

Pontiac Council meeting - flood cost \$600,000 so far

Mo Laidlaw

About 20 residents attended the regular meeting of Pontiac municipal council on the 13th August 2019, held at the Luskville community centre.

Public input

Carl Hager expressed his worry over the ZIS (special intervention zone) map, that shows his property on ch River in the zone although he wasn't flooded. "What can we do and what has the municipality done?" He would like "a paper to show that his property is not in a flood zone". Mayor Joanne Labadie repeated her explanation of last month that the ZIS is not a flood zone map, but designates an area in which no building or renovation can be carried out and no building permits issued until up-to-date flood zone maps are produced. It is a moratorium, the government "pressing the pause button."

She continued, "Because it is not a flood zone map it should not affect property values or insurance. However it has made a lot of work for the municipality and property owners. All the directors of urbanism in the MRC des Collines met and requested the government to delay the 19th August deadline. Director general Pierre Said and Director of the urbanism department Louis Montgrain, sat with Municipal Affairs and went over the map.

180 properties were erroneously in the original ZIS - they were not affected by the 2017 or 2019 flood, and not in the 0-20 year flood zone. 250 requests to be removed were received, some of which may not qualify. The City of Gatineau urbanism department is producing new flood zone maps that will include the municipality, expected by autumn 2020."

Meanwhile, "There are 135 files with the Ministry of Public Security (MSP) for people who were affected by floods and the municipality is trying to get their files fixed before the fall."

Sue Lamont asked about the cost of the flood. "About \$600,000 up to last week", replied the mayor. "Grants from the MSP cover about 75%, but there are more expenses to come."

Lamont expressed concern that there will be a 10-12% increase in taxes next year if we are not responsible. Labadie replied that council has been budget planning since July and she is confident to have a balanced budget. "There was a special meeting with the director of finance and the director general to decide what goes and what stays in each department."

Urban planning

A request for a minor variance to use a barn at 1920 ch de la Montagne as a kennel although it is situated at 160 m (less than the 500 m in the current bylaw), from other residences, was allowed on condition that there is a maximum of 12 adult dogs at all times. The dog-breeding business has existed for 14 years, operating from the house, and the barn is a new building behind the house. From 2009 to 2014 the business had a permit as required. In 2015 the need for business permits was discontinued for all businesses. Two neighbouring residents opposed the request because of the noise of dogs barking. One neighbour had moved in 2 years ago expecting the "peace of the countryside".

Changes were made to the approval for phase 1 of the Domaine des Chutes project on the north side of ch Hôtel de Ville. The sum of \$70,956 in addition to lots 5, 6 and 7 will be donated to the municipality for the 10% contribution for "Parks, playgrounds and natural areas,"

New day for Council meetings

For the rest of this year, council meetings will be held on the second Wednesday of the month, due to the unavailability of one councillor on Tuesday evenings.

Paving

There will be a call for tenders to install 600 m of Flextech paving on ch des Pères-Dominicains, between the 148 and ch de la Rivière, where there is no clay in the foundation. Flextech is cheaper and more durable than other material.

Approved:

Invoices amounting to \$163,411, and fixed expenses, \$390,568 for July. Incurred expenses for August, \$7,413 including tax.

Two contracts totalling \$81,669 for gravel, delivered, from Lamarche McGuinty.

\$79,490 for culverts and membranes from Marcel Baril Ltée.

\$57,487 to CIMA+ for plans, specifications and supervision for a wastewater treatment system for the town hall, community centre, library and fire station (municipal complex) in Luskville.

Rental for 5 months of an excavator to be operated by public works department, from JR Brisson CASE, \$34,579.

(For the above contracts, more than \$25,000, the lowest conforming tender has to be accepted.)

\$14,000 maximum before tax to EXP Inc (engineers) to balance the water network in Quyon (to make sure there is sufficient water pressure for fire hydrants etc).

A maximum of \$10,350 (450 hours at \$23/hour) to Mélanie Sarazin, to manage phase 2 of the municipal sports and recreation infrastructure project.

\$3,395 to VonRoll Hydro Canada to detect leaks in the water mains in Quyon.

\$720 plus tax for 9 orange coveralls with reflective stripes for public works employees.

\$100 for a coffee maker to set up a coffee corner, and \$129 for annual subscriptions to Oprah, Prevention and The Equity, for the library in Quyon. (A TV and table have been donated.)

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The municipal website is www.municipalitepontiac.com