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**BY-LAW 771-2025**  
**regarding the expansion of the fire hall, providing for the financing of**  
**such work and decree of a loan for this purpose**

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EXPLANATORY NOTE

*This by-law decrees the work for the expansion of the Public safety and fire department's fire hall along with a loan to finance such work.*

*It provides for the terms and conditions.*

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CONSIDERING Articles 1060.1 and following of the Municipal Code of Québec (RLRQ, ch. C-27.1);

CONSIDERING the provisions of the Municipal Works Act (RLRQ, ch. T-14) ;

WHEREAS the 2025-2026-2027 three-year capital expenditure program provides for the expansion of the Public safety and fire department's fire hall;

WHEREAS a notice of was given by Councillor Leigh MacLeod at the regular Council meeting of May 14<sup>th</sup>, 2025;

WHEREAS the present By-law is tabled and presented at the regular meeting of May 14<sup>th</sup>, 2025;

CONSEQUENTLY, the municipal council decrees the following :

**CHAPTER I : INTRODUCTORY PROVISIONS**

1. **Preamble** – The preamble forms an integral part hereof.
2. **Authorized work** – Council authorizes work to expand the Public safety and fire department's fire hall, as specified in Annex A prepared by Mr. Michel Grenier, Director, Finance and administration, evaluated at \$ 1 770,000.

**CHAPTER II : LOAN AND EXPENSES**

3. **Authorized loan** – In order to pay the expenses provided for in this By-law, Council authorizes a loan in the amount of \$ 1 770,000 to be reimbursed over a period of 20 years.
4. **Authorization of expenses** – An expense of one million seven hundred seventy thousand dollars (\$ 1 770,000) is authorized for the purpose of the present By-law.
5. **Allocation of the loan reduction** – Council allocates to the reduction of the loan decreed by the present by-law, any contribution or grant which may be paid for the payment of part of or the entire expense decreed by the present By-law.

6. ***Levy and imposition of tax*** - To provide for the expenses incurred with respect to the interest and the reimbursement in capital of the annual loan repayments, it is by the present by-law imposed and it will be levied, annually, during the term of the loan, on all taxable immovables on the territory of the Municipality, a special tax at a sufficient rate based on their value as it appears on the assessment roll in effect each year.

7. ***Use of surplus*** - If the amount of an appropriation authorized by the present by-law is greater than the amount actually spent in relation to this appropriation, Council is authorized to use this surplus to pay any other expenditure decreed by the present by-law and for which the appropriation would be insufficient.

### **CHAPTER III : FINAL PROVISIONS**

8. ***Entering into effect*** - The present by-law enters into effect in accordance to the Law.



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Louise Cossette  
Mayor



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Hugo Lépine  
Director general/Registrar-treasurer



**ANNEX A**  
**By-law 771-2025**  
**EXPANSION OF THE FIRE HALL**

Authorized expenses	Calculation basis	Amount
Cost of purchase – before taxes		\$ 1 283 832.00
<b>Direct costs</b>		\$ 1 283 832.00
Unforeseen	10%	\$ 128 383.20
Professional fees	10%	\$ 128 383.20
Total costs		<b>\$ 1 540 598.40</b>
Net taxes	5.00%	\$ 77 029.92
<b>Sub-total</b>		<b>\$ 1 617 628.32</b>
Temporary loan	5%	\$ 75 341.76
Financing costs	5%	\$ 77 029.92
<b>Value of By-law</b>		<b>\$ 1 770 000.00</b>
Financing	Calculation basis	Amount
<b>Municipality’s participation</b>		<b>\$ 1 770 000.00</b>
	<b>Property value</b>	<b>Annuity 3.75%/20 years</b>
	<b>\$ 2 032 610 700</b>	
Fiscal impact (sector) / estimated tax	\$	0.0063 per \$ 100
Taxpayers’ general tax		Annuity of \$ 127 375

Michel Grenier, Director, Finances  
April 7th, 2025