

**MINUTES – TUESDAY MARCH 7, 2023**

MINUTES OF THE REGULAR MEETING OF COUNCIL OF THE MUNICIPALITY OF KAZABAZUA AT 26 BEGLEY ROAD (COMMUNITY CENTER), ON MARCH 7, 2023 AT 7:00 P.M. UNDER THE CHAIRMANSHIP OF MR. ROBERT BERGERON, MAYOR.

ARE PRESENT, SYLVAIN LA FRANCE, LYNNE LACHAPELLE, DAMIEN LAFRENIÈRE, CRAIG GABIE, AND THE DIRECTOR GENERAL AND CLERK-TREASURER, PIERRE VAILLANCOURT

MOTIVATED ABSENCE, PAUL CHAMBERLAIN AND MATTHEW ORLANDO

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**GENERAL ADMINISTRATION**

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**1.1 OPENING OF THE MEETING**

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The president welcomes those present, after establishing a quorum opens the session, it is 7:00 pm.

**1.2 MAYOR'S REPORT**

**1.3 QUESTION PERIOD**

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**1. GENERAL ADMINISTRATION**

- 1.1 Opening of the meeting
- 1.2 Mayor's report
- 1.3 Question period
- 1.4 Agenda
- 1.5 Minutes of the regular sitting of February 7, 2023
- 1.6 Adoption of bank withdrawals
- 1.7 Adoption of the Cheque Register
- 1.8 Adoption of the list of accounts payable
- 1.9 Report of the director general expenditures
- 1.10 Report of the director of fire service expenditures
- 1.11 Notice of motion - 2023-047 « *modifying* By-law number 2023-045 imposing the rates of taxes for the fiscal year 2023 »
- 1.12 Repayment of the temporary loan as part of the financial assistance program paid in cash, TECQ 2019-2023
- 1.13 Proclamation of national positive mental health day on march 13, 2023
- 1.14 Enfant soleil – Donation request

**2. PUBLIC SECURITY**

- 2.1 Representative and his replacement with the Association des gestionnaires en sécurité incendie de la Vallée-de-la-Gatineau
- 2.2 Request for support for the purchase of a second compressor

**3. TRANSPORT**

- 3.1 Stock pile
- 3.2 Request to the MTQ – Speed limit Route 301
- 3.3 Request to the MTQ – Speed limit Lac-Sainte-Narie Road

**4. ENVIRONMENTAL HYGIENE & SANITATION**

- 4.1 Purchase of additional bins – recycling and residual materials

**5. HEALTH AND WELFARE**

- 5.1

**6. LAND USE PLANNING AND DEVELOPMENT**

- 6.1 Adoption of project By-law 2023-046 « respecting the demolition of immovables »
- 6.2 Appointing a demolition committee
- 6.3 Cadastre plan – subdivision
- 6.4 CPTAQ - non-agricultural use

**7. RECREATION AND CULTURAL**

- 7.1

**8. MISCELLANEOUS**

- 8.1

**9. QUESTION PERIOD**

**10. CLOSING OF THE MEETING**

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1.4

**AGENDA**

**WHEREAS** Council members renounce the reading of the agenda and the availability of documents no later than 72 hours before the time set for the beginning of the meeting;

**IT IS PROPOSED** by Sylvain La France, **SECONDED** by Craig Gabie and resolved to adopt the agenda by adding the following topics:

- 3.4 REPAIR AUTHORIZATION - INTERNATIONAL TRUCK 2007
  - 6.5 RESOLUTION FOR THE PUBLIC CONSULTATION ON DRAFT BY-LAW 2023-046 RESPECTING « THE DEMOLITION OF IMMOVABLES »
  - 7.1 PERO – REPRESENTATIVE FOR THE GRANT – FRR - STREAM 2
- CARRIED**

2023-03-037

1.5

**MINUTES OF THE REGULAR SITTING OF FEBRUARY 7, 2023.**

**WHEREAS** Council members have individually reviewed the minutes of the regular sitting of February 7, 2023;

**WHEREAS** Council members renounce to the reading of the minutes;

**IT IS PROPOSED** by Sylvain La France, **SECONDED** by Damien Lafrenière and resolved

**TO** adopt the minutes of the regular sitting of February 7, 2023 as presented.

**CARRIED**

2023-03-038

1.6

**ADOPTION OF BANK WITHDRAWALS**

**IT IS PROPOSED** by Lynne Lachapelle  
**SECONDED** by Sylvain La France  
And resolved

**TO** adopt, as presented, the list of direct debits for the month of February 2023 for a total of the following amounts:

Net Salaries	\$ 30,466.73
Provincial Remittances	\$ 12,579.17
Federal Remittances	\$ 4,496.00
Retirement Pension Remittances	\$ 3,898.70

**CARRIED**

2023-03-039

1.7

**ADOPTION OF THE CHEQUE REGISTER**

**WHEREAS** the accounts have been verified by Lynne Lachapelle and Robert Bergeron;

**IT IS PROPOSED** by Lynne Lachapelle  
**SECONDED** by Damien Lafrenière  
And resolved

**TO** adopt, as presented, the Cheque Register for the month of February 2023 for a total amount of \$ 66,929.72.

**CARRIED**

2023-03-040

1.8

**ADOPTION OF THE LIST OF ACCOUNTS PAYABLE**

**WHEREAS** the accounts have been audited by Lynne Lachapelle and Robert Bergeron;

**IT IS PROPOSED** by Sylvain La France  
**SECONDED** by Lynne Lachapelle  
And resolved

**TO** adopt, as presented, the payment of the list of accounts payable for the month of February 2023 for a total amount of \$ 74,097.68 including provincial and federal remittances.

**CARRIED**

2023-03-041

1.09

**DIRECTOR GENERAL EXPENDITURES – DGE (\$ 1,128.61)**

2023-03-042

1.10

**DIRECTOR OF FIRE SERVICE EXPENDITURES – DCP (\$ 0.00)**

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***Certificate of availability of funds***

I, Pierre Vaillancourt, Director General of the Municipality of Kazabazua certify that there are budgetary and/or extra budget available from surplus income, accumulated surplus, financial reserves, reserve funds or other sources for which the above listed expenses are incurred.



**Pierre Vaillancourt, DMA  
Clerk-Treasurer and Director general**

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2023-03-043  
1.11

**NOTICE OF MOTION – BY-LAW 2023-047 « MODIFYING BY-LAW NUMBER 2023-045 IMPOSING THE RATES OF TAXES FOR THE FISCAL YEAR 2023 »**

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Notice of motion is hereby given by Sylvain La France that a by-law bearing number 2023-047 « *modifying* By-law number 2023-045 imposing the rates of taxes for the fiscal year 2023 » will be submitted for adoption at a subsequent meeting.

The notice of motion is accompanied by a request for exemption from reading.

The draft by-law is submitted to Council

2023-03-044  
1.12

**REPAYMENT OF THE TEMPORARY LOAN AS PART OF THE FINANCIAL ASSISTANCE PROGRAM PAID IN CASH, TECQ 2019-2023**

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**WHEREAS** the Council has authorized to spend the amount of \$779,017.79 of the grant from the Ministère du Transport du Québec under the 2019-2023 TECQ program;

**WHEREAS** the confirmation of the grant from the Ministère du Transport du Québec dated June 9, 2022, to allow paving work on Begley, Brundtland, Chamberlain, Anderson and St-Pierre Street roads;

**WHEREAS** by resolution No. 2022-07-166 to obtain this amount, the municipality is authorized to borrow up to the said amount;

**WHEREAS** the municipality will receive the amounts of this grant in March 2023;

**FOR THESE REASONS, IT IS PROPOSED** by Sylvain La France, **SECONDED** by Damien Lafrenière and resolved;

**THAT** council authorizes the Director general to repay the temporary loan in the amount of \$779,017.79 to the Caisse Populaire Desjardins in Gracefield as soon as the subsidy payments is received.

**CARRIED**

2023-03-045  
1.13

**PROCLAMATION OF NATIONAL POSITIVE MENTAL HEALTH DAY ON MARCH 13, 2023**

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**WHEREAS** on March 31, 2022, the elected members of the National Assembly unanimously voted in favor of recognizing March 13 as National Day for the Promotion of Positive Mental Health;

**WHEREAS** CAP Santé Outaouais, a member organization of the Mouvement Santé mentale Québec, is launching its Mental Health Promotion Campaign in the Outaouais on this day under the theme CREATING LINKS and being well surrounded;

**WHEREAS** as part of this Campaign, many tools promoting the strengthening of mental health are offered to you throughout the year;

**WHEREAS** the promotion of positive mental health aims to increase and maintain the individual and collective well-being of the population and to foster resilience;

**WHEREAS** it has been demonstrated that municipalities can play a leading role in promoting the positive mental health of their fellow citizens;

**THEREFORE, IT IS PROPOSED** by Craig Gabie, **SECONDED** by Damien Lafrenière and resolved;

**THAT** the municipal council of the municipality of Kazabazua, at its meeting of March 7, 2023, proclaim the National Day for the Promotion of Positive Mental Health and invite citizens as well as all organizations and institutions of its municipality to make known the tools of the Mental Health Promotion Campaign in the Outaouais under the theme CREATE LINKS and be well surrounded.

**CARRIED**

**2023-03-046**  
**1.14**

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**ENFANT SOLEIL – DONATION REQUEST**

**WHEREAS** a request for a donation to ENFANT DU SOLEIL was received on February 28, 2023 at the municipality;

**WHEREAS** a child near us has been chosen to represent ENFANT DU SOLEIL 2023 Outaouais;

**WHEREAS** this donation will go to finance equipment such as a saturometer, ventilation device, oral probe, etc. The stretcher and the transport isolette from Gatineau to Montreal in emergency;

**THEREFORE, IT IS PROPOSED**, by Damien Lafrenière, **SECONDED** by Lynne Lachapelle and it is resolved:

**THAT** council authorizes a donation of \$500 and that the cheque be made payable to ENFANT DU SOLEIL, and sent to 450, avenue Saint-Jean-Baptiste, suite 10, Québec (Québec) G2C 6H5.

**ADOPTÉE**

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**2. PUBLIC SECURITY**

**2023-03-047**  
**2.1**

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**REPRESENTATIVE AND HIS REPLACEMENT WITH THE ASSOCIATION DES GESTIONNAIRES EN SÉCURITÉ INCENDIE DE LA VALLÉE-DE-LA-GATINEAU.**

**WHEREAS** each fire department has its own fire director;

**WHEREAS** the AGSIVG is a regional association created for fire directors to discuss the issues of each fire department;

**WHEREAS** the AGSIVG requires that each municipality have a representative on the association, be the director, a fire department officer or any other person designated by the municipality;

**WHEREAS** the meetings are held once a month at different locations in the Gatineau Valley.

**THEREFORE, IT IS PROPOSED** by Sylvain La France **SECONDED** by Damien Lafrenière and resolved;

**THAT** council of the local municipality of Kazabazua designate the director of the fire department of the municipality of Kazabazua as its representative and the assistant director as a substitute within the Association des Gestionnaires en sécurité incendie de la Vallée-de-la-Gatineau (AGSIVG).

**CARRIED**

**2023-03-048**  
**2.2**

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**REQUEST FOR SUPPORT FOR THE PURCHASE OF A SECOND COMPRESSOR**

**WHEREAS** Each fire safety service must regularly obtain breathing air following interventions or practices;

**WHEREAS** currently the city of Maniwaki has the only breathing air compressor on the territory;

**WHEREAS** the geographical location of the compressor is problematic for some municipalities further south;

**WHEREAS** each fire safety service and human resource constraints;

**WHEREAS** second equipment is not only necessary to optimize operations on the territory, but will extend the life of the City of Maniwaki's equipment;

**WHEREAS** when equipment breakdowns occur, municipalities must travel outside the MRCVG to obtain air, which incurs additional costs.

**THEREFORE, IT IS PROPOSED**, by Damien Lafrenière **SECONDED** by Craig Gabie and resolved:

**THAT** the Kazabazua Municipality Council supports AGSIVG's request to the Council of Mayors to authorize the purchase of a second breathing air compressor and to install it at the Kazabazua fire station;

**THAT** the AGSIVG is committed to researching relevant grant programs;

**THAT** the AGSIVG is mandated to write the technical specifications and is the manager of this second piece of equipment;

**THAT** All municipalities have access to this second compressor and that it be funded by a fair share for all.

**THAT** this resolution be sent to the MRCVG and all local municipalities of the MRCVG for support.

**CARRIED**

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### **3.TRANSPORT**

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2023-03-049  
3.1

#### **STOCK PILE**

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**WHEREAS** the stock pile has significantly decreased and not knowing future temperaments;

**IT IS PROPOSED** by Lynne Lachapelle  
**SECONDED** by Sylvain La France  
And resolved

**THAT** Council authorizes and incurs the expenditure for the purchase of 405.31 tons of AB-10 SAND plus salt (materials and transportation included) at a unit price of \$22.00 for a total of \$8,916.82 excluding applicable taxes.

**ALSO** council authorizes and incurs the expense for an order of ±400 tons AB-10 SAND plus salt (materials and transport included) to be delivered this week at the municipality.

**CARRIED**

2023-03-050  
3.2

#### **REQUEST TO THE MTQ – ROUTE 301 SPEED LIMIT**

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**WHEREAS** the gap between two speed signs on Routes 301 going towards the municipality of Ayleen-et-Cawood is large and that the stopping time of drivers is unsafe:

**WHEREAS** the speed limit going towards the municipality of Ayleen-et-Cawood posted at 90 km per hour is reduced to a speed of 70 km per hour and then ends at 50 km per hour towards the municipality of Ayleen-et-Cawood or the latter indicates the speed of 50 km per hour;

**WHEREAS** a confirmation of the agreement of the municipality of Ayleen-et-Cawood is necessary before the Ministry considers this request for speed reduction;

**THEREFORE, IT IS PROPOSED**, by Damien Lafrenière **SECONDED** by Craig Gabie and resolved:

**THAT** the council mandates the general administration to submit an application to the Ministère des transports du Québec for the speed to be reduced from 90 km to 70 KM per hour to end at 50 KM at the entrance to the municipality of Ayleen-et-Cawood as indicated in the appendix hereto.

**THAT** this resolution be sent to the municipality of Ayleen-et-Cawood for their agreement before this request is submitted to the Ministère des transports du Québec;

**ADOPTÉE**

2023-03-051  
3.3

#### **REQUEST TO THE MTQ – SPEED LIMIT LAC-SAINTE-MARIE ROAD**

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**WHEREAS** the existing speed limit going towards the municipality of Lac-Sainte-Marie at the entrance to the green bridge is 80km/hour and that the stopping time

for drivers at the entrance to this bridge is unsafe:

**WHEREAS** the speed limit be reduced to 50km/hour for a distance of 400 metres before the bridge entrance on the Kazabazua side of chemin du Lac-Sainte-Marie going towards the municipality of Lac-Sainte-Marie;

**WHEREAS** confirmation of the Municipality of Lac-Sainte-Marie's agreement is required before the Ministère will consider this request for a speed reduction;

**THEREFORE, IT IS PROPOSED** by Damien Lafrenière, **SECONDED** by Lynne Lachapelle and resolved,

**THAT** the council mandates the general administration to submit a request to the Ministère des transports du Québec to reduce the speed limit to 50 km/hour for a distance of 400 metres before the bridge entrance on the Kazabazua side of chemin du Lac-Sainte-Marie going towards the municipality of Lac-Sainte-Marie, as shown in the appendix hereto.

**THAT** this resolution be sent to the municipality of Lac-Sainte-Marie for their agreement before this request is submitted to the Ministère des transports du Québec;

**CARRIED**

2023-03-052  
3.4

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**REPAIR AUTHORIZATION - INTERNATIONAL TRUCK 2007**

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**WHEREAS** the 2007 International truck is off-road and in need of repairs;

**IT IS PROPOSED** by Sylvain La France  
**SECONDED** by Lynne Lachapelle  
And resolved

**THAT** council authorizes and incurs the expense for the repair of the 2007 International truck as estimated by Inter Outaouais bid number 3992661 dated March 2, 2023 at a total cost of \$± \$22,378.98 excluding applicable taxes.

**CARRIED**

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**4. ENVIRONMENTAL HYGIENE & SANITATION**

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2023-03-053  
4.1

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**PURCHASE OF ADDITIONAL BINS – RECYCLING AND RESIDUAL MATERIALS**

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**WHEREAS** the inventory of recycling and residual materials bins has decreased over time;

**THEREFORE, IT IS PROPOSED** by Sylvain La France, **SECONDED** by Lynne Lachapelle and resolved;

**THAT** Council authorizes and incurs the expenditure as estimated by USD Bid number 20275711 for the purchase of 50 recycling bins, 50 waste bins and 12-inch rubber wheels at a cost of \$109.05 each and \$13.35 for replacement wheels and hot printing for each bin at a cost of \$3.35 per unit excluding applicable taxes plus delivery cost of \$2,237.05 for a grand total of \$13,877.55.

**CARRIED**

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**5. HEALTH AND WELFARE**

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**6. LAND USE PLANNING AND DEVELOPMENT**

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2023-03-054  
6.1

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**ADOPTION OF PROJECT BY-LAW 2023-046 « RESPECTING THE DEMOLITION OF IMMOVABLES »**

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**CANADA  
PROVINCE OF QUEBEC  
MRC VALLÉE-DE-LA-GATINEAU  
MUNICIPALITY OF KAZABAZUA**

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**BY-LAW NUMBER 2023-046  
RESPECTING THE DEMOLITION OF IMMOVABLES**

**WHEREAS** the amendments made by Bill 69 (s. 137 Bill 69) to An Act to amend the Cultural Heritage Act and other legislative provisions;

**WHEREAS** section 137 was added to the Act to amend the Cultural Heritage Act and other legislative provisions, which came into force on September 22, 2022, requiring public bodies to adopt a by-law relating to the demolition of immovables, in accordance with the amendments made by Bill 69, it is a pre-demolition authorization regime;

**WHEREAS** a notice of motion was previously given, in accordance with the Act, at the regular sitting held on February 7, 2023 and a draft by-law was tabled by the member of council who gave the notice of motion, a request for exemption from reading was requested and each member of council present acknowledges having received a copy of the draft by-law and declares to have read it and waives its reading;

**WHEREAS** the council takes into account By-law number 2023-046 demolition of immovables;

**THEREFORE, IT IS MOVED** by Damien Lafrenière, **SECONDED** by Sylvain La France and resolved that Council decrees as follows:

## **CHAPTER I:**

### **DECLARATORY, ADMINISTRATIVE AND INTERPRETATIVE PROVISIONS**

#### **SECTION I - DECLARATORY PROVISIONS**

##### **1. Title of the By-law**

This by-law is entitled « By-law respecting the demolition of immovables »

##### **2. Territory and person concerned**

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

##### **3. Object of the By-law**

This by-law governs the demolition of an immovable in the territory of the Municipality of Kazabazua. It gives the Demolition Committee the power to authorize or refuse an application submitted to it.

#### **SECTION II - ADMINISTRATIVE PROVISIONS**

##### **4. Application of the By-law**

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

#### **SECTION III - INTERPRETATIVE PROVISIONS**

##### **5. 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 special provision takes precedence over the general provision;
2. The most restrictive provision prevails;
3. In case of contradiction between a table, sketch or title and the text, the text prevails.

##### **6. Terminology**

Committee: Demolition Committee.

Council: Kazabazua Municipality Municipal Council.

Demolition: Complete or partial destruction of a building.

Heritage immovable: an immovable cited in accordance with the Cultural Heritage Act (CQLR, CHAPTER P-9.002), located on a heritage site designated in accordance with that Act or entered in an inventory of immovables of heritage value, in accordance with the first paragraph of section 120 of that Act.

## **CHAPTER II:**

## **DEMOLITION COMMITTEE**

### **7. Function of the committee**

The functions of the Committee are to render a decision on applications for the demolition of immovables and to exercise the powers conferred on it by this By-law.

### **8. Composition and operation of the committee**

The Demolition Committee is composed of three members of the Council appointed for a period of one year by the Council. Their term of office may be renewed. A member of the Council who ceases to be a member of the Committee before the end of his or her term of office, who is unable to act, or who has a direct or indirect personal interest in a matter before the Committee, shall be replaced by another member of the Council designated by the Council for the unexpired portion of his or her term of office, or for the duration of his inability to attend or for the duration of the hearing of the case in which he has an interest, as the case may be.

## **CHAPTER III:**

### **APPLICATION FOR A DEMOLITION AUTHORIZATION CERTIFICATE**

#### **SECTION I - REQUIREMENT TO OBTAIN AUTHORIZATION FROM THE COMMITTEE**

##### **9. Prohibition to proceed with the demolition of an immovable**

No person may demolish, in whole or in part, a heritage immovable unless the owner has previously obtained authorization from the Demolition Committee to that effect.

##### **10. Exemptions**

Except for a heritage immovable, the following work is not subject to this Regulation:

1. The demolition of a building in respect of which a demolition order has been issued by a court;
2. The demolition of a building destroyed or become dangerous as a result of fire or any other reason causing a loss of its value of at least 50%;
3. The demolition of a building, requested by the designated officer, after obtaining the advice of the public safety officer, whose situation presents a dangerous condition and an urgency to act to ensure the safety of the premises and the neighbourhood.

#### **SECTION II - CONTENT OF THE REQUEST**

##### **11. Application form**

An application for a demolition authorization must be submitted to the official designated by the owner of the building to be demolished or his authorized agent (upon receipt of a power of attorney signed by the owner), on the form provided for this purpose. This form must be completed and signed by the owner or his authorized agent.

##### **12. Documents and plans required**

The applicant must also provide the following documents:

1. A copy of any title establishing that the applicant is the owner of the immovable concerned or a document establishing that he holds an option to purchase the immovable;
2. Recent photographs of the interior and exterior of the building and the land on which it is located;
3. A location plan for the building to be demolished;
4. Proof of receipt of notice to tenants by registered mail;
5. A report presenting the condition of the building and its main components, its structural quality and the deterioration observed, carried out by a competent professional in the field;
6. 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;
7. Details of the preliminary cleared land reuse program including:
  - i. The intended use;
  - 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. A preliminary sketch(s) must be submitted to illustrate this description.;



- iii. The implementation schedule;
  - iv. Preliminary estimate of program costs.
8. For a heritage building, a main building constructed before 1940 or a building with potential heritage value, a heritage study carried out by a competent professional 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 a complex to be preserved and its heritage value.

### **13. Fees payable**

Determined by the By-law respecting permits and certificates in force, the fees payable for the examination of an application for a demolition authorization must be paid when it is filed.

The fee is non-refundable and does not cover the fee rates charged for obtaining a permit or certificate.

### **14. Complete application**

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

### **15. Verification of the request**

The designated officer verifies the content of the application. The latter may ask the applicant to provide any additional information for the understanding of the request.

Where the plans and documents provided by the applicant are inaccurate, insufficient or non-compliant, the procedure for verifying the application shall be interrupted. The designated officer shall notify the applicant to provide corrected and sufficient information, plans and documents.

When the verification of the application is completed, the application is forwarded to the Committee.

## **SECTION III – STUDY OF THE REQUEST**

### **16. Posting and public notice**

As soon as the Committee receives an application for a demolition authorization, the clerk of the Municipality must cause the public notice of the application, provided for in section 148.0.5 of the Act respecting land use planning and development (R.S.Q., c. A-19.1), to be published. 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 oppose the demolition of the immovable must, within 10 days of publication of the public notice or, failing that, within 10 days after the posting of the notice on the immovable concerned, make known in writing his objection with reasons to the clerk of the Municipality.

### **17. Notice to tenants**

Where the application for a demolition permit concerns a building comprising one or more dwellings, the applicant must send a notice of the application to each of the tenants of the building by registered mail.

### **18. Transmission of public notice to the Minister**

Where the application relates to a heritage immovable, a copy of the public notice must be sent without delay to the Minister of Culture and Communications.

### **19. Opposition to the application**

Every person who wishes to oppose the demolition must, within 10 days of the publication of the public notice or, failing that, within 10 days after the posting of the notice on the immovable concerned, make known in writing his objection with reasons to the clerk of the Municipality.

## **SECTION IV – DECISION OF THE COMMITTEE**

### **20. Decision and deferral of the Committee's decision**

The Demolition Committee renders its decision at a public meeting. The Committee's decision shall state the reasons on which it is based.

The Committee may decide to defer its decision to a later public meeting if it deems it appropriate. In that case, he must cause a public notice to be published in accordance with section 16 of this By-law.

### **21. Conditions relating to the demolition or reuse of cleared land**

When the Demolition Committee grants the authorization, it may:

1. Impose any conditions relating to the demolition of the building or the reuse of the cleared land;
2. Determine the conditions of relocation of a tenant, when the immovable includes one or more dwellings;
3. Set the time frame within which demolition work must be undertaken and completed.

The demolition committee may require the owner to provide the Municipality with a financial security to ensure compliance with any condition referred to in the first paragraph before a certificate of demolition authorization is issued. This financial guarantee must:

1. Be at the amount determined at the decision of the Committee;
2. Be valid for a period of one year from the date of issuance of the demolition authorization certificate and the permit or certificate required to carry out the preliminary land reuse program. 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. Be reimbursed when all the work covered by the permits or certificates was carried out in accordance with the decision of the Committee and the permits or certificates issued.

### **22. Review of the Committee's decision**

Any person may, within 30 days of the decision of the Demolition Committee, apply to the Council for a review of the decision. 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 the decision. Any member of the Board, including a member of the Committee, may sit on the Board to review a decision of the Committee. The Council may confirm the Committee's decision or make any decision that the Committee should have made.

## **SECTION V - DECISION RELATING TO A HERITAGE BUILDING**

### **23. Notification of the decision to the MRC and power of disallowance**

Where the Committee authorizes the demolition of a heritage immovable and its decision is not reviewed pursuant to section 23, notice of its decision must be notified without delay to the MRC de la Vallée-de-la-Gatineau. An opinion of the decision taken by the Council in review of a decision of the Committee, when the Committee authorizes such demolition, must also be notified to the MRC without delay.

A notice provided for in the first paragraph is accompanied by copies of all the documents produced by the owner.

The Council of the MRC may, within 90 days of receipt of the notice, disallow the decision of the Committee or Council. He may, where the MRC has a Local Heritage Council within the meaning of section 117 of the Cultural Heritage Act (CQLR, c. P-9.002), consult it before exercising its power of disallowance.

A resolution made by the MRC under the third paragraph is reasoned and a copy is sent without delay to the Municipality and to any party concerned, by registered mail.

## **SECTION VI - ISSUANCE OF THE CERTIFICATE AND OTHER PROCEDURES**

### **24. Time limit for issuance of certificate of authorization**

No certificate of authorization to demolition may be issued by the designated officer before the expiry of the 30-day review period provided for in section 22 of this By-law

or if there is a review under that section, before the Council has rendered a decision authorizing the demolition.

Where section 24 applies, no certificate of authorization to demolish may be issued before the earliest of

1. The date on which the MRC notifies the Municipality that it does not intend to avail itself of its power of disallowance;
2. The expiry of the 90-day period provided for in Article 23 of this By-law.

#### **25. Modification of the deadline and conditions**

The Committee may, on reasonable grounds, vary the time within which demolition work must be undertaken and carried out, provided that a request is made to the Committee before the expiry of that period.

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

#### **26. Expiration of an authorization**

Where demolition work is not undertaken before the expiry of the period determined by the Committee, the demolition authorization shall have no effect. If, on the expiry date of that period, a tenant continues to occupy his dwelling, the lease is extended by operation of law and the landlord may, within one month, apply to the Tribunal administratif du logement to fix the rent.

#### **27. Failure to meet work deadlines**

Where the demolition work is not completed within the prescribed time, the Council may cause it to be carried out and recover the owner's costs.

These costs constitute a prior claim on the land where the immovable was situated, in the same manner and with the same rank as the claims referred to in paragraph 5 of article 2651 of the Civil Code; These costs are secured by a legal hypothec on this land.

#### **28. Eviction of a tenant and compensation**

A landlord who has been granted a demolition permit can evict a tenant to demolish a unit.

However, a tenant may not be forced to vacate his dwelling before the later of the following contingencies, namely the expiry of the lease or the expiry of a period of three months from the date of issue of the certificate of authorization to demolish.

The landlord must pay the tenant who is evicted from his dwelling an indemnity of three months' rent and moving expenses. If the damages resulting from the damage suffered by the tenant amount to a greater amount, he may apply to the Administrative Housing Tribunal to have the amount fixed.

The indemnity is payable at the departure of the tenant and the moving expenses, on presentation of supporting documents.

### **CHAPTER IV:**

#### **FINAL PROVISIONS**

#### **29. General Violations and Penalties**

The provisions relating to contraventions, general penalties, legal remedies and the procedure to be followed in the event of an offence are those set out in the Licence and Certificate By-laws in force. Notwithstanding the first paragraph, the special penalties relating to a demolition without the authorization of the Committee, to a demolition contrary to the conditions of the authorization or to an obstruction of a designated officer are those provided for in sections 30 and 31 of these By-laws.

#### **30. Demolition of a building without authorization, non-compliance with conditions and sanctions**

Every person who demolishes or causes to be demolished an immovable other than an immovable named or situated on a heritage site designated in accordance with the Cultural Heritage Act (CQLR, CHAPTER P-9.002) without the authorization of the Comité or contrary to the conditions of authorization is guilty of an offence and is liable to a fine

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

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

Every person who demolishes or causes to be demolished an immovable named or situated on a designated heritage site in accordance with the Cultural Heritage Act (CQLR, CHAPTER P-9.002) without authorization from the Committee or contrary to the conditions of authorization is guilty of an offence and is liable to a fine:

1. For a first offence, 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 any subsequent offence, a fine of \$250,000 if the offender is a natural person, and \$1,140,000 if the offender is a legal person.

### **31. Sanctions relating to the visit of the official**

It is an offence to prevent a designated officer from entering the premises where the demolition work is being carried out in order to verify whether the demolition is in accordance with the decision of the Committee and is liable to a fine of \$500. In addition, a person in authority responsible for carrying out the demolition work who, on the premises where the work is to be carried out, refuses to exhibit a copy of the demolition authorization certificate at 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 enter into force in accordance with the law.

**CARRIED**

**2023-03-055  
6.2**

## **ESTABLISH THE DEMOLITION COMMITTEE**

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**WHEREAS** sections 148.0.1 to 148.0.26 of the Act respecting land use planning and development, which authorize a Municipality to establish a demolition committee;

**WHEREAS** the Municipality must maintain in force a by-law relating to the demolition of immovables and that it has adopted this by-law;

**WHEREAS** section 148.0.3, which provides that the constitution of the Committee and the appointment of its members must be made by resolution of the municipal council;

**WHEREAS** the members of this Committee must be elected members of the municipal council;

**WHEREAS** the Municipal Council does not wish to assume the functions of the Demolition Committee as permitted by law;

**THEREFORE, IT IS PROPOSED BY** Craig Gabie **SECONDED BY** Lynne Lachapelle **AND RESOLVED** at the majority of the council members present:

**THAT** the Municipality constitute the Demolition Committee to act pursuant to the By-law relating to the demolition of immovables bearing No. 2023-046. The function of the Committee is to analyze demolition applications received in accordance with the Regulation respecting the demolition of immovables and to exercise any other power conferred on it by that Regulation.

**APPOINTS** the following members of the municipal council as members of the Demolition Committee for a period of one year with the possibility of renewal by the municipal council:

Damien Lafrenière, president

Matthew Orlando, member

Craig Gabie, member

Robert Bergeron, substitute

**DESIGNATE** the building and environment inspector officer in charge of processing demolition applications under the By-law relating to the demolition of immovables bearing No. 2023-046, to compile the files of applications to be presented to the Demolition Committee and to act as secretary of the Demolition Committee in its work.

**CARRIED**

**2023-03-056**

6.3

### CADASTRE PLAN – SUBDIVISION

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**WHEREAS** a proposed subdivision of lot 6 293 939 has been submitted to the Council for authorization;

**WHEREAS** the members of the council have individually read the subdivision plan prepared by ECCE TERRA land surveyors dated January 30, 2023;

**WHEREAS** the plan of subdivision complies with By-law No. 202 of the municipality;

**THEREFORE, IT IS MOVED** by Damien Lafrenière, **SECONDED** by Sylvain La France and resolved;

**THAT** council accepts the subdivision plan prepared by ECCE TERRA land surveyors dated January 30, 2023 for the subdivision of lot 6,293,939.

**CARRIED**

2023-03-057  
6.4

### CPTAQ - NON-AGRICULTURAL USE

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**WHEREAS** Council has taken note of the application to be submitted to the Commission de protection du territoire agricole du Québec by Ms. Hélène Bertrand and Mr. Marc Bertrand to obtain from the Commission, authorization for a purpose other than agriculture, an authorization to alienate and construct a residence on the land cadastre 5 755 851 official cadastre of Quebec; in the municipality of Kazabazua, totalling 1,395,05 square metres;

**WHEREAS** section 58 of the Act respecting the preservation of agricultural land and agricultural activities provides that a person who wishes to perform an act for which an authorization or permit is required in respect of a lot situated in an agricultural zone must apply therefor to the local municipality in whose territory cadastre 5 755 851 is situated;

**WHEREAS** no suitable space available elsewhere in the territory of the municipality and outside the agricultural zone can satisfy the request as required by section 58.2 of the Act;

**WHEREAS** the application meets the criteria set out in section 62 of the Act respecting the preservation of agricultural land and agricultural activities;

**WHEREAS** this application complies with the zoning by-law of the municipality;

**WHEREAS** the negligible impact on the agricultural development of the sector, considering the analysis criteria subject to Article 62 of the Act respecting the Protection of Agricultural Land and Activities, P-41.1. ;

**WHEREAS** this application has no effect on the protection and development of agricultural activities;

**THEREFORE, IT IS MOVED** by Damien Lafrenière, **SECONDED** by Craig Gabie and resolved;

**TO** recommend to the Commission de protection du territoire Agricole du Québec to accept this application for authorization for a purpose other than agriculture, an authorization to alienate and construct a residence on the land cadastre 5 755 851 of the official cadastre of Quebec, in the Municipality of Kazabazua.

**CARRIED**

2023-03-058  
6.5

### RESOLUTION FOR THE PUBLIC CONSULTATION ON DRAFT BY-LAW 2023-046 RESPECTING « THE DEMOLITION OF IMMOVABLES »

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**IT IS PROPOSED** by Lynne Lachapelle  
**SECONDED** by Damien Lafrenière  
And resolved

**THAT** Council will hold a public consultation on the draft by-law 2023-046 Respecting « The demolition of immovables » to be held at the Community Centre, 26 Begley Road in Kazabazua, on March 21, 2023 at 6:00 p.m.;

**THAT** council mandates the director general to publish the public notice in a newspaper circulated in its territory.

**ADOPTÉE**

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## 7. RECREATION AND CULTURE

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**PERO – REPRESENTATIVE FOR THE GRANT – FRR - COMPONENT 2**

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**IT IS PROPOSED** by Sylvain La France

**SECONDED** by Damien Lafrenière

And resolved

THAT the Board mandate Mr. François Larose, Eng.f. of the firm PERO for the application of a grant under the FRR – Component 2 to the MRC de la Vallée-de-la-Gatineau on behalf of the municipality of Kazabazua for a 6.9 km long hiking trail project with a total budget of \$±,57,000 excluding applicable taxes for funding of 80% and the municipality's share 20%.

**THAT** Mr. François Larose be mandated to sign for and on behalf of the municipality any document relating to this grant application.

**ADOPTÉE**

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**8. MISCELLANEOUS**

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8.1

9.

**QUESTION PERIOD**

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10.

**CLOSING OF THE MEETING**


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The agenda being exhausted, the President declares the closing of the meeting at 8:08 pm.

President

Clerk

\_\_\_\_\_  
Robert Bergeron,  
Mayor

  
\_\_\_\_\_  
Pierre Vaillancourt, DMA  
Director General / Clerk-treasurer

« I, Robert Bergeron, certify that the signing of these minutes is equivalent to the signature by me of all the resolutions it contains within the meaning of Article 142 (2) of the Municipal Code ».