

**CANADA  
PROVINCE OF QUEBEC  
MUNICIPALITY OF LOW**

**MINUTES** of a regular meeting of the Council of the Municipality of Low, held Monday, August 7, 2017 at 19.00 at the Heritage Hall, 4A d'Amour Rd, Low (Québec) J0X 2C0 chaired by the Mayor, Mr. Morris O'Connor.

Also present: Councillors Michele Logue-Wakeling, Joanne Mayer, Amanda St. Jean and Lynn Visentin and Councillors Christopher Brownrigg and Charles Kealey

Being also present: Hélène Desjardins, Assistant Secretary-Treasurer

Being absent: Councillors Christopher Brownrigg and Lynn Visentin Franceska Gnarowski, Director General

**1) OPENING**

Noting quorum, the meeting was officially declared open by the Mayor, Mr. Morris O'Connor.

**2) QUESTION PERIOD**

**3) BUSINESS ARISING FROM THE PREVIOUS MEETING**

No business arising.

155-08-2017

**4) MINUTES**

**BE IT RESOLVED** that the minutes of the regular meeting of July 4, 2017 be CARRIED as presented.

**MOVED BY** Councillor Michèle Logue-Wakeling  
**SECONDED BY** Councillor Charles Kealey  
**CARRIED**

156-08-2017

**(4A) MINUTES**

**BE IT RESOLVED** that the minutes of the special meeting of July 10, 2017 be CARRIED as presented.

**MOVED BY** Councillor Amanda St-Jean  
**SECONDED BY** Councillor Michèle Logue-Wakeling  
**CARRIED**

157-08-2017

**5) AGENDA**

**BE IT RESOLVED** that the agenda be accepted and that it remains open.

**MOVED BY** Councillor Michèle Logue-Wakeling  
**SECONDED BY** Councillor Joanne Mayer  
**CARRIED**

158-08-2017

**6) ACCOUNTS PAYABLE**

**BE IT RESOLVED THAT** the list # 08-2017 of disbursements for the period from July 1, 2017 to July 31, 2017 totalling \$161,765.12;

**THAT** the net wages paid for the period from July 1, 2017 to July 31, 2017 totalling \$ 24,689.79 are accepted;

**THAT** the Director General / Secretary-Treasurer is authorized to make budget allocations necessary for this purpose.

**MOVED BY** Councillor Charles Kealey  
**SECONDED BY** Councillor Amanda St-Jean  
**CARRIED**

## **CERTIFICATE**

I, the undersigned, Director General / Secretary-Treasurer, hereby certify that funds are available for expenses appointed to resolution #158-08-2017, as provided by the Council of the Municipality of Low.

*Franceska Gnarowski*

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Director General / Secretary-Treasurer

## **7) MAYOR'S REPORT**

The mayor presented no report.

### **7.1) ADMINISTRATION**

#### **(7.1.1) REPORT OF THE ADMINISTRATIVE COMMITTEE**

The report was presented by Councillor Michèle-Logue Wakeling, President of the Administration Committee.

#### **(7.1.2) NOTICE OF MOTION**

Notice of motion is hereby given by Councillor Joanne Mayer that bylaw 03-2012 concerning the removal, transport and elimination of residual material on the territory of Low will be modified and presented at a subsequent meeting of Council.

159-08-2017

#### **(7.1.3) PROBATION PERIOD ENDING - HIRING**

**WHEREAS** Mrs. Sylvia Levett completed three months' probation on August 2, 2017;

**WHEREAS** Ms Levett is doing well in these functions;

**WHEREAS** the continuing needs in the administrative office of the municipality including the municipal elections of November 5;

**THEREFORE BE IT RESOLVED THAT** Council authorize the hiring of Ms. Sylvia Levett full time, that is to say 5 days week for a total of 35 hours at the hourly rate of \$ 17.50 in addition to the usual benefits and two weeks' vacation.

**MOVED BY** Councillor Michèle Logue-Wakeling

**SECONDED BY** Councillor Amanda St-Jean

**CARRIED**

160-08-2017

#### **(7.1.4) ST-MICHAEL'S SCHOOL COMMITMENT**

**WHEREAS** the Ministry of Education's commitment of an investment of 4 million dollars for the construction of a new gymnasium for St-Michael's School;

**WHEREAS** resolution 75-04-2013 affirms the intention of the municipality to invest \$800,000 on the condition that the Ministry of Education and/or the Western Quebec School Board invests in the school;

**WHEREAS** a municipal investment in a library and meeting space will ensure that the new complex is accessible to the community;

**WHEREAS** the municipality's investment could include provincial and other grants;

**THEREFORE, BE IT RESOLVED** that for these motives, Council re-affirms its commitment to invest up to \$800,000 in the construction of a gym, library and meeting room for St-Michael's High School.

**MOVED BY:** Councillor Michèle Logue-Wakeling

**SECONDED BY:** Councillor Charles Kealey

**OPPOSED BY:** Councillor Joanne Mayer  
**CARRIED**

## **7.2 ROADS**

### **(7.2.1) PUBLIC WORKS**

A brief report was given by Councillor Charles Kealey, President of the Roads Committee.

161-08-2017

### **(7.2.2) PERIOD OF PROBATION ENDED - HIRING**

**WHEREAS** that the probationary period for Mr. Jason Emery ended on July 18, 2017;

**WHEREAS** Mr. Emery is performing his duties well;

**THEREFORE BE IT RESOLVED** by Council to authorize the hiring of Mr. Jason Emery on a full-time basis, that is, 5 days a week for a total of 40 hours at an hourly rate of \$ 20.00 in addition to the usual benefits and two weeks of vacation.

**MOVED BY** Councillor Charles Kealey  
**SECONDED BY** Councillor Joanne Mayer  
**CARRIED**

162-08-2017

### **(7.2.3) RENTAL - GRADER**

**WHEREAS** the grader belonging to the municipality caught fire on Tuesday, July 25;

**WHEREAS** the grader is a key equipment for road maintenance;

**WHEREAS** it was decided to hire a grader following the fire;

**WHEREAS** Nortrax's offer to lease a John Deere Model 772G Grader of the Year 2013 for \$ 8,000 per month with the option to purchase and apply 85% of the applicable lease amount purchasing;

**THEREFORE BE IT RESOLVED** that council authorize the lease of the Nortrax grader for a period of three months in the amount of \$ 8,000 per month;

**THAT** Council authorize the DG, Francesca Gnarowski and / or the Mayor, Morris O 'Connor, to sign, for and on behalf of the Municipality, all documents relating to the said rental.

**MOVED BY** Councillor Charles Kealey  
**SECONDED BY** Councillor Michèle Logue-Wakeling  
**OPPOSED BY:** Councillor Joanne Mayer  
**CARRIED**

163-08-2017

### **(7.2.4) TRUCK REPAIRS**

**WHEREAS** the clutch and the hoses on the Sterling 2009 truck need to be replaced;

**THEREFORE, BE IT RESOLVED** that Council authorises an expense of approximately \$10,000 for necessary repairs to the hoses and the clutch.

**MOVED BY:** Councillor Charles Kealey  
**SECONDED BY:** Councillor Michèle Logue-Wakeling  
**CARRIED**

## **(7.3) PUBLIC SECURITY**

### **(7.3.1) REPORT**

A report was given by the President of the Public Safety Committee, Councillor Amanda St. Jean.

164-08-2017

**(7.3.2) CLR GROUP INC – CALL CENTER 911**

**BE IT RESOLVED** that Council renew the Memorandum of Understanding for the 911 Telephone Distribution Service and the Memorandum of Understanding for the Fire Allocation Service with CLR GROUP INC, having its registered office at 7200 Jean-XXIII Boulevard In Trois-Rivières, Quebec for a period of 5 years. All financed by the SPAU-911 service subject to Bell Canada's General Terms and Conditions and the Municipal Tax Rule Regulation for 911, RSQ, c F-2, r.14;

**THAT** the Mayor, Morris O'Connor, and/or the Director General, Franceska Gnarowski, be authorised to sign, for and in the name of the municipality, all documents relating to this agreement.

**MOVED BY** Councillor Amanda St-Jean  
**SECONDED BY** Councillor Michèle Logue-Wakeling  
**CARRIED**

165-08-2017

**(7.3.3) SALE OF EMERGENCY TRUCK**

**WHEREAS** the recent purchase of a new emergency truck (resolution 132-06-2017);

**WHEREAS** the former emergency truck dates from 1993 and is non-conforming for use as rescue or on roads;

**THEREFORE BE IT RESOLVED THAT** Council sell the 1993 emergency truck for an amount of at least \$ 2,000 and make the announcement in the appropriate media.

**MOVED BY** Councillor Amanda St-Jean  
**SECONDED BY** Councillor Michèle Logue-Wakeling  
**CARRIED**

**(7.4) ENVIRONMENT**

**(7.4.1) REPORT**

No report

166-08-2017

**(7.4.2) FIELDVILLE PUMP HOUSE**

**WHEREAS** the need to upgrade the pumping station at Fieldville;

**WHEREAS** the study and estimates prepared by the engineer Saumure of the MRC Vallée-de-la-Gatineau;

**WHEREAS** the proposed work is considered to be of first priority under the TECQ 2014-2018 (excise tax) program, therefore eligible for the program;

**NOW THEREFORE BE IT RESOLVED** that Council authorizes the work on pump station repairs estimated at \$ 80,000 plus applicable taxes;

**THAT** the work consists of a rehabilitation of the building, an upgrade of the electrical supply system and of the piping system;

**THAT** Martin Querry, master electrician, will be the project manager.

**MOVED BY** Councillor Michèle Logue-Wakeling  
**SECONDED BY** Councillor Amanda St-Jean  
**CARRIED**

167-08-2017

**(7.4.3) AMENDMENT TO RESOLUTION 125-06-2017**

**BE IT RESOLVED** by Council to amend resolution 125-06-2017 in order to affect the amount of \$8662.60 plus taxes for the blue recycling bins to the amount reserved for the fire hall.

**MOVED BY** Councillor Michèle Logue-Wakeling  
**SECONDED BY** Councillor Joanne Mayer  
**CARRIED**

168-08-2017

**(7.4.4) LOW PUMPING STATION**

**WHEREAS** the pressure gauges at the Low pumping station are no longer working;

**THEREFORE BE IT RESOLVED** that Council accepts the proposal made by Consult'eau to replace the gauges at a cost of \$5032.46 tax included.

**MOVED BY** Councillor Amanda St-Jean  
**SECONDED BY** Councillor Michèle Logue-Wakeling  
**CARRIED**

**(7.5) PLANNING**

**(7.5.1) REPORT**

A report is given by Councillor Joanne Mayer, President of the Planning Committee.

169-08-2017

**(7.5.2) REQUEST CPTAQ – FERME AVENTURE**

**WHEREAS** a request to the CPTAQ by the owner of the property known by the renovated lot numbers: 5162601, 5163433, 5163434, 5163435, 5163436, 5163438 to install a yurt and provide dog sledding experiences on said property;

**WHEREAS** the request does not contravene any municipal bylaw;

**WHEREAS** the success that the business currently enjoys;

**WHEREAS** the local economy would benefit from this kind of tourist attraction

**WHEREAS** one of the priorities of the owners is to emphasize the value of agricultural activity such as maple syrup production, animal husbandry and the cultivation of fruit trees;

**WHEREAS** traditional agricultural activity is actually in decline in the area with many inactive farms;

**WHEREAS** the activities have no negative impact on the farming activity in the area, but actually enhance its value;

**WHEREAS** the owners are a young family that are investing in agricultural diversity;

**THEREFORE, BE IT RESOLVED** that Council supports the application by Ferme Aventure to the CPTAQ to install a yurt and provide dog-sledding experiences on their property to attract overnight visitors.

**MOVED BY** Councillor Michèle Logue-Wakeling  
**SECONDED BY** Councillor Joanne Mayer  
**CARRIED**

170-08-2017

**(7.5.3) APPLICATION FOR AUTHORIZATION BY THE CPTAQ - HYDRO-QUÉBEC**

**WHEREAS** Council is aware of the request to be presented to the Commission for the Protection of Québec's Agricultural Land ("CPTAQ") by Hydro-Québec to obtain from this Commission the authorization to use for a purpose other than the " Agriculture lot 5162830, of the official cadastre of Québec, registration division of Gatineau, in the municipality of Low, totalling an area of 0.0731ha (738.8 m2);

**WHEREAS** the criteria set out in section 62 of the Act respecting the preservation of agricultural land and agricultural activities ("LPTAA"), namely:

CRITERIA	IMPACT
The agricultural potential of the lot concerned	Minimal
Agricultural potential of neighbouring lots	Non-existent
Possible uses of soil (s) for agricultural purposes	Minimal
The consequences of an authorization on agricultural activities and their development as well as on the possibilities of agricultural use of the neighbouring lots	None
The constraints resulting from the application of environmental laws and regulations for animal production establishments	None
Availability of other locations to eliminate or reduce constraints on agriculture	None
The homogeneity of the farming community and farming	No impact
Effect on the preservation of water and soil resources for agriculture in the municipality and in the region	None
The establishment of landed property with sufficient land for agriculture	N/A
The effect on the economic development of the region	Positive
The socio-economic conditions necessary for the viability of a community when the low density of occupation of the territory justifies it	N/A
Indication of the appropriate spaces available elsewhere in the territory of the local municipality and outside the agricultural zone that could satisfy the demand	N/A

**WHEREAS** the application meets the criteria of article 62 of the LPTAA;

**WHEREAS** the application meets the criteria of article 58.2 of the LPTAA, ie that no other location that eliminates or reduces the constraints on agriculture is available and that there is therefore no Of suitable space available elsewhere in the territory of the municipality and outside the agricultural zone that could satisfy the application;

**WHEREAS** Hydro-Québec enjoys an immunity from municipal by-laws and, as a result, the regulations are not enforceable (section 48.2 of the Hydro-Québec Act);

**WHEREAS** section 58 of the LPTAA provides that a person who wishes to perform an act for which an authorization or a permit is required in respect of a lot situated in an agricultural zone must apply to the local municipality In whose territory the lot is located;

**THEREFORE BE IT RESOLVED** that the CPTAQ be authorized to accept this application for authorization to use, for purposes other than agriculture, the following lots: 5182830 of the official cadastre of Québec, Gatineau electoral district, in the municipality Of Low.

**MOVED BY** Councillor Michèle Logue-Wakeling  
**SECONDED BY** Councillor Charles Kealey

**CARRIED**

171-08-2017

**(7.5.4) MUNICIPAL ROAD CROSSING EASEMENTS - HYDRO-QUÉBEC**

**WHEREAS** Hydro-Québec's request for easements at the intersections of the municipal roads;

**WHEREAS** the project to rebuild the 120 kV electric power transmission line between Paugan and Maniwaki;

**WHEREAS** the following parts of lots are covered by the application:

5163760 (Paugan Road), 5163118 (Paugan Road), 5163771 (Farm Road), 5163770 (Martindale Road) 5163764 (Cahill Road);

**THEREFORE BE IT RESOLVED** that the Municipality grant easement rights to the crossings of the municipal roads mentioned above, which rights and conditions are described in the Easement Option 2 form signed by the authorized representative of the Municipality, An allowance of \$ 800, the location of the parcels of land being shown on the plans bearing the minutes 4142, 4145, 4148 of the land surveyor Marc Bergeron;

**THAT** the Director General, Franceska Gnarowski and / or Mayor Morris O'Connor be authorized to sign the "Easement Option 2" form for and on behalf of the municipality.

**MOVED BY** Councillor Amanda St-Jean

**SECONDED BY** Councillor Joanne Mayer

**CARRIED**

172-08-2017

**(7.5.5) MINOR VARIANCE - LOT 5162852**

**WHEREAS** the request of the owner of the renovated lot 5162852 to build a residence at a distance of 3.53 meters from the front margin instead of the 9 meters required by the zoning by-law 02-93;

**WHEREAS** By-law 01-2001 concerning minor variances allows council to grant a minor variances with respect to the zoning by-law 02-93;

**WHEREAS** the positive recommendation of the Planning Committee;

**WHEREAS** the publication of the notice within the time limits prescribed by law and regulation 01-2001;

**THEREFORE BE IT RESOLVED** that council authorize the minor variance for the renovated lot 5162852 to construct the residence at 3.53 meters from the front setback.

**MOVED BY** Councillor Joanne Mayer

**SECONDED BY** Councillor Michèle Logue-Wakeling

**CARRIED**

**(7.6) RECREATION & CULTURE**

**(7.6.1) REPORT**

A report is given by Councillor Lynn Visentin, President of the Recreation Committee.

173-08-2017

**(7.6.2) STUDENT HIRING**

**WHEREAS** the Summer Jobs Canada program allows the municipality to hire a student to work in the library;

**WHEREAS** Alyssa Peck was selected for the position of Library Clerk by the Library Committee;

**WHEREAS** the employment is for a period of eight weeks from June 27 to August 19, 2016.

**CONSEQUENTLY, BE IT RESOLVED THAT** Council approve the hiring of Alyssa Peck as clerk at an hourly rate of \$ 13;

**THAT** the Director General be authorized to sign for and on behalf of the Board all documents relating to the project.

**MOVED BY** Councillor Joanne Mayer

**SECONDED BY** Councillor Amanda St-Jean

**CARRIED**

174-08-2017

**(7.6.3) DONATION - ARENA**

**WHEREAS** the Gilles Emond Golf Tournament, Guy Monette, Wayne Brennan was held on July 15 at Ste-Marie Golf Club Mont;

**WHEREAS** the activity is a fundraiser for the Gatineau Central Arena;

**WHEREAS** Council wishes to emphasize the importance of this infrastructure for the people of Low;

**WHEREAS** Council has provided a \$ 2,500 donation to the arena in the 2017 budget for the golf tournament;

**THEREFORE BE IT RESOLVED** that Council approve a \$ 2,500 donation for the Gilles Emond Golf Tournament, Guy Monette, Wayne Brennan.

**MOVED BY** Councillor Michèle Logue-Wakeling

**SECONDED BY** Councillor Amanda St. Jean Ly

**CARRIED**

175-08-2017

**(7.6.4) DONATION VENOSTA TRAIN STATION**

**WHEREAS** a request for a donation from Be and Become, which will soon become the owners of the Venosta Train Station;

**WHEREAS** the organisation supports youth in the south part of the MRCVG;

**WHEREAS** the heritage property will be renovated and preserved by Be and Become;

**THEREFORE BE IT RESOLVED** by Council to provide a donation of \$4,000 when the organisation becomes proprietor of the train station

**MOVED BY** Councillor Charles Kealey

**SECONDED BY** Councillor Michèle Logue-Wakeling

**CARRIED**

**(8) VARIA**

**(9) CLOSING**

176-08-2017

**BE IT RESOLVED** that the meeting be adjourned at 20:45PM

**MOVED BY** Councillor Charles Kealey

**SECONDED BY** Councillor Michèle Logue-Wakeling

**CARRIED**

*Morris o'Connor*

*Franceska Gnarowski*

Mayor

Director General / Secretary-Treasurer

"I, Morris O'Connor, Mayor, certify that the signature of this



minutes is equivalent to my signature on all resolutions contained within the meaning of Article 142 (2) of the Municipal Code "