

**(Unofficial version)**

**DATE: March 8, 2021**

The regular meeting of the Clarendon Municipal Council was held on the above night, respecting Covid 19 Pandemic restrictions and requirements.. Mayor John Armstrong, Cr. Elliott, Cr. Younge, Cr. Dagg, Cr Walsh, Cr. Smith & Cr. Hanna attended. Director General Patricia Hobbs was also in attendance.

**1. OPENING THE MEETING**

Mayor, John Armstrong opened the meeting at 7:00 p.m.

Public Participation: No public participation due to Covid 19 restrictions. An invitation to email questions and comments was placed on the Clarendon website

A) Request from Resident for justification of the rise in the Garbage fee on the annual tax bill.

**020-03-2021**

Moved by: Cr. Elliott

Seconded by: Cr. Smith

And unanimously agreed to send the following response to the citizen

During the tax year of 2020 a marked increase in the usage of the Transfer Station was experienced. There was a large increase in tonnage. As well, increased cost in both the municipal contract with McGrimmon Cartage and the MRC shares for waste disposal resulted in the garbage fee for residents of the Municipality of Clarendon being raised \$25 per residence to help defer these costs. The reasoning behind the marked Garbage bags for Clarendon residents is to avoid the Municipality of Clarendon paying for waste from other Municipalities.

Carried

**2. ADOPTION OF THE AGENDA**

**021-03-2021**

Proposed by: Cr Dagg

Seconded by: Cr. Walsh

And unanimously resolved to adopt the agenda of March 8,, 2021

**3 . ADOPTION OF THE MINUTES OF THE REGULAR MEETING OF February 16, 2021**

**022-03-2021**

Proposed by: Cr Elliott

Seconded by: Cr Smith

*And is unanimously* resolved to adopt the minutes of the February 16, 2021 regular meeting.

**Carried**

**4. MAYOR'S REPORT –**

**5. CORRESPONDENCE AND INFORMATION**

**023-03-2021**

Moved by: Walsh

Seconded by: Smith

And unanimously agreed to donate \$250 towards concert to raise awareness for businesses impacted by Covid 19

**Carried**

## **6. FINANCIAL REPORT &/OR ACCOUNTS PAYABLE**

Accounts Payable in the amount of \$ 187,221.79 were presented

### **AUTHORITY OF PAYMENT OF THE LIST OF BILLS**

Certificate of availability of credits

I, the undersigned, Patricia Hobbs, Director General of the Municipality of Clarendon certify that there are sufficient credits available to carry out the expenditure mentioned above.

In witness whereof, this certificate is given in Clarendon this 8th day of March 2021

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**Patricia Hobbs – Director General**

**024 -03-2021 Proposed by Cr. Dagg**

**Seconded by Cr. Younge**

And is resolved to pay the bills amounting to \$ 187,221.79

**Carried**

## **7.. COMMITTEE MEETINGS AND REPORTS**

### **7.1 PERSONNEL COMMITTEE**

**- L.U.P. Inspector**

**025-03-2021**

**Moved by : Eric Smith**

**Seconded by: Younge**

To hire Gary Duncan as the new building inspector for a six month trial period.

### **7.2 LUP COMMITTEE**

#### **A. Minor Variance application – 161 Thorne Lake Road – Lot 5 639 942**

A Minor Variance request was presented for the construction of a secondary building within the front yard contrary to our zoning by-law. The owner is respecting the minimum required setback of 8m by building at a proposed distance of 16m from the front property line. Because of the large size of property, the residence was built far from the main road; therefore, the owner is seeking for the authorization to build a carport within the existing 25m front yard.

**Where as,** the property is located in zone RT-6 where residential use are permitted;

**Where as,** the overall size of lot 5 639 942 is 38.5 ha and is not waterfront;

**Where as,** Zoning By-law does not authorize secondary building within the front yard except for waterfront properties;

**Where as,** it would not hinder the view of neighbouring lots;

**Where as,** the lot has a very large road frontage;

**Where as,** the location of the new building would exceed the minimum front setbacks;

**Where as,** there is no other residence built on the same side yet;

**026-03-2021**

Moved by: Cr. Walsh

Seconded by: Cr. Smith

And unanimously agreed to support the recommendation of the LUP committee to support the Minor Variance Request submitted for the construction of a secondary building within the front yard.

**Carried**

#### **B. Subdivision of Lot 6 372 264 & 6 372 265 – Green Lake**

The owner is seeking authorization to subdivide lot 6 372 264 and 6 372 265 in a different shape to allow for a road allowance for lot 6 372 265; presently landlocked. This proposed subdivision is presented with the objective to rectify an existing situation and to create a buildable waterfront lot.

**Where as**, lot 6 372 264 and 6 372 265 is located in zone AG-17 (agricultural land);  
**Where as**, lot 6 372 264 and 6 372 265 is located within destructured tract of land #84015-09 where subdivision and residential uses are permitted without any authorization request to the CPTAQ;  
**Where as**, new roads cannot be created based on article 59 of the LPTAA;  
**Where as**, the new lots 6 422 624 respects our Subdivision By-law #2017-259 in terms of minimal size of lots and average depth, minimal road frontage;  
**Where as**, the new lots 6 422 623 respects our Subdivision By-law #2017-259 in terms of minimal size of lots and average depth and would become a buildable lots; but where the minimal road frontage of 50 meters is not respected.  
**Where as**, a minor variance application for lot 6 422 623 for the non-conforming road frontage of 6 meters was presented;  
**Where as**, the new lots are not located in a Flood plains or Land Slide risk area;  
**Where as**, it would benefit the sector as it would increase the number of potential future residence in the sector;  
**Where as**, the subdivision is presented to rectify an existing condition;  
**Where as**, the municipality acknowledge the access issue for lot 5 639 577 (landlocked) and where the access needs to remain accessible through lot 6 422 623;

**027-03-2021** Moved by: Cr. Smith  
Seconded by: Cr. Elliott  
And unanimously agreed to accept the recommendation from the LUP committee to approve the Cadastral plan, minute 14624 from Hubert Carpentier dated February 4<sup>th</sup> 2021 as presented conditional that:  
- The minor variance application for the frontage of Lot 6 422 623 be granted  
Carried

#### **Minor Variance application – Road frontage of lot 6 422 623**

The owner is presenting a minor variance application to subdivide a new buildable lot 6 422 623 with a road frontage of 6 meters instead of 50 meters as required in our subdivision bylaw #2017-259.

**Where as**, the lot is located in agricultural zone AG-17;  
**Where as**, lot 6 422 623 is located within destructured tract of land #84015-09 where subdivision and residential uses are permitted without any authorization request to the CPTAQ;  
**Where as**, our subdivision By-law #2017-259 requires a minimum road allowance of 6 meters for a right-of-way;  
**Where as**, it would not impact any neighbouring lots;  
**Where as**, it is to rectify an existing condition;  
**Where as**, it would benefit an existing landlocked property and therefore permits an additional residential construction;

**028 -03-2021** Moved by: Cr. Walsh  
Seconded by: Cr. Dagg  
And unanimously agreed to accept the recommendation from Council to support the minor variance application as presented.  
Carried

#### **Subdivision - Alienation of rights - Declaration - CPTAQ**

There was a discussion pertaining the alienation of the residential use from lot 5 638 931 based on acquired rights. The site plan indicates an area of 4,996.6 sqm. for the residential use as permitted by the LPTAA.

**Where as**, lot 5 5 638 931 is located in agriculture zoning AG-33;  
**Where as**, the owner has proceeded with the declaration of the right at the CPTAQ and we are pending the confirmation;  
**Where as**, the 4,996.6 sqm lot size respects the permissible size permitted by the acquired rights and also includes the well, the laneway and the septic system.  
**Where as**, the proposed site plan respects the Subdivision By-law #2017-259 in force in

terms of minimum lot size, road frontage and average depth;

**Where as**, the proposed subdivision plan respects our Zoning By-law #2017-258 in force in terms of minimum setback from all buildings;

**Where as**, the remainder of the land would be accessible by its own laneway located East of the residential laneway and would not create additional restrictions nor the needs of servitude of access.

**029-03-2021 Moved by: Cr. Younge**

**Seconded by:** Cr. Smith

And unanimously agreed to accept the recommendation of the LUP committee to approve the subdivision plan, minute # 31361 from Michel Fortin, Quebec Land Surveyor dated February 18<sup>th</sup> 2021 as presented.

Carried

#### **Minor Variance application – Road frontage of lot 6 415 002**

The owner is presenting a minor variance application to subdivide a new buildable lot 6 415 002 with a road frontage of 5.68 meters instead of 50 meters as required in our subdivision bylaw #2017-259.

**Where as**, the lot is located in agricultural zone AG-17;

**Where as**, lot 6 415 002 is located within destructured tract of land #84015-09 where subdivision and residential uses are permitted without any authorization request to the CPTAQ;

**Where as**, our subdivision By-law #2017-259 requires a minimum road allowance of 6 meters for a right-of-way;

**Where as**, it would not impact any neighbouring lots access since Paul-Gibson Road already exists as lot 5 640 687;

**030-03-2021 Moved by: Cr. Walsh**

**Seconded by:** Cr. Smith

And unanimously agreed to accept the recommendation of the LUP committee to support the minor variance application as presented.

Carried

### **7.3 TRANSPORTATION COMMITTEE**

**A, Tecq Project Update** – Cr. Elliott gave a report on the meeting with CIMA regarding the TECQ project on Sand Bay Road. Tenders should be ready shortly and placed on SEAO website.

**B. Tecq Loan** – a line of credit has been secured for the entire amount of the government portion of the TECQ grant in the amount of 924,400. The municipal contribution of \$318,500 will be paid from the Municipal Budget over the five year period.

**C. Truck Tender** – The tender for a new Tandem Truck with Dump Box and Spreader Box has been placed on the SEAO website. Tenders are to be returned by March 22<sup>nd</sup> at 2:00 p.m. for consideration.

### **7.4 LIBRARY COMMITTEE**

### **7.5 FINANCE COMMITTEE**

Four requests were received for removal of the garbage fee

**Whereas** the following properties have met the requirements regarding the removal of the garbage fee, namely the electricity being shut off and no running water in the dwelling

It is therefore

**031-03-2021**

Moved by: Cr. Smith

Seconded by: Cr. Elliott

And unanimously agreed to remove the garbage fee from the following three properties; 5 639 986, 5 640 656, 5 639 760, and 5 638 776

Carried

**032-03-2021**      **7.6      FIRE COMMITTEE**  
Moved by: Cr. Younge  
Seconded by: Hanna  
And unanimously agreed to send an official thank you to the Mansfield Fire Dept  
for the off road rescue on February 23, 2021.

**7.7      WASTE MANAGEMENT**

**8.      Hydro Property – Tabled & Discussed**

**9.      Agreement with Connexion Fibre Picanoc**

**Whereas** council recognizes the need for high speed internet on its territory  
**Whereas** Connexion Fibre Picanoc is attempting to service the Municipality  
It is therefore

**033-03-2021**      **Moved by: Cr. Younge**  
**Seconded by: Cr. Dagg**

And unanimously agreed to sign an agreement with Connexion Fibre Picanoc to  
carry out their work on the territory of the Municipality of Clarendon  
Carried

**10.     S.Q. Priorities for Clarendon – Tabled and Discussed**

**11.     MISCELLANEOUS AND DISCUSSION**

**12.. ADJOURNMENT**

**034-03-2021**      Motion by: Cr Walsh to adjourn the meeting of March 8, 2021, at 8:50 p.m.  
Carried

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Mayor John Armstrong

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Director General – Patricia Hobbs