

**MINUTES OF A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF BARKMERE HELD JULY 11TH, 2015 AT 10:00 AM AT THE BARKMERE COMMUNITY CENTER, BARKMERE, QUEBEC**

<b>In attendance :</b>	The Mayor	Luc Trépanier
	Councillors	Bruce MacNab Marc Fredette Stephen Lloyd Jake Chadwick Tim Kalil Chantal Raymond Stephen Lloyd
	Director General	Steve Deschenes

**1. Resolution 2015-080 – Acceptance of the proposed agenda**

It is proposed by Councillor Tim Kalil, and seconded by Councillor Bruce MacNab, and it is adopted unanimously by the present members:

**THAT** the proposed agenda be adopted as proposed with the following change: subtract the point 5.1 Resolution – Exemption from reading Bylaw 229 amending Bylaw 110

**1. Approval of the agenda**

**2. Adoption of the minutes**

- 2.1 Adoption of the minutes of regular meeting held June 13th, 2015

**3. Current business**

- 3.1 Announcements
- 3.2 Correspondence
- 3.3 BLPA
- 3.4 Follow-up from last meeting
- 3.5 Question period (30 minutes)

**4. Finance and Administration**

- 4.1 Town Manager's report
- 4.2 Accounts payable
- 4.3 Notice of motion –Bylaw ordering a loan
- 4.4 Resolution – Appointment of a Pro-Mayor

**5. Environment**

- ~~5.1 Resolution – Exemption from reading Bylaw 229 amending Bylaw 110~~
- 5.2 Resolution – Adoption of Bylaw 229 amending zoning bylaw 110
- 5.3 Resolution – Cost of emptying required by Bylaw 110

**6. Infrastructure**

- 6.1 Resolution – Public information meeting regarding the Town Hall project
- 6.2 Resolution – Grant of a professional contract in archeology
- 6.3 Resolution – Abrogation of resolution 2014-131 for the professional services of an engineering firm for the dam

**7. Urbanism**

- 7.1 Notice of motion – Modifications to zoning Bylaw 201
- 7.2 Notice of motion – Modifications to bylaw 204 on permits and certificates
- 7.3 Notice of motion – Modifications to Bylaw 206 on site plan and Architectural Integration
- 7.4 Resolution – Legal opinion on the dimensions and positioning of residential wharves
- 7.5 Resolution – Referrals to the CCU

**8. R.C.M. and governmental affairs**

- 8.1 Mayor's report

**9. Meeting adjournment**

**ADOPTED**

## **2. Adoption of the minutes**

### **2.1 Resolution 2015-081 – Adoption of the minutes of the regular meeting held on June 13<sup>th</sup> 2015**

**CONSIDERING THAT** a copy of the Minutes was given to each member of the Town Council not less than twenty-four hours before the present council meeting, thus conforming to Article 333 of the Cities and Towns Act,

**THEREFORE**, it is proposed by Councillor Stephen Lloyd, and seconded by Councillor Jake Chadwick, and it is adopted unanimously by the present members:

**THAT** the minutes of the regular meeting of the municipal council held on June 13<sup>th</sup>, 2015, be adopted as proposed.

### **ADOPTED**

## **3. Current Affairs**

### **3.1. Announcements**

The mayor announced the death of Mr. François Le Guen, resident of the «Narrows», on June 30<sup>th</sup>. The council held a minute of silence in his memory.

We received a letter from the Deputy d'Argenteuil, Mr. Yves Saint-Denis saying that Barkmere is entitled to a grant of \$15,000.00 for work on roads and ditches. Our goal is to use the amount to install a cement slab on the boat launch descent to reduce erosion.

There were 3 burglaries this month, 2 on Duncan road and at Mr. Peter Grou's house, who without required approvals extended Duncan road to his residence. The Mayor has been in touch with captain Sylvain Mainville from the Sûreté du Québec to increase pressure that the suspect be arrested. Mr. Grou provided a picture of the suspect that he obtained using a camera attached to his residence.

The mobile Eco-Center of June 20<sup>th</sup> and 21<sup>st</sup> was a big success. The Mayor particularly thanks our inspector Dave Roy who gave his help all weekend. We will need volunteers in the middle of August because the volume will probably be much higher than the last one.

### **3.2. Correspondence**

The Mayor notes that we didn't receive any correspondence from the Ministry this month to the effect that we had to file outstanding financial statements, budgets or management indicators. He thanked councillor Marc Fredette for his great work and also the Town administration: they have now caught up with all the delays we had.

We received a letter from Mr. Bruce Perron informing us that some fisherman were acting as a nuisance around his dock. Mr. Perron suggested raising fees again. Most of the fishermen are respectful but there are some who aren't. The Mayor asked the administration to add a paragraph in the letter given to the fishermen to sensitize them to the existence of private properties around the lake.

### **3.3. BLPA**

No representative was present.

### **3.4. Follow up from last meeting**

The signs ordered for the streets and the fire risks are due to arrive in the week following the council.

The General Manager contacted Quais Laurentiens to order more docks. There is a problem with the drafting of the initial contract. Any new order will automatically extend the term of the contract. The consequence will be that we will pay 3 or 4 times for the original docks. The contract will have to be amended or another solution must be found.

The BLPA gave us a list of repairs and equipment that they plan to buy and do with the park fund moneys which were allocated to them.

Surveying of the land envisaged for the new Town Hall was done. The survey attest that there are no problems associated with building on that site. The Council will hold a public information meeting Saturday, July 18th, to present the project to the public and answer every questions about it.

### **3.5. Question Period**

Start of the question period for a maximum of 30 minutes, at 10:17 a.m.

Mrs. Michaelsen is asking us what will happen next following what she and her husband Mr. Grou have sent regarding a request for a change of the zoning bylaw regarding the installation of solar panels on docks.

This point is dealt with later on in the meeting.

Mrs. Andrea Leber, informs us that a non-resident of Barkmere has a boat permanently on the lake and asks if we can block the access to the lake.

Barklake is a public area, therefore, accessible to all. Though, we have the right to control its access ; schedule, decontamination of the boats, the rates for the service, etc. For our lake, we have a very good control of the scheduel. However, the key to the gate has been given to many contractors.

From a case law point of view, Ste-Adolphe D'Howard lost in court of Appeal. They pleaded for the non-accessibility for the public and lost. The judgement mentions that they are permitted to charge fees to access the lake and to obligate the decontamination of boats wanting to access.

Mr. Eric Therasse,

informs us of his fear regarding the growing number of boat houses all around the lake. He asked what vision the Council has towards this situation.

To start off, the Town of Barkmere has a provincial autorisation for the construction of boathouse on the lake, the same as 2 or 3 other municipalities in Quebec.

The Town of Barkmere and its Council are always preoccupied with the protection of the lake and its constructions. It wishes that these have a minimal visual and environmental impact and that they respect all our municipal bylaws. Therefore, on this point, the Town and its Council are pro-active to edit and make these bylaws better so that they'll contribute to the present and future needs of our collectivity.

Mrs. Huguette Rioux,

informs us that, historically, before the placing of the gates to access the lake, people would voluntarily complete registration forms.

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Mr. Bellerose,

informs us that we still find cleats for tying up boats on the dock of the municipal park.

End of the question period at 10:45 a.m.

## **4. Finance and Administration**

### **4.1 Town Manager's report**

Report for the month of June 2015:

Permits (3), Certificates of Authorization (5), PIIA (0), Subdivision (0), Septic pumping (4)

Transfers (0).

### **4.2 Resolution 2015-082 – Accounts Payable**



## 5. Environment

### 5.2 Resolution 2015-084 – Adoption of Bylaw 229 amending zoning Bylaw 110

**CONSIDERING THAT** Bylaw 110 does not regulate holding tanks;

**CONSIDERING THAT** the emptying rates included in bylaw 110 have not been updated for a number of years, and that they do not correspond to the rates charged by contractors;

**CONSIDERING THAT** the Council wishes to revise bylaw 110 to consider the emptying of holding tanks and to review the emptying rates;

**CONSIDERING THAT** a Notice of Motion was given at a regular meeting of the Council on June 13, 2015;

**THEREFORE**, Councillor Jake Chadwick moved, Stephen Lloyd seconded, and it was unanimously resolved by all present;

**ACCORDINGLY**, it is ordered and ruled by this resolution that bylaw 110 concerning the emptying of septic tanks be amended.

**ADOPTED**

### 5.3 Resolution 2015-085 – Cost of emptying required by Bylaw 110

**CONSIDERING THAT** the rates for emptying are determined by the Council as intended by Bylaw 110;

**CONSIDERING THAT** the Council should set these rates by resolution under By-law 110 amended by By-law 229;

**THEREFORE**, Councillor Jake Chadwick moved, Councillor Marc Fredette seconded, and it was unanimously resolved by all present:

**THAT** emptying costs are now fixed at:

\$ 1000 for emptying septic tanks and holding tanks for both seasonal and permanent residences.

**ADOPTED**

## 6. Infrastructures

### 6.1 Resolution 2015-086 – Public information meeting regarding the Town Hall project

**CONSIDERING THAT** the members of the Municipal Council wish to inform the population on the project of the new Town Hall and Community Centre;

**CONSIDERING THAT** this project is the most important one in the history of the Town of Barkmere in terms of financial investment;

**CONSIDERING THAT** the new building needs to become a rallying symbol of Barkmere and its community, and the Council wishes to collect the comments of the community on the project;

**THEREFORE**, Councillor Bruce MacNab moved, Councillor Tim Kalil seconded, and it was unanimously resolved by all present:

**THAT** a public information meeting regarding the project of a Town Hall and Community Centre building be held on Saturday July 18<sup>th</sup> 2015 at 10:00 AM at the Community Centre of the Town of Barkmere.

**ADOPTED**

## **6.2 Resolution 2015-087 – Grant of a professional contract in archeology**

**CONSIDERING** that the Town of Barkmere must rebuild its Town Hall and either rebuild its Community Centre or ensure it meets the applicable standards for public buildings;

**CONSIDERING** sections 573.1 and 573.3.0.2 of the *Cities and Towns Act* (R.S.Q., chap. C-19) and the *Regulation respecting the awarding of contracts for certain professional services*;

**CONSIDERING** to proceed with the construction of Town Hall, the Town of Barkmere must choose a lot and conduct a search of archaeological potential according to law;

**THEREFORE**, Councillor Tim Kalil moved, Councillor Chantal Raymond seconded, and it was unanimously resolved by all present;

**THAT** an archeology contract be given to the Ruralys firm to proceed with the search of archaeological potential of the lot;

**THAT** the contract amount be for a maximum of \$2,500 plus applicable taxes.

### **ADOPTED**

## **6.3 Resolution 2015-088 – Abrogation of resolution 2014-131 concerning the environmental consultant and septic conformity**

**CONSIDERING** resolution 2014-131;

**CONSIDERING THAT** The Town does not get the additional analyzes from the firm to review dam;

**CONSIDERING THAT** The Town will soon be hiring a new civil engineering firm for the execution of additional analyzes;

**THEREFORE**, Tim Kalil moved, Councillor Bruce MacNab seconded, and it was unanimously resolved by all present:

**TO REPEAL** resolution 2014-131

## **7. Urbanism**

### **7.1 Notice of Motion – Modifications to Zoning Bylaw 201**

A notice of motion is given by Councillor Stephen Lloyd, to introduce at a future meeting of the Municipal Council a draft bylaw modifying Zoning Bylaw 201.

The object of this bylaw is to revise the definition of “height in metres”, the maximum height of a basement, the maximum height and location of an overhanging structure, the implementation surface area of a main building, the authorized materials for the roof covering of a main building as well as an accessory building, and also the replanting of the shoreline consistent with the requirement of a landscaping zone of 15 metres.

### **7.2 Notice of Motion – Modifications to Zoning Bylaw 204 on permits and certificates**

A notice of motion is given by Councillor Stephen Lloyd, to introduce at a future meeting of the Municipal Council a draft bylaw modifying Bylaw 204 respecting permits and certificates.

The object of this bylaw is to revise the definition of the “height of a building (in metres)” in order to simplify the calculation of the height of a main building.

### **7.3 Notice of Motion – Modifications to Zoning Bylaw 206 on site plan and Architectural Integration**

A notice of motion is given by Councillor Stephen Lloyd, to introduce at a future meeting of the Municipal Council a draft bylaw modifying Bylaw 206 respecting Architectural implementation and integration plans (PIIA).

The object of this bylaw is to revise the interventions subject to the bylaw, more specifically the extension of a main building, particularly extensions visible from a lake. Moreover, the object of the bylaw is to rephrase and modify some evaluation criteria regarding the volumetry and the architecture of buildings.

#### **7.4 Resolution 2015-089 – Legal opinion on the dimensions and positioning of residential wharves**

**CONSIDERING** a recent request for a modification to the Urban Bylaws of the Town of Barkmere aiming to limit the dimensions and the positioning of residential wharves;

**CONSIDERING THAT** lakes represent a grey legal area where different jurisdictions, federal, provincial and municipal, are overlapping;

**CONSIDERING** sections 573.1 and 573.3.0.2 of the *Cities and Towns Act* (R.S.Q. c. C-19) and the *Regulation respecting the awarding of contracts for certain professional services*;

**THEREFORE**, Councillor Stephen Lloyd moved, Tim Kalil seconded, and it was unanimously resolved by all present:

**THAT** the Town of Barkmere mandate the legal firm Tremblay Savoie Lapierre, Avocats s.e.n.c., to prepare a legal opinion in regards to wharves and constructions on lakes, as well as regulatory options available to the Town of Barkmere to limit the dimensions and the positioning of residential wharves.

**ADOPTED**

#### **7.5 Resolution 2015-090 – Referrals to the CCU**

**CONSIDERING** a recent request for a modification to the Zoning Bylaws of the Town of Barkmere aiming to allow the installation of solar panels on residential wharves;

**CONSIDERING THAT** some construction permit requests had to be refused in the village zone due to the required lateral setbacks for the construction of accessory buildings;

**CONSIDERING** the proliferation of lights at night around Bark Lake which affects the natural character of the Lake, while constituting a danger for navigation at night;

**CONSIDERING** paragraph 4 of article 2.1.1 of *Bylaw 202 constituting the Consultative Committee on Urbanism*;

**THEREFORE**, Councillor Jake Chadwick moved, Councillor Chantal Raymond seconded, and it was unanimously resolved by all present:

**THAT** the Consultative Committee on Urbanisme (CCU) study the possibility of allowing the installation of solar panels on residential wharves;

**THAT** the CCU study the possibility of reducing the required lateral setbacks for the construction of accessory buildings in zones Nv-01, Nv-02 and Nv-03;

**THAT** the CCU study and propose modifications to bylaws aiming to restrict or prohibit lights in the shoreline area, as well as on wharves and boathouses;

**THAT** the CCU present its report no later than the meeting of the Municipal Council to be held October 10<sup>th</sup> 2015.

**ADOPTED**

### **8. R.C.M. and governmental affairs**

#### **8.1 Mayor's report**

The MRC finally established a fair formula to allocate additional expenditures for the linear park created by the withdrawal of the provincial government's green road program. Considering the remoteness of Barkmere from this park and our size, we will only have \$ 154 to pay on the \$ 50 000 planned.

The committee on waste has finally decided not to impose fines for non-compliant waste but will require municipalities to sort waste themselves. The Mayor reminded the citizens that in Barkmere, this task must be performed by the General Manager and the Inspector, and took the opportunity to remind people to act with civility.

## **9. End of Session**

The next regular Council session shall be held on August 8<sup>th</sup>, 2015, at 10:00 AM, in the Community Center at Barkmere, Quebec.

### **9.1 Resolution 2015-091 – End of session**

The meeting was adjourned at 11:39 a.m.

It is proposed by Councillor Chantal Raymond, seconded by Councillor Bruce McNab, and resolved unanimously by the present members:

**THAT** the session of the Town Council be adjourned.

### **ADOPTED**

Approved by:

Certified by:

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Luc Trépanier, Mayor

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Steve Deschenes, Director General



## Permis et Certificats d'Autorisation pour Juin 2015 - Ville de Barkmere

### PERMIS DE CONSTRUCTION

Date	Permis			Type Construction, réno, reconstruction, agrandissement	LDE	Description
	Year	Category	Number			
12-juin-15	2015	C	04	Rénovation	1632	Rénovation d'un bâtiment principal
13-juin-15	2015	C	05	Rénovation	1632	Rénovation d'une remise en droit acquis
25-juin-15	2015	C	06	Rénovation	0104	Rénovation d'un bâtiment principal, salle de bain, porte et fenêtre, toiture, revêtement extérieur

### CERTIFICAT D'AUTORISATION

Date	Permis			Type Construction, réno, reconstruction, agrandissement, ouvrage	LDE	Description
	Year	Category	Number			
06-juin-15	2015	CA	16	Ouvrage rive / littoral	1514	Rénovation de la façade ainsi que le revêtement des quais d'un l'abri à bateau
16-juin-15	2015	CA	17	Ouvrage rive / littoral	8593	Agrandissement d'un quai existant par l'ajout d'un quai flottant <i>(avec démarches au Centre d'Expertise Hydrique du Québec)</i>
18-juin-15	2015	CA	18	Ouvrage rive / littoral	7131	Reconstruction d'un quai existant <i>(avec démarches au Centre d'Expertise Hydrique du Québec)</i>
25-juin-15	2015	CA	19	Ouvrage rive / littoral	Ile-4	Rénovation d'un quai existant <i>(sans démarches au Centre d'Expertise Hydrique du Québec)</i>
19-juin-15	2015	CA	20	Ouvrage rive / littoral	1490	Rénovation d'un quai existant <i>(sans démarches au Centre d'Expertise Hydrique du Québec)</i>

## VIDANGES SEPTIQUE - JUIN 2015

Receiving date	LDE	Pumped date	Pumped by
11-juin-15	2030	2015-05-13	Pompage Sanitaire Mont-Tremblant
11-juin-15	0116	2015-05-11	Pompage Sanitaire Mont-Tremblant
11-juin-15	0111-1	2015-05-01	Pompage Sanitaire Mont-Tremblant
11-juin-15	0112	2015-05-07	Pompage Sanitaire Mont-Tremblant