

Pontiac Council - changes to zoning bylaw?

Mo Laidlaw

The regular monthly meeting of Pontiac municipal council was held on 13 April 2021 at 7:30 pm, by teleconference. About 9 members of the public joined council and director general Pierre Said.

Zoom meetings are rather different than non-pandemic council meetings, although there have not been any inappropriate dress incidents. Recently some councillors have appeared unprepared, and ask questions that Mayor Joanne Labadie suggested could have been asked at the caucus meeting. She had to explain the tendering process for large expenses such as the dump truck, which following the Charbonneau inquiry, go through the provincial SÉAO in which it is not allowed to state the make of vehicle required, only functional specifications, such as 15 ton capacity. In this case the chosen supplier, Inter Outaouais could have been a clue that the dump truck is an International. As several councillors chipped in, Labadie had to clarify that it is not the role of council to assess mechanical specifications, which are made by Public works.

Councillor McDonald seemed to be unaware of the Nuisance bylaw when he asked why public works would be involved in dealing with “nuisance animals.” A resolution was passed to allow two public works managers to enforce the Nuisance bylaw and the Animal bylaw, following an incident where septic sludge was dumped on a road. Public works were at the scene but had to call the planning department to enforce the Nuisance bylaw.

He also asked why council was asking for financial assistance to pay for resurfacing 4 km of ch Tremblay when a \$2 million borrowing bylaw was already passed. Grants are applied for when they become available. In this case the municipality may get a grant of 75% from the Ministry of Transport PAVL program.

Councillor Draper-Maxsom queried why the Friends of the Chats Falls are included in the list of groups receiving municipal insurance coverage. She was unaware of this group despite their many public events. The other groups are: Les Blés d’Or de Luskville, Pontiac Observatory, The Golden Age Club of Quyon, Action Jeunesse Luskville, Parents of the MP 0-5 and Cercle Socio-culturel St-Dominique.

Public input

Marie-Anne Larose sent in many questions which the mayor read out and answered. (Many of these items have been covered at previous council meetings and reported in the Pontiac Journal.) Why buy a new dump truck, what is the cost analysis? Labadie replied that the new truck will replace a 20 year old truck with over a million km on it. Maintenance cost \$20,000 last year. The lowest offer through SÉAO for a new 15 ton truck is \$196,000, which will be paid from the capital fund over 10 years, with no interest, so \$19,600 per year. Using a local contractor instead, at \$70/hr, would cost \$100,000 per year. Labadie also detailed the costs of the lighting at the Rec park in Luskville, which will be completely paid for by the Blue Jays grant and a Quebec government grant.

In answer to Larose’s questions about roads and culverts: geotextile is standard when repairing roads, to stop the gravel disappearing into the clay, but is not used for potholes. All roads with culverts were studied in 2016. Of 300 culverts surveyed, 100 needed to be replaced, which has been done. Labadie pointed out that there is still frost and moisture in the ground so it is too early to grade gravel roads.

Diane Lacasse added that ch Westbrook has been in terrible shape since the 2019 floods. The mayor said that there are 300 km of roads to be graded - the two graders will be busy.

Planning

A draft bylaw to modify the zoning bylaw was adopted by a majority, with Councillor Draper-Maxsom voting against. The aim is to create a new zone near Luskville village on the 148, to stimulate the economy following the pandemic by allowing commercial uses such as processing food. The draft bylaw 177-01-01-2021 will be on the municipal web site and residents are invited to comment on it before the next council meeting.

Annie Schiffo's request for a minor variance for 186 Cedarvale, was not supported by the planning committee (CCU). An extension and stairs were built without a permit. The building is only 2.9 m from the side margin instead of 5 m, and a staircase is only 1.6 m from the same side margin. Because there's a tall hedge council approved regularizing the building, but refused to approve the stairs.

Ralph Lang's request to the CPTAQ for renewal for 5 years of the authorization to store residual matter and fertilizer at farms at 3601 ch Steele Line and 2820 ch Bronson-Bryant was approved. Paula Stanley's request to the CPTAQ to subdivide a 2 acre lot in the agricultural zone at 6867 ch River with a frontage of 47 m on the road was not supported by council because the resulting frontage doesn't conform to planning bylaws.

Owners of two lots at 160 ch de l'Aventure and 222 ch Hôtel-de-Ville requested approval for their plans to build single family homes. Domaine des Chutes has a PIIA (an architectural integration plan), and building plans are analyzed by the CCU before a permit is issued by the planning department. The plans were approved.

Public safety

The administration and finance committee recommends that managers in the Fire Department are paid a competitive salary. Council adopted this policy.

Ch Smith-Leonard was divided in two many years ago by a washout from a tributary to Breckenridge Creek. One end is accessed from route 148 and the other half from ch de la Montagne via ch Townline. This could cause delays for emergency services, so the name will be changed to Smith-Léonard Ouest and Smith-Léonard Est. There are fewer than 10 residences and residents are unanimously in favour.

Day Camp

The details of staff required and hourly rates were set out. Coordinator, \$22; Chief animator \$15; three Animators \$14.50; and if required, two assistants for disabled, \$14.50. The cost per child is \$125 per week. In reply to a question from councillor Draper-Maxsom, the camp is revenue neutral as grants are received.

Expenses approved:

\$72,500 plus tax to Ferme Mond-Voie to buy a used 20-25 tons excavator instead of renting. It will be useful for water main breakages in winter and other heavy work.

\$63,600 to Multi Routes Inc for supplying and spreading dust suppressant, for which special equipment is needed.

\$27,966 plus tax to Les Fermes Renaud for mowing and cutting brush in ditches along 354 km of municipal roads, once, starting in July.

\$27,878 to Les Fermes Renaud for sweeping paved roads. Public works will inspect the work.

\$20,000 worth of culverts and geotextile from Marcel Baril Ltée. (50% more was requested but the price was higher than estimated.)

\$11,402 for transport and disposal of garbage in 2019 from the MRC, invoice received in February 2021, too late to get into the 2021 budget.

\$10,000 to Robert Erwin Transport for spreading water to reduce dusty roads.

Incurred expenses of \$8,421 for April, and late invoices for December 2020, amounting to \$6,558.

Mo's reports are archived at: www.heritagepontiac.ca/Municipality
The municipal website is www.municipalitepontiac.com