01 - Geothermal - Additional lining, issued by the firm DWB Consultants and to authorize the addition to the construction contract of Groupe Laverdure Construction inc the additional costs related to the surplus steel lining at a unit price of \$ 26 per linear foot (steel lining exceeding the first twenty (20) feet of lining of each borehole) for an amount of \$ 19,315.32 plus applicable taxes.

ADOPTED UNANIMOUSLY

Councillor Hervey William Howe left the meeting after disclosing the general nature of his interest throughout the proceedings and voting on the two (2) following resolutions.

7. Urban planning and environmental hygiene

2017- 0011

garage – Roll 1892-

**7.1 PIIA – 3-2A and 3-2B, Church road – Lot 12B-1-2 –
Construction of a new residential building and
21-6686**

WHEREAS that an application under the SPAIP was submitted for the property located at 3-2A and 3-2B on Church Road, lot 12B-1-2 and identified by 1892-21-6686 and aimed at the construction of a new residence and a garage;

WHEREAS that the application of the owners is subject to the criteria of by-law # 168 concerning the Site Planning and Architectural Integration Program (SPAIP);

WHEREAS that the applicants have filed the plans and elevations of the proposed residence and garage as well as a sample of the wall and roof covering materials;

WHEREAS that the exterior wall covering material for the two (2) buildings is CanExel and that the new buildings will be located at a distance of more than 100 meters from the roads;

WHEREAS that the CanExel will be sand-colored, installed horizontally, as recommended by the SPAIP;

WHEREAS that the blue mist asphalt shingle is in harmony with the wall covering chosen;

WHEREAS the recommendation of the Planning Advisory Committee to accept this request;

CONSEQUENTLY,

It is moved by councillor Bernard Bazinet

And carried that council accept the request presented under the SPAIP for the property located at 3-2A and 3-2B on Church Road, lot 12B-1-2 and identified by 1892-21-6686 and aimed at the construction of a new residence as well as a garage according to plans and elevations filed.

ADOPTED UNANIMOUSLY

2017-0012

**7.2 PIIA – 3-3A and 3-3B, Church road – Lot 12B-1-3 –
Construction of a new residential building – Roll 1892-21-6686**

WHEREAS an application under the SPAIP was submitted for the property located at 3-3A and 3-3B on Church Road, lot 12B-1-3 and identified by the roll number 1892-21-6686 and aimed at the construction of a new residence;

WHEREAS that the application of the owners is subject to the criteria of by-law # 168 concerning the Site Planning and Architectural Integration Program (SPAIP);

WHEREAS that the applicants have filed the plans and elevations of the proposed residence together with a sample of the wall and roof covering materials;

WHEREAS that the exterior wall cladding material for the two (2) buildings is CanExel and that the new building will be located at a distance of more than 100 meters from the roads;

WHEREAS that the CanExel will be sand-colored, installed horizontally, as recommended by the SPAIP;

WHEREAS that the blue mist asphalt shingle is in harmony with the wall covering chosen;

WHEREAS the recommendation of the Planning Advisory Committee to accept this request;

CONSEQUENTLY,

It is moved by councillor Julia Stuart

and carried that council accepts the application submitted under the SPAIP for the property located at 3-3A and 3-3B on Church Road, lot 12B-1-3 and identified by the roll number 1892-21-6686 aimed at the construction of a new residence according to the plans and elevations filed.

ADOPTED UNANIMOUSLY

Councillor Hervey William Howe returns to the meeting.

2017-0013

8.1 Benefit-dinner – Centraide Day at Mont-Blanc

WHEREAS that Centraide Gatineau - Labelle - Hautes-Laurentides supports various community organizations in our region, which in turn provide services to vulnerable people in our community, enabling them to find solutions to overcome poverty and exclusion and overcome their personal difficulties;

WHEREAS a "Centraide Day at Mont-Blanc" funding event will take place on January 21st, 2017;

WHEREAS that the benefits of this campaign will return to our community through social investments;

CONSEQUENTLY,

It is moved by councillor Julia Stuart

And carried to authorize the purchase of two (2) tickets for the benefit dinner of the Centraide Day at Mont-Blanc, in favor of Centraide Gatineau- Labelle - Hautes-Laurentides in the amount of \$ 15 each.

ADOPTED UNANIMOUSLY

2017-0014

Termination of meeting

It is moved by councillor Julia Stuart and carried that the meeting be terminated at 7:32 p.m.

ADOPTED UNANIMOUSLY

Guylaine Berlinguette
Mayor

France Bellefleur, CPA, CA
Director general