

**PROVINCE OF QUÉBEC
MUNICIPALITY OF TOWNSHIP OF LOW**

Minutes of a Regular Meeting of the council of the Municipality of the township of Low held at 4C D'Amour Road (Heritage Hall) on **August 7, 2023**, at 7:00 p.m.

Chaired by the Mayor Carole Robert

Are present

Joanne Mayer
Maureen Rice
Luc Thivierge
Lee Angus
Ghyslain Robert

Absent

Maureen McEvoy

Also present

Sandra Martineau, Director General and Clerk-Treasurer
Valérie Lemieux, Assistant Director General and Assistant Clerk-Treasurer

	<p><u>Opening of the meeting</u></p> <p>The Mayor, Carole Robert, president of the meeting, having noted that there is a quorum, declares the meeting open; it is 7:00 p.m.</p>
<p>2023-124</p>	<p><u>Adoption of the agenda</u></p> <p>Meeting agenda:</p> <ol style="list-style-type: none"> 1. Adoption of the agenda 2. 1st Question period 3. Approval of the minutes 4. Administration <ol style="list-style-type: none"> 4.a) List of bills to be paid 4.b) Application for exemption from Scogestion taxes 4.c) Modification of a term of the employee pension plan 4.d) Rescind resolution 2023-056 - Cancellation of prescribed taxes 4.e) Accumulated surplus - appropriation. 4.f) Issuance of credit card - Public works coordinator 4.g) Adoption of by-law 2023-009 concerning the demolition of immovables 4.h) Authorization - Creation of demolition committee - Appointment of members and a substitute 4.i) Request to Hydro-Québec - Frequent power outages on municipal territory 4.j) Cancellation of cheques 5. Public Security <ol style="list-style-type: none"> 5.a) Adoption of the draft fire safety cover plan 5.b) Hiring of volunteer firefighter 6. Public Works <ol style="list-style-type: none"> 6.a) Local roads assistance program 7. Environmental Health <ol style="list-style-type: none"> 7.a) Expression of interest - Centre FilloGreen 8. Urbanism <ol style="list-style-type: none"> 8.a) Nomination of chemin Lambert 9. Recreation, culture, and communication <ol style="list-style-type: none"> 9.a) Donations: Centre du jour and Low, Venosta and Brennan's Hill Recreation Association 9.b) Contribution for christmas baskets and emergency food service 10. Correspondence, documents and information 11. 2nd question period 12. Closing of the meeting <p>IT IS PROPOSED BY Luc Thivierge SECONDED BY Maureen Rice</p> <p>AND resolved that this municipal council adopt the agenda.</p> <p style="text-align: right;">Adopted unanimously</p>

	<p><u>1st Questions period</u></p> <p>Questions on the topics on the agenda</p> <p>Question period started at 7:01 p.m. and ended at 7:35 p.m.</p>
<p>2023-125</p>	<p><u>Adoption of the Minutes</u></p> <p>Whereas each member of Council was provided with a copy of the minutes of the regular meeting of July 3, 2023, at least twenty-four (24) hours prior to this meeting for their review, the mayor is excused from reading them.</p> <p>Whereas each member of Council was provided with a copy of the minutes of the extraordinary meeting of July 17, 2023, at least twenty-four (24) hours prior to this meeting for their review, the mayor is excused from reading them.</p> <p>IT IS PROPOSED BY Luc Thivierge SECONDED BY Joanne Mayer</p> <p>AND RESOLVED that Council adopt the minutes of the regular meeting held on July 3, 2023, and the extraordinary meeting held on July 17,2023</p> <p>Vote requested For Maureen Rice Joanne Mayer Luc Thivierge Carole Robert</p> <p>Against Lee Angus</p> <p>Ghyslain Robert abstains from voting.</p> <p style="text-align: right;">Adopted on division</p>
	<p>ADMINISTRATION</p>
<p>2023-126</p>	<p><u>List of bills to be paid</u></p> <p>Whereas the Mayor has analyzed the list of invoices for the month of June 2023, in the amount of \$317 146.79 and declares to be satisfied.</p> <p>Whereas it is necessary to authorize the payment of all the invoices on the list of accounts payable.</p> <p>IT IS PROPOSED BY Ghyslain Robert SECONDED BY Maureen Rice</p> <p>AND RESOLVED that Council approve the list of invoices number 2023-07 in the amount of \$317 146.79.</p> <p>Authorizes that the invoices be paid and credited to the concerned departments.</p> <p>Authorizes the Director General and Clerk-Treasurer to make the payments mentioned on the list.</p> <p>Vote requested For Maureen Rice Joanne Mayer Luc Thivierge Carole Robert</p> <p>Against Lee Angus</p> <p>Ghyslain Robert abstains from voting.</p> <p style="text-align: right;">Adopted on division</p>
<p>2023-127</p>	<p><u>Request for property tax exemption recognition</u></p> <p>Whereas Société Scogestion (1982) Inc. obtained recognition for property tax exemption purposes for the property located at 143, chemin McNicoll in Low, in 2013.</p>

	<p>Whereas, as part of the periodic review of its recognition, the Company has filed with the Commission Municipale du Québec the documents required for recognition for purposes of exemption from property taxes.</p> <p>Whereas the Municipality of Low has 90 days from June 26, 2023, to transmit its opinion regarding this request;</p> <p>IT IS PROPOSED BY Joanne Mayer SECONDED BY Ghyslain Robert</p> <p>AND RESOLVED that this Municipal Council notify the Commission Municipale du Québec of its approval of the periodic review of recognition for purposes of exemption from property taxes.</p> <p style="text-align: right;">Adopted unanimously</p>
<p>2023-128</p>	<p><u>Modification of an employee pension plan condition</u></p> <p>Whereas on January 1, 2008, by resolution 052-04-2008, the Municipality joined the defined contribution component of the Quebec Municipal Employees Retirement Plan (RREMQ), which is governed by the Supplemental Pension Plans Act (RLRQ chapter R-15.1).</p> <p>Whereas the employer and employee contribution rate for the defined contribution component is currently 5%.</p> <p>Whereas, in order to comply with the Director general and assistant director general contracts, it is necessary to modify the maximum contribution percentages provided for in the RREMQ.</p> <p>IT IS PROPOSED BY Joanne Mayer SECONDED BY Ghyslain Robert</p> <p>AND RESOLVED that Municipal Council request that the terms and conditions of the Quebec Municipal Employees Retirement Plan (Group: G006608) be established as follows, effective August 1, 2023:</p> <ul style="list-style-type: none"> - The maximum contribution rate for the employer and employee for the defined contribution component is 6% for the Director general and assistant director general. <p>To forward this resolution to the Régime de retraite des employés municipaux du Québec (RREMQ), Aon, Desjardins and Retraite Québec.</p> <p>Authorize the Mayor or Acting Mayor, as well as the Director General and Clerk-Treasurer or the Assistant Director General and Assistant Clerk-Treasurer, to sign for and in the name of the Municipality of Low, all documents required to implement the present resolution.</p> <p style="text-align: right;">Adopted unanimously</p>
<p>2023-129</p>	<p><u>Rescind resolution 2023-056 - Cancellation of prescribed taxes</u></p> <p>Whereas resolution 2023-056 adopted on April 3, 2023, cancelled the taxes prescribed on property 4380-02-4014.</p> <p>Whereas a motion to institute proceedings was filed with the Quebec Court on August 16, 2019, to protect the taxes until 2019.</p> <p>Whereas a judgment was rendered on November 27, 2020, to protect the municipality's claim;</p> <p>Whereas certain administrative problems at the Palais de justice de Gatineau have increased file processing times, and the homologation of our statement of fees had still not been registered in March 2023 at the Land Registry.</p> <p>Whereas on May 1, 2023, the Director general recovered the copy of the judgment of November 27, 2020, which had still not been homologated by the court and which was only registered in the Land Register on May 12, 2023.</p> <p>Whereas it is necessary to rescind resolution 2023-056 in light of the facts that have arisen since its adoption in April 2023.</p> <p>IT IS PROPOSED By Joanne Mayer SECONDED BY Ghyslain Robert</p>

AND RESOLVED that the Municipal Council rescind resolution 2023-056 concerning the cancellation of prescribed taxes in view of the homologation of the judgment.

Maureen Rice abstains from voting.

Adopted by a majority vote

2023-130

Accumulated surplus - appropriation

Whereas the 2022 financial statements showed a restricted accumulated surplus of \$159,775;

Whereas an amount of \$150,365 has been appropriated for the current year by the auditor, but this amount corresponds to debt repayment and must be decommitted;

Whereas certain appropriations must be made to carry out certain projects;

IT IS PROPOSED BY Luc Thivierge

SECONDED BY Maureen Rice

AND RESOLVED that Council

Decommission the amount of \$159,775 from the restricted surplus

Appropriate the following amounts from the unrestricted surplus:

Municipal Wharf	\$17,247
Hydro-Québec subsidy (400 rte 105)	\$32,423
Asphalt repairs	\$30,000
Agence 911 - grant	\$14,500
Community shelter	\$14,000
Land purchase Hydro-Québec	\$25,719
Total	\$133,889

Adopted unanimously

2023-131

Issuance of credit card - Public works coordinator

Whereas the Municipality has adopted a credit card use policy to govern the use of credit cards.

Whereas the issuance of credit cards to certain employees facilitates travel to conventions, training sessions and to make purchases in places where it is impossible to open an account.

Whereas the foreman had a credit card and no longer wishes to have the credit card.

Whereas the coordinator, Mr. Ryan Draper, is willing to assume responsibility for a credit card on behalf of the municipality.

IT IS PROPOSED BY

SECONDED BY

AND RESOLVED that Council issue a credit card to Mr. Ryan Draper with a limit of \$2,000.

Adopted by a majority vote

2023-132

Adoption of By-law 2023-009 concerning the demolition of immovables.

Whereas, pursuant to the provisions of sections 148.0.1 to 148.0.26 of the Act respecting land use planning and development (chapter A-19.1), the council of a municipality may, by by-law, govern the demolition of immovables on its territory.

Whereas, following the assent of Bill 69, concerning the preservation and enhancement of real estate heritage, the adoption of a by-law governing building demolitions has become a legal obligation.

Whereas a notice of motion was given at the municipal council meeting held on June 5, 2023, under number 2023-089, and the draft by-law was tabled.

Whereas a public consultation on the Draft By-law was held on June 29, 2023.

Whereas this by-law applies exclusively to heritage buildings and does not exempt owners of other buildings from obtaining a demolition permit.

IT IS PROPOSED BY Joanne Mayer
SECONDED BY Ghyslain Robert

AND RESOLVED that Council adopt Draft By-law Number 2023-009 concerning the demolition of buildings.

All members present declare having received a copy of the said Draft By-law, having read it and renounced to its reading.

Vote requested

For	Against
Joanne Mayer	Lee Angus
	Maureen Rice
	Luc Thivierge
	Ghyslain Robert

Rejected on division

**PROVINCE OF QUEBEC
MUNICIPALITY OF THE TOWNSHIP OF LOW**

BY-LAW 2023-009 RELATED TO THE DEMOLITION OF BUILDINGS

EXTRACT FROM THE MAMH WEBSITE

When it comes to urban planning, controlling the demolition of buildings is just as important as controlling development, since it determines, which buildings will continue to make up the urban fabric and which will be replaced. It therefore has a direct influence on the population's living environment.

A municipality controls the demolition of buildings by pursuing the following objectives:

- preserve a sufficient inventory of rental housing;
- to protect buildings that may be of cultural or heritage value;
- encourage the use of existing buildings, with the aim of reducing the consumption of building materials;
- preserve the architectural and urban unity of an area;
- supervise and order the reuse of cleared land (i.e., control the project to replace the demolished building);
- resolve health, nuisance or safety issues.

As of April 1, 2023, all local municipalities must have adopted a demolition by-law. The bylaw must apply to all heritage buildings, i.e. those listed in the regional county municipality's (RCM) inventory of built heritage, and those listed or located in a listed heritage site. It may also apply to any other building or category of building. The by-law stipulates that each demolition request must be analyzed by a demolition committee made up of elected officials, who may impose conditions if they authorize the demolition.

<https://www.mamh.gouv.qc.ca/amenagement-du-territoire/guide-la-prise-de-decision-en-urbanisme/reglementation/demolition-dimmeubles/>

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CHAPTER I :
DECLARATORY, ADMINISTRATIVE AND
INTERPRETATIVE PROVISIONS

SECTION I - DECLARATORY PROVISIONS

1. TITLE OF THE BY-LAW

The title of this by-law is "By-law concerning the demolition of buildings".

2. TERRITORY AND PERSONS SUBJECT TO THE BY-LAW

This by-law applies to the entire territory of the Municipality of Township of Low.

3. PURPOSE OF THE BY-LAW

This by-law regulates the demolition of a building within the Municipality of Township of Low. It empowers the Demolition Committee to authorize or deny an application submitted to it.

4. DEFINITIONS

Committee: the Demolition Committee set up by the Council in accordance with the provisions of these regulations.

Council: Municipal Council of the Municipality of the Township of Low.

Demolition: Dismantling, moving or complete or partial destruction of a building.

Heritage building: For the purposes of this by-law, a heritage building is considered to be a building that meets at least one of the following criteria:

- built before 1940
- cited in accordance with the Cultural Heritage Act (CQLR, chapter P-9.002), located in a heritage site cited in accordance with this law
- entered in an inventory of immovables with heritage value, in accordance with the first paragraph of section 120 of this Act (CQLR, chapter P-9.002) (Appendix A).

Preliminary program for the reuse of the excavated soils: the intention expressed by the applicant for the construction or development of the land to replace the building which has been authorized by the demolition committee and which will subsequently be the subject of an application for a permit or certificate. If applicable, a completed permit or certificate application in accordance with the Permits and Certificates By-law serves as a preliminary program for the reuse of vacated soils.

Applicant: Owner or person authorized by proxy of the owner.

SECTION II - ADMINISTRATIVE PROVISIONS

5. ENFORCEMENT OF THE BY-LAW

The administration and enforcement of this by-law shall be the responsibility of the designated officer as determined by resolution of Council. The powers and duties of the designated officer are set out in the current Permits and Certificates By-law.

SECTION III - INTERPRETATIVE PROVISIONS

6. RULES OF INTERPRETATION

In the event of a conflict between two or more provisions, the following rules of interpretation shall apply to this by-law:

1. The specific provision prevails over the general provision.
2. The more restrictive provision prevails.
3. In the event of a conflict between a table, sketch or heading and the text, the text shall prevail.

CHAPTER II : DEMOLITION COMMITTEE

7. DUTIES OF COMMITTEE

The functions of the Committee are to authorize applications for the demolition of buildings and to exercise any other power conferred by chapter V.0.1 of the Act respecting land use planning and development (CQLR, c.A-19.1).

8. COMPOSITION AND OPERATION OF THE COMMITTEE (*UFA requirement 148.0.3 and 148.0.24*)

The Demolition Committee shall consist of three (3) members of Council appointed for a term of one year by Council. They shall be eligible for reappointment.

A Council member who ceases to be a member of the Committee before the end of his or her term, or who is prevented from acting, or who has a direct or indirect

personal interest in a matter before the Committee, shall be replaced by another Council member appointed by the Council for the unexpired term of his or her office, or for the duration of his or her impediment, or for the duration of the hearing of the matter in which he or she has an interest, as the case may be. The chairman is appointed by Council from among the members of the Demolition Committee that it appoints. He presides over committee meetings. The municipal inspector or the clerk-treasurer acts as secretary to the Committee. He prepares, among other things, the agenda, receives correspondence, draws up the minutes of each meeting and follows up on the decisions of the Committee.

The quorum of the committee is two members. Each member has one vote and cannot abstain from voting. Decisions are taken by majority vote.

The demolition committee meets, as needed, when one or more authorization requests are submitted to the municipality. Applications must be complete in order to be presented to the Committee (payment, form and other required documents).

CHAPTER III: APPLICATION FOR A CERTIFICATE OF AUTHORIZATION FOR DEMOLITION

SECTION I - OBLIGATION TO OBTAIN AUTHORIZATION FROM THE COMMITTEE

9. PROHIBITION ON DEMOLITION OF AN IMMOVABLE

No person shall demolish a heritage immovable, in whole or in part, unless the owner has first obtained authorization from the Demolition Committee to do so.

10. SUBJECT INTERVENTIONS

Section 9 does not apply to the following buildings, if they do not qualify as a heritage building:

1. A building that a person demolishes or has demolished to comply with a court order;
2. A burned or damaged building destroyed to more than 50% of its volume excluding its foundations;
3. A building to be demolished to allow the municipality to achieve a municipal purpose;
4. A building used for agricultural use;
5. An accessory or complementary building as defined by the planning regulations of the municipality;
6. A temporary building within the meaning of urban planning regulations.

The fact that an immovable is not subject to this by-law under the first paragraph does not exempt the applicant from the obligation to obtain the necessary certificate of authorization before proceeding with the demolition under the by-law relating to permits and valid certificates.

SECTION II - CONTENTS OF THE APPLICATION

11. FORM OF APPLICATION

A demolition authorization request must be sent to the Municipality, accompanied by any document required by this by-law and by the deposit of the amount required by the by-law establishing the rates in force.

12. REQUIRED DOCUMENTS

All requests must be made in writing, on the prescribed form or by letter, and must be accompanied by the documents required for the decision of the Demolition Committee and at least include the following elements:

1. The name, address and telephone number of the applicant or his authorized representative (by proxy);
2. The identification and location of the building or building targeted by the request;
3. Recent photographs of the interior and exterior of the building as well as the land where it is located.
4. A certificate of location of the building to be demolished including any other construction on the building.
5. The current use of the building, including the reasons for the demolition request.
6. If it is a building with housing units, provide the number of dwellings, their occupancy at the time of the request and provide proof of the sending by registered mail of the notice to the tenants (reference section 17);

7. A report presenting the condition of the building and its main components, its structural quality and the deterioration observed, produced by a competent professional in the field.
8. A report describing the work required to restore the building and a detailed estimate of their costs, carried out by a competent professional in the field.
9. Details of the preliminary program for the reuse of the vacated land including:
 - i. A layout plan of the planned layout of the building;
 - ii. A brief description of the interventions to be carried out, in terms of construction (height, volume, area, location, etc.), architecture (architectural part, main components, etc.) and land development. One or more preliminary sketches must be submitted to illustrate this description;
 - iii. The construction plans of the planned building(s);
 - iv. The implementation schedule;
10. For a heritage building, a main building built before 1940 or a building with potential heritage value, a heritage study carried out by a competent professional in the field detailing the history of the building, its contribution to local history, its degree of authenticity and integrity, its representativeness of a particular architectural trend, its contribution to an ensemble to be preserved as well as its heritage value.

The request must be signed by the applicant.

13. COMPLIANCE WITH CURRENT REGULATIONS

The preliminary soil reuse program can only be approved if it complies with the regulations in force in terms of town planning and construction.

14. COMPLETE APPLICATION

An application for demolition authorization is considered complete when all required documents and plans have been filed with the designated officer and **the study fees** have been paid.

15. VERIFICATION OF THE APPLICATION

The designated officer shall verify the contents of the application. The designated officer may ask the applicant to provide any additional information required to understand the application. Where the plans and documents provided by the applicant are inaccurate, insufficient or non-compliant, the application verification process is discontinued. The designated officer shall notify the applicant to provide corrected and sufficient information, plans and documents.

When the verification of the application is complete, the application shall be forwarded to the Committee.

SECTION III - REVIEW OF APPLICATION

16. POSTING AND PUBLIC NOTIFICATION (LPD 148.0.5 and 148.0.7)

As soon as an application for demolition authorization is referred to the Committee, the clerk of the Municipality shall cause a public notice of the application to be published, as provided for in section 148.0.5 of the Land Use Planning and Development Act (R.S.Q., c. A-19.1). At the same time, a notice that is easily visible to passers-by must be posted on the immovable covered by the application.

The poster and public notice must include the following:

1. The date, time and place of the meeting at which the application will be heard by the Committee;
2. The designation of the affected immovable using the thoroughfare and the address of the immovable, or failing that, the cadastral number;
3. The fact that any person wishing to object to the demolition of the immovable must, within 10 days of the publication of the public notice or, failing that, within 10 days of the posting of the notice on the immovable concerned, make known in writing his or her reasoned objection to the clerk of the Municipality.

17. NOTICE TO TENANTS (LPD 148.0.6)

Where the application for a demolition permit is for a building containing one or more dwelling units, the applicant shall send a notice of the application to each tenant of the building by registered mail.

18. CONTESTATION (LPD 148.0.7)

Any person who wishes to oppose the demolition must, within 10 days of the publication of the public notice or, failing that, within 10 days of the posting of the notice on the immovable concerned, make known by writes his reasoned opposition to the clerk (or clerk-treasurer) of the Municipality.

19. PUBLIC HEARING

Before rendering its decision, the demolition committee must consider the objections received. The committee must hold a public hearing if the demolition request relates to a heritage building. The committee may, in other cases, hold a public hearing if it deems it appropriate in the public interest.

SECTION IV - DECISION OF THE COMMITTEE

20. DECISION AND DEFERRAL OF COMMITTEE DECISION (LPD 148.0.9)

The Demolition Committee renders its decision in a public session. The Committee's decision must be reasoned.

The Committee may decide to defer its decision to a later public meeting if it deems it appropriate. In this case, he must publish a public notice in accordance with article 16 of this by-law.

When the Demolition Committee grants the authorization if it is convinced of the advisability of the demolition taking into account the public interest and the interest of the parties.

The Demolition Committee must consider the following factors when making its decision:

1. The condition of the building covered by the request;
2. The apparent architectural deterioration, the aesthetic character or the quality of life of the neighborhood;
3. The cost of restoration and projected land use;
4. The damage caused to the tenants;
5. Housing needs in the community;
6. The possibility of relocating tenants
7. The heritage value, including the history of the building, its contribution to local history, its degree of authenticity and integrity, its representativeness of a particular architectural trend and its contribution to an ensemble to be preserved.

The committee may, if it deems it appropriate, ask the applicant to provide, at its own expense, any additional clarification, any information or report prepared by a professional.

The committee's decision must be sent to the applicant as soon as possible by registered mail and by email and must include the reasons supporting the decision.

21. CONDITIONS FOR DEMOLITION OR REUSE OF CLEARED LAND (LPD 148.0.12)

When the Demolition Committee grants permission, it may:

1. Impose any conditions relating to the demolition of the building or the reuse of cleared soil ;
2. Determine conditions for the relocation of a tenant, where the building includes one or more dwelling units;
3. Establish the time period within which the demolition work must be undertaken and completed.

The Demolition Committee may require the owner to provide the Municipality, prior to the issuance of a certificate of authorization for demolition, with a financial guarantee to ensure compliance with any condition referred to in the first paragraph. Such financial guarantee shall:

1. Be in the amount representing 10% of the preliminary program cost estimate for a maximum of 5 000 \$.
2. Be valid for a period of one year from the date of issue of the demolition authorization certificate and the permit or certificate required to carry out the preliminary program for the reuse of the vacated land. It must be renewed at least 30 days before its expiry if the work covered by the permits or certificates has not been completed;
3. To be reimbursed when all the work covered by the permits or certificates has been carried out in accordance with the recommendation of the Committee adopted by resolution of the municipal council and the permits or certificates issued.

22. REVIEW OF COMMITTEE DECISION (LPD 148.0.19)

Any person may, within 30 days of the decision of the Demolition Committee, ask the Council to review this decision. The appeal must be made in writing and include the reasons requesting the review and forwarded to the clerk (clerk-treasurer) of the municipality.

The Council may, on its own initiative, within 30 days of a decision of the Demolition Committee authorizing the demolition of a heritage building, adopt a resolution expressing its intention to review this decision.

Any member of the Council, including a member of the Committee, may sit on the Council to review a decision of the Committee. The Board may confirm the Committee's decision or render any decision that the latter should have taken.

SECTION V - HERITAGE PROPERTY DECISION

23. NOTIFICATION OF DECISION TO MRC AND POWER OF DISALLOWANCE (LPD 148.0.20.1)

Where the Committee authorizes the demolition of a heritage immovable and its decision is not reviewed pursuant to section 22, notice of its decision shall be given forthwith to the Gatineau Valley RCM. Notice of the decision of the Council to review a decision of the Committee, where the Committee authorizes such demolition, must also be given to the MRC without delay.

A notice under the first paragraph shall be accompanied by copies of all documents produced by the owner.

The Council of the MRC may, within 90 days of receiving the notice, disallow the decision of the Committee or Council. If the RCM has a local heritage council within the meaning of section 117 of the Cultural Heritage Act (R.S.Q., c. P-9.002), it may consult the council before exercising its power of disallowance.

A resolution taken by the MRC under the third paragraph shall state the reasons and a copy shall be sent without delay to the Municipality and to any party involved, by registered mail.

SECTION VI - ISSUANCE OF CERTIFICATE AND OTHER TERMS

24. TIME LIMIT FOR ISSUANCE OF CERTIFICATE OF AUTHORIZATION (LPD148.0.21)

No demolition authorization certificate may be issued by the designated official before the expiry of the 30-day review period provided for in article 22 of this by-law or, if there is a review under this article, before Council has rendered a decision authorizing the demolition.

When section 23 applies, no demolition authorization certificate may be issued before the earliest of the following dates:

1. The date on which the MRC notifies the Municipality that it does not intend to exercise its power of disallowance.
2. The expiration of the 90-day period provided for in section 23 of this by-law.

25. AMENDMENT OF TIME LIMIT AND CONDITIONS (LPD 148.0.15)

The Committee may, for reasonable cause, vary the time within which the demolition work is to be commenced and completed, provided that application is made to the Committee prior to the expiration of such time.

At the request of the owner, the Committee may also vary the conditions for the demolition of the building or the cleared land reuse program.

26. LAPSE OF AUTHORIZATION (LPD 148.0.16)

When the demolition work is not undertaken before the expiry of the period determined by the Committee, the demolition authorization is without effect and a new request must be made.

If, on the date of expiry of this period, a tenant continues to occupy his dwelling, the lease is automatically extended and the landlord may, within one month, apply to the Administrative Housing Tribunal to set the rent.

27. FAILURE TO COMPLETE WORK ON TIME (LPD 148.0.17)

Where demolition work is not completed within the time specified, Council may cause the work to be carried out and recover the costs from the owner.

Such costs shall constitute a prior claim on the land on which the building was situated, in the same manner and with the same rank as the claims referred to in paragraph 5 of section 2651 of the Civil Code and shall be secured by a legal hypothec on such land.

28. EVICTION OF A TENANT AND COMPENSATION (LPD 148.0.13 and 148.0.14)

A landlord who has been granted permission to demolish may evict a tenant to demolish a dwelling.

However, a tenant cannot be forced out of the dwelling unit until the later of the expiration of the lease or the expiration of three months from the date of issuance of the certificate of authorization to demolish.

The landlord must pay the evicted tenant three months rent and moving expenses. If the damages resulting from the tenant's loss are greater, the tenant

may apply to the Housing Administrative Tribunal to have the amount determined.

The compensation is payable upon the tenant's departure and the moving expenses upon presentation of supporting documents.

CHAPTER IV : FINAL PROVISIONS

29. INFRACTIONS AND GENERAL PENALTIES

The provisions relating to contraventions, general penalties, legal recourse and the procedure to be followed in the event of an infraction are those set out in the Permits and Certificates By-law in force. Notwithstanding the first paragraph, the specific penalties for demolition without the authorization of the Committee, demolition in contravention of the conditions of the authorization or obstruction of a designated officer shall be as set out in Sections 31 and 32 of this by-law.

30. DEMOLITION OF AN IMMOVABLE WITHOUT AUTHORIZATION, FAILURE TO COMPLY WITH CONDITIONS AND PENALTIES (LPD 148.0.22)

Every person who demolishes or causes to be demolished an immovable other than an immovable cited or situated in a heritage site cited in accordance with the Cultural Heritage Act (R.S.Q., chapter P-9.002) without the authorization of the Committee or contrary to the conditions of authorization commits an offence and is liable to a fine:

1. For a first offence, to a fine of \$25,000 to \$50,000 if the offender is a natural person, and of \$50,000 to \$100,000 if the offender is a legal person.
2. For any subsequent offence, to a fine of \$50,000 to \$250,000 if the offender is a natural person and \$100,000 to \$250,000 if he is a legal person.

Every person who demolishes or causes to be demolished an immovable cited or situated in a heritage site cited in accordance with the Cultural Heritage Act (R.S.Q., chapter P-9.002) without the authorization of the Committee or contrary to the conditions of authorization commits an offence and is liable to a fine:

1. For a first offence, to a fine of \$50,000 to \$190,000 if the offender is a natural person, and \$100,000 to \$1,140,000 if the offender is a legal person.
2. For a second or subsequent offense, to a fine of \$250,000 if the offender is a natural person, and \$1,140,000 if the offender is a corporation.

31. PENALTIES FOR VISITING THE OFFICIAL (LPD 148.0.23)

Any person who prevents a designated officer from entering the premises where the demolition is being carried out to verify that the demolition is in compliance with the decision of the Committee is guilty of an offence and is liable to a fine of \$500. In addition, any person in authority responsible for the execution of the demolition work who, on the premises where the demolition work is to be carried out, refuses to produce a copy of the certificate of authorization for the demolition upon the request of a designated officer is guilty of an offence and is liable to a fine of \$500.

32. COMING INTO FORCE

This by-law shall come into force in accordance with the law.

Carole Robert
Mairesse

Sandra Martineau
Directrice générale et Greffière-trésorière

Notice of motion:
Tabling and adoption of the draft by-law
Public consultation:
Adoption of the by-law:
Coming into force :

June 5th, 2023
June 5th, 2023
June 29th, 2023

PROCÉDURE SUR LE TRAITEMENT D'UNE DEMANDE DE DÉMOLITION D'IMMEUBLE

REQUÉRANT	FONCTIONNAIRE	COMITÉ DE DÉMOLITION	CITOYENS	CONSEIL MUNICIPAL
<p>** Dépôt de la demande **</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Réception de la demande <input type="checkbox"/> Vérification de la conformité réglementaire et du caractère complet de la demande <input type="checkbox"/> Retour au requérant si non conforme ou incomplet <input type="checkbox"/> Lettre d'accusé réception <input type="checkbox"/> Remise de la demande au Comité de démolition 			
<ul style="list-style-type: none"> <input type="checkbox"/> Avis publics transmis aux locaux 		<ul style="list-style-type: none"> <input type="checkbox"/> Avis sur immeuble <input type="checkbox"/> Avis publics <input type="checkbox"/> Avis au ministère de la Culture et des Communications MCC (si patrimonial ou bâti avant 1940) dont le délai maximal de réponse est 90 jours 	<ul style="list-style-type: none"> <input type="checkbox"/> Opposition dans les 10 jours des avis 	

REQUÉRANT	FONCTIONNAIRE	COMITÉ DE DÉMOLITION	CIToyENS	CONSEIL MUNICIPAL
	<input type="checkbox"/> Recevoir l'opposition et la transmettre au Comité de démolition		<input type="checkbox"/> Si immeuble contient un logement, demande de suspension du prononcé de la décision pour offre d'achat	
	<input type="checkbox"/> Recevoir la demande de suspension <input type="checkbox"/> Transmettre la demande de suspension au Comité de démolition			
		<input type="checkbox"/> S'il l'estime justifié, suspension du prononcé de la décision à la demande de l'éventuel acquéreur <input type="checkbox"/> Consultation du Conseil local du patrimoine, le cas échéant <input type="checkbox"/> Décision sur la demande <input type="checkbox"/> Transmettre la décision à toutes les parties		

REQUÉRANT	FONCTIONNAIRE	COMITÉ DE DÉMOLITION	CITOYENS	CONSEIL MUNICIPAL
<input type="checkbox"/> Dans les 30 jours de la décision, droit de demander la révision	<input type="checkbox"/> Recevoir la demande de révision <input type="checkbox"/> Transmettre la demande de révision au Conseil municipal	concernés ¹ (requérant, opposant, MCC si patrimonial ou bâti avant 1940, municipalité si immeuble patrimonial) <input type="checkbox"/> Accompagner la décision des avis des articles 148.0.19 à 148.0.21 LAU	<input type="checkbox"/> Dans les 30 jours de la décision, droit de demander la révision	<input type="checkbox"/> Si patrimonial, dans les 30 jours de la décision, droit de demander la révision par résolution
				<input type="checkbox"/> Rendre une nouvelle décision sur la demande de révision

REQUÉRANT	FONCTIONNAIRE <input type="checkbox"/> Si démolition autorisée pour un immeuble autre que patrimonial, délivrer le certificat d'autorisation à l'expiration du délai de révision <input type="checkbox"/> Si patrimonial, transmettre la décision à la MRC <input type="checkbox"/> Si patrimonial, délivrer le certificat d'autorisation de la démolition si approbation de la MRC ou expiration d'un délai de 90 jours, délivrer le certificat d'autorisation de la démolition	COMITÉ DE DÉMOLITION	CITOYENS	CONSEIL MUNICIPAL

2023-133

Request to Hydro-Québec - Frequent outages on municipal territory

Whereas the quality of electricity service is the responsibility of Hydro-Québec;

Whereas the Municipality adopted on August 6, 2018 resolution 229-08-2018 requesting Hydro-Québec for a vegetation control plan in the Municipality;

Whereas on August 2, 2021, the Municipality adopted resolution 178-08-2021 also requesting a vegetation control plan;

Whereas, following the construction of the new high-voltage line between Low and Maniwaki in 2018, outages are becoming increasingly frequent for no weather-related reason, causing inconvenience to both the municipality and its citizens;

IT IS PROPOSED BY Ghyslain Robert
 SECONDED BY Luc Thivierge

AND RESOLVED that Council request :

	<p>Hydro-Québec to explain the reasons for the power failures that have affected the municipality over the past 12 months;</p> <p>Hydro-Québec to submit an action plan to reduce the frequency of power failures;</p> <p>To forward a copy of this resolution to Hydro-Québec;</p> <p>To forward a copy of this resolution to Mr. Robert Bussière, MNA for the riding of Gatineau;</p> <p>To forward a copy of this resolution to the municipalities of the MRC de la Vallée-de-la-Gatineau;</p> <p style="text-align: right;">Adopted unanimously</p>										
<p>2023-134</p>	<p><u>Cancellation of cheques</u></p> <p>Whereas the following cheques are lost, expired or erroneous:</p> <ul style="list-style-type: none"> • 5445 567.06 \$ • 5464 356.39 \$ • 6498 4 437.00 \$ <p>IT IS PROPOSED BY Ghyslain Robert SECONDED BY Luc Thivierge</p> <p>And resolved that Council authorize the cancellation of the above-mentioned cheques.</p> <p>Ghyslain Robert abstains from voting.</p> <p style="text-align: right;">Adopted by a majority vote</p>										
	<p style="text-align: center;">PUBLIC SAFETY</p>										
<p>2023-135</p>	<p><u>Draft fire safety cover plan</u></p> <p>Whereas, pursuant to article 29 of the Fire Safety Act, a Fire Safety Cover Plan must be revised during the sixth year following the date of its coming into force or its last attestation of conformity;</p> <p>Whereas the MRC Vallée-de-la-Gatineau adopted a resolution on February 14, 2023, in which it undertook to revise its Fire Safety Cover Plan;</p> <p>Whereas the Gatineau Valley MRC has submitted to all municipalities on its territory a document setting out the optimal protection objectives it intends to put forward, as well as the strategies for achieving these objectives;</p> <p>Whereas, in accordance with section 15 of the aforementioned Act, the municipalities must give their opinion to the Gatineau Valley RCM on these proposals, in particular by mentioning the impacts on the organization of their human, material and financial resources, which proposals are presented in the implementation plans;</p> <p>Whereas each of the municipalities must adopt a resolution to signify its acceptance of the said implementation plan and its commitment to respect and carry it out.</p> <p>IT IS PROPOSED BY Ghyslain Robert SECONDED BY Maureen Rice</p> <p>AND RESOLVED that the municipal council give a favourable opinion to the proposals of the MRC Vallée-de-la-Gatineau contained in the implementation plan concerning its territory and that it undertakes to respect and carry out the said implementation plan applicable to its territory.</p> <table style="width: 100%; border: none;"> <tr> <td colspan="2">Vote requested</td> </tr> <tr> <td style="width: 50%;">For</td> <td style="width: 50%;">Against</td> </tr> <tr> <td>Maureen Rice</td> <td>Lee Angus</td> </tr> <tr> <td>Ghyslain Robert</td> <td>Joanne Mayer</td> </tr> <tr> <td></td> <td>Luc Thivierge</td> </tr> </table> <p style="text-align: right;">Rejected on division</p>	Vote requested		For	Against	Maureen Rice	Lee Angus	Ghyslain Robert	Joanne Mayer		Luc Thivierge
Vote requested											
For	Against										
Maureen Rice	Lee Angus										
Ghyslain Robert	Joanne Mayer										
	Luc Thivierge										

2023-136 **Hiring of volunteer firefighter Tommy Townsend**

Whereas Tommy Townsend has submitted his application to become a volunteer firefighter;

Whereas Mr. Townsend undertakes to complete the training required to perform the duties of volunteer firefighter;

IT IS PROPOSED BY Ghyslain Robert
SECONDED BY Luc Thivierge

AND RESOLVED that Council accept the hiring of Tommy Townsend as a volunteer firefighter.

PUBLIC WORKS

2023-137 **Local roads assistance program**

Whereas the Municipality receives annual financial assistance under the local roads assistance program (PAVL) - maintenance section (ERL);

Whereas a financial assistance agreement must be signed between the Municipality and the ministère des Transports et de la mobilité durable in order to benefit from a maximum financial assistance of \$524,697 to carry out the maintenance of all level 1 and 2 local roads for 2023;

IT IS PROPOSED BY Luc Thivierge
SECONDED BY Ghyslain Robert

AND RESOLVED that Council authorize the signing of the 2023 financial assistance agreement within the framework of the Programme d'aide à la voirie locale (PAVL) - volet entretien (ERL);

Authorizes the Mayor or Acting Mayor, as well as the Director General and Clerk-Treasurer or the Assistant Director General and Assistant Clerk-Treasurer, to sign for and in the name of the Municipality of Low, all documents required to implement this resolution.

Adopted unanimously

ENVIRONMENTAL HYGIENE

2023-138 **Expression of interest - Centre FilloGreen**

Whereas Centre FilloGreen is a company located in the Pontiac industrial park in the municipality of Litchfield, whose activities focus on the sorting, processing, recycling and reclamation of construction, renovation and demolition materials;

Whereas FilloGreen holds a certificate of authorization issued by the Ministère de l'environnement et de la lutte contre les changements climatiques, de la faune et des parcs (MELCCFP) for an engineered landfill site for construction waste (LET);

Whereas, technically, the landfill could receive domestic waste;

Whereas the Centre FilloGreen is soliciting the municipalities for support in undertaking the necessary steps with the MELCCFP to receive all types of waste in the landfill;

Whereas the Gatineau Valley MRC has jurisdiction over the transportation and burial of domestic waste;

Whereas sending domestic waste to the Centre FilloGreen would halve the distance to be covered, save costs and reduce our carbon footprint;

IT IS PROPOSED BY Luc Thivierge
SECONDED BY Maureen Rice

AND RESOLVED that Council support the Centre FilloGreen in its application to the MELCCFP for authorization to receive domestic waste at the Litchfield site;

That a copy of this resolution be forwarded to each of the local municipalities and to the MRC VG asking them to support Centre FilloGreen by resolution.

Adopted unanimously

	URBANISM
2023-139	<p><u>Nomination of chemin Lambert</u></p> <p>Whereas the owner of lot 5 162 606 has obtained authorization from the ministère des Forêts, de la Faune et des Parcs du Québec to build a private road approximately 70 meters long to access his property;</p> <p>Whereas the proposed road name is Lambert or M and will join chemin Anthony;</p> <p>Whereas the proposed name is in memory of the owner's father</p> <p>Whereas the purpose of this designation is to facilitate location and access to the property by emergency services;</p> <p>Whereas this request complies with current regulations;</p> <p>IT IS PROPOSED BY Luc Thivierge SECONDED BY Maureen Rice</p> <p>AND RESOLVED that Council authorize the designation of chemin Lambert and request the Commission de toponomie du Québec to officialize this new designation. Adopted unanimously</p>
	RECREATION, CULTURE AND COMMUNICATIONS
2023-140	<p><u>Donations: Centre du jour and Low, Venosta and Brennan's Hill Recreation Association</u></p> <p>Whereas the Municipality wishes to support the activities of the members of the Low, Venosta and Brennan's Hill Recreation Association;</p> <p>Whereas the Municipality wishes to support the Seniors Day Centre;</p> <p>IT IS PROPOSED BY Joanne Mayer SECONDED BY Luc Thivierge</p> <p>AND RESOLVED that Council grant financial assistance in the amount of \$900.00, for the Day Centre and \$4,750.00, for the activities of the members of the Low, Venosta and Brennan's Hill Recreation Association, upon presentation of all financial statements.</p> <p>Authorizes the amount to be paid to the Association récréative de Low, Venosta et Brennan`s Hill for distribution among users.</p> <p>The funds will be taken from item 02-701-90-970, contributions and organization funding. Adopted unanimously</p>
2023-141	<p><u>Contribution for christmas baskets and emergency food service</u></p> <p>Whereas a request for financial assistance has been received from the organization Au gout du jour (Les Œuvres de charité) for the purpose of financing Christmas baskets and the emergency food service;</p> <p>IT IS PROPOSED BY Luc Thivierge SECONDED BY Maureen Rice</p> <p>AND RESOLVED that Council authorize the payment of \$200 in financial assistance for the preparation of Christmas baskets and the food distribution service.</p> <p>The funds will be taken from budget item 02-701-90-970, contribution - organization funding. Adopted unanimously</p>
	CORRESPONDANCE
	<u>DOCUMENTS, CORRESPONDANCE AND INFORMATION</u>

2nd question period

Question period starts at 7:50 pm and end at 8:33 pm.

Adjournment

There being no further business, the meeting adjourned at 8:34 p.m.

Carole Robert
Mayor

Sandra Martineau
Director General and Clerk-
Treasurer

"I, Carole Robert, certify that the signing of these minutes is equivalent to the signing by me of all the resolutions contained herein within the meaning of Section 142 (2) of the Quebec Municipal Code.