

10.2 SPAIP lot 6216042 (4 ch du Golf)

WHEREAS a request for a permit was received in accordance with By-law 168 governing site planning and architectural integration programs (SPAIP) for the construction of an accessory building on lot 6216042 (4 chemin du Golf);

WHEREAS that by-law 168 provides for a multi-criteria analysis as specified in article 4.1.2;

WHEREAS the members of the Urban Planning Advisory Committee have examined the plans prepared by Daniel Laramée, *Technologue professionnel*, and the drawing of the garden shed by *Développement Tremblant Haus*, confirming the conformity of the Anglo-Saxon style accessory building, which will be painted white;

WHEREAS the applicant agrees to respect the setbacks from the property line and the main building;

WHEREAS, at its meeting held on September 6, 2024, the members of the Urban Planning Advisory Committee have examined the criteria set out in section 4.1.2 and have unanimously approved this request and recommended the issuance of a building permit subject to the above-mentioned reservations;

2024-09-119

IT IS THEREFORE PROPOSED by Councillor Richard E. Dubeau and unanimously resolved by those present to :

APPROVE the granting of a site planning and architectural integration program permit for this accessory building, provided that it is painted white, that the Anglo-Saxon style modifications are carried out and that the setbacks are respected.

11.1 Municipal policy on rental of municipal apartments to seniors - Citizen Home

WHEREAS the Citizen Home apartments, located at 2, rue du Village, are intended as affordable housing for seniors, in accordance with the deed of gift in memory of Jane Morley Wilcox Stuart and Toby Stuart;

WHEREAS the municipal council deems it appropriate to establish a policy for the rental of said units;

2024-09-120

IT IS THEREFORE PROPOSED by Councillor Jonathan Morgan and unanimously resolved by the Councillors present to adopt the municipal policy regarding the rental of municipal apartments to senior citizens - *Maison Citoyenne d'Arundel - Citizen Home*.

The wording of the policy is as follows :

Municipal Policy for Renting Apartments to Seniors

Policy Overview

This policy outlines the guidelines and criteria for renting municipal apartments to seniors, with an emphasis on prioritizing local seniors with low incomes. The policy aims to ensure affordable housing options for autonomous seniors who can live independently.

Eligibility Criteria

To qualify for a municipal apartment under this policy, applicants will be prioritized according to the following criteria:

- Age Requirement: Applicants 65 years of age or older.
- Income: Applicants with a low income, below the median income as determined by the most recent Statistics Canada census, tenant income to be reviewed and updated annually.
- Residency: Priority will be given to local seniors who have been residents of the municipality for at least five years.
- Autonomy Requirement: Applicants must demonstrate the ability to live independently and manage their daily activities without assistance. Regular assessments may be conducted to ensure continued autonomy.

Apartment Amenities

All municipal apartments provided under this policy will be equipped with the following amenities:

- A refrigerator and stove
 - Private bathroom
 - Hot water
- A washer and dryer are supplied and at the disposal of all tenants.

It is the responsibility of the tenants to arrange and pay for their own cable and internet services. Tenants are responsible for their own electric bills, which include heating and lighting costs.

Application Process

Interested seniors may apply for a municipal apartment through the following process:

- Submit an application form, available at the town hall or online at the municipality's official website.
- Provide proof of age, income, and residency as part of the application.
- Undergo an assessment to confirm the ability to live independently.
- Priority will be given to those who meet all eligibility criteria and demonstrate the greatest need.
- Toute location (bail) des appartements municipaux devra être autorisée par le conseil municipal par résolution.

Terms of Residency

Tenants must agree to the following terms during their residency:

- Maintain the apartment in good condition and adhere to all municipal housing regulations.
- Undergo periodic assessments to ensure continued ability to live independently.
- Pay all utility bills on time.
- Report any significant changes in health or income status to the municipal housing office.
- Allow periodic access to the apartment, subject to 24-hour prior notice, for maintenance and safety assessment purposes.
- Residence: Priority will be given first to seniors who have lived in the municipality of Arundel for at least five years, and then to seniors from neighbouring municipalities who have lived there for at least 5 years.

- Autonomy requirement: Candidates must demonstrate their ability to live independently and manage their daily activities without assistance. Regular assessments may be carried out to ensure that autonomy is maintained.
- The order of registration of the complete application on the waiting list(s).

Pet Policy

Tenants are permitted to have up to two pets, specifically cats and/or dogs under the following terms:

- All pets must be registered with the property management. This includes providing proof of vaccinations and a recent health check;
- Pets must be kept in a manner that respects the peace and quiet of the neighbours. Excessive noise, such as barking or meowing, is not permitted. Persistent noise complaints may result in penalties or the requirement to remove the pet from the premises;
- Dogs must be kept on a leash in common areas;
- Litter boxes for cats must be kept clean and odour-free;
- Tenants are responsible for any damage caused by their pets to the property or common areas;
- Any aggressive behaviour by pets towards other tenants or pets is not tolerated;
- Failure to comply with this policy may result in fines, eviction, or other legal actions.

Policy Management committee

The Management Committee is made up of 3 members:

- One Citizen Home resident appointed by a majority vote of the residents, for a renewable two-year term;
- Two members of the municipal council appointed by the municipal council for a renewable two-year term.

The committee meets at least once a year to examine and propose the budget for the following year, for approval by the municipal council.

Quorum is set at two members. A prior notice of two days is required to convene a meeting.

The committee recommends to the town council yearly rent increases based on inflation and on projected maintenance requirements

The municipal Director general is responsible for the daily management

Policy Review and Updates

This policy will be reviewed annually to address any changes in housing needs, eligibility criteria, or municipal guidelines. Amendments to the policy will be made as necessary to continue providing adequate housing solutions for seniors.

We are committed to ensuring that our senior residents have access to safe, affordable, and comfortable housing that meets their needs and allows them to live independently with dignity.

12. MAYOR'S COMMUNICATION TO THE PUBLIC

13. COMMUNICATION FROM COUNCILLORS TO THE PUBLIC

14. QUESTION PERIOD

15. ADJOURNMENT OF MEETING

2024-09-121

It is **MOVED** by councillor Marc Poirier and unanimously **resolved** by those councillors present:

THAT the meeting be adjourned at 8:57 PM.

Pascale Blais
Mayor

Philip Toone
Director General/
Clerk-Treasurer

CLERK-TREASURER'S CERTIFICATE

I, Philip Toone, Director General /Clerk-Treasurer of the Municipality of the Township of Arundel, certify under my oath that money is available to pay all expenses authorized in these Minutes.

Philip Toone, Director general/Clerk-Treasurer

I, Pascale Blais, Mayor of the Municipality of the Township of Arundel, certify that the signing of these minutes is equivalent to the signing by law of all the resolutions contained therein within the meaning of Article 142 (2) of the *Municipal Code of Québec*.

Pascale Blais, Mayor