



**CANADA  
PROVINCE OF QUEBEC  
COUNTY OF ARGENTEUIL  
MUNICIPALITY OF THE TOWNSHIP OF GORE**

**BY-LAW NUMBER 275**

**RELATING TO THE ECOLOAN PROGRAM FOR  
THE REPLACEMENT OF SEPTIC SYSTEMS – 2026  
AND 2027**

**WHEREAS** the Municipality of the Township of Gore has noted that several septic installations within its territory do not comply with by-laws and that it is necessary to replace or upgrade these installations.

**WHEREAS** the Ecolan program aims to protect the environment.

**WHEREAS** the program aims to meet municipal obligations and responsibilities referenced in the by-law respecting the evacuation and treatment of wastewater from isolated dwellings (Q-2, r. 22).

**WHEREAS** articles 4, 19 and more specifically article 92 of the Municipal Powers Act (C-47.1) allow the Municipality to set up such a program.

**WHEREAS** a notice of motion and the presentation of the present by-law was given by Councillor Daniel Leduc at the regular meeting of February 2, 2026.

**WHEREAS** a copy of the by-law was given to the members of council 72 hours prior to the meeting where this by-law is presented for adoption;

**WHEREAS** copies of the by-law were made available to the public at the beginning of the meeting;

**WHEREAS** the Mayor presented the by-law in accordance with article 445 of the Quebec Municipal Code(C-27.1).

**THEREFORE**

**IT IS MOVED BY:** Councillor Shirley Roy  
**SECONDED BY:** Councillor Anselmo Marandola  
**AND RESOLVED** unanimously by Councillors (5):

**THAT** this By-law be adopted.



**CHAPTERS**

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**1. GENERAL PROVISIONS**

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**2. CONDITIONS AND PROCEDURES**

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**3. FINANCIAL PROVISIONS**

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**4. ADMINISTRATIVE PROVISIONS**

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**5. FINAL PROVISIONS**

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**CHAPTER 1            GENERAL PROVISIONS**

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**SECTION 1.1 – DECLARATORY PROVISIONS**

**ARTICLE 1            CONTEXT**

This By-law is entitled "By-law number 275 relating to the Ecolan program for the replacement of septic systems – 2026 and 2027 ". The preamble forms an integral part of this by-law.

The main objective of this by-law is to regulate the replacement of noncompliant septic systems belonging to owners participating in the Ecolan program, an eco-financing program allowing financial aid to be granted in the form of repayable and non-repayable advances of funds.

**ARTICLE 2            TERRITORY SUBJECT TO THIS BY-LAW**

This by-law applies within the territory of the Municipality.

**ARTICLE 3            PARTIAL INVALIDITY OF THE BY-LAW**

The event that a chapter, section or article of this by-law is declared invalid, null and void by a recognized court, the validity of all other chapters, sections and articles are not placed in question.

**ARTICLE 4            PRECEDENCE**

In this by-law, unless otherwise specified, the text takes precedence over the titles or any other form of expression.

**ARTICLE 5            COMPLIANCE**

No article within this by-law exempts of any person from respecting a federal, or provincial regulation or law nor does it exempt any person from respecting other municipal by-laws.



## SECTION 1.2 – RULES OF INTERPRETATION AND TERMINOLOGY

### ARTICLE 6 INTERPRETATION OF TEXT AND WORDS

Except for the words defined below, all words used in this By-law retain their usual and common meaning. Also:

1. the titles contained in this by-law, for all purposes of law, form an integral part of it.
2. In the case of a contradiction between the body of text and a title, the text prevails.
3. the use of the verb in the present tense includes the future tense.
4. the singular includes the plural and vice versa.
5. the use of the word "shall" signifies an absolute obligation; the word "may" retains an optional meaning.
6. the word "person" includes any legal or natural person.
7. The masculine gender includes both sexes unless the context indicates otherwise.

### ARTICLE 7 TERMINOLOGY

In this by-law, unless the context indicates differently, the term:

1. Council, signifies the Municipal Council of the Township of Gore
2. Municipality, signifies the Municipality of the Township of Gore
3. Professional, signifies a person who is a member of a professional order competent in the matter, as defined in the *By-law respecting the disposal and treatment of wastewater from isolated dwellings* (c. Q-2, r.22)



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**CHAPTER 2 CONDITIONS AND PROCEDURES**

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**SECTION 2.1 – LIABILITY AND ADMISSIBILITY**

**ARTICLE 8 LIABILITY**

Any owner of an immovable located within the territory of the municipality who wishes to enroll in the Ecolan program must apply for funding and is subject to the eligibility constraints and application procedures set out in this by-law.

The objective of the Ecolan program is to replace or upgrade septic systems, particularly in cases where the septic system is non-compliant to regulations or is contaminating in the environment.

Instances when sealing a well will bring the existing sanitary installation into compliance or the sealing of the well will allow the installation of a system other than a retention pit with total emptying, may be subject to the Ecolan program.

Commercial and industrial buildings are excluded from the Ecolan program.

**ARTICLE 9 CONDITIONS OF OPERATION**

The granting of financial assistance in the form of refundable or non-refundable advances to an owner admitted to the program is subject to the availability of Ecolan operating funds.

**ARTICLE 10 SUBMITTING AN APPLICATION**

A request for admission to the Ecolan program must be sent by the applicant or his authorized agent to the designated officer. It must be signed by the applicant or his authorized representative and be accompanied by the information and documents required by this chapter.

**ARTICLE 11 DOCUMENTS AND REQUIRED INFORMATION**

All applications to the Ecolan program must include the following information and documents:

1. The full name and address of the owner or his authorized representative.
2. The cadastral identification, dimensions, and specifications of the immovable.



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3. A plan and/or description of the septic system currently in place on the property, including information relating to the type of system, the age of the system, the location of the system and the proximity of any streams, lakes, and wells.
4. A notice of assessment from Revenu Québec or the Canada Revenue Agency confirming the average annual household income for the previous or most recent fiscal year.
5. Any other document required by this by-law.
6. Any other information deemed necessary for the evaluation of the application.

**ARTICLE 12                    ELIGIBILITY CRITERIA**

Eligibility to the Ecolan program is subject to the following criteria:

- Age and condition of the system currently in place.
- Annual household income.
- Property tax statement.
- Standardized value of the property excluding the value of the land.
- Type of work to be done.

**ARTICLE 13                    ELIGIBLE COSTS**

All costs related to the characterization study, the realization of the installation plans, the purchase of the compliant sanitary infrastructures and the installation work of said infrastructures by a contractor holding the required licence are eligible for financial assistance in the form of a repayable loan.

Costs related to work done by a plumber and/or electrician holding the required licence, if applicable, are also eligible for financial assistance.

Finally, excavat on-related costs are also eligible for financial assistance.

The permit application must comply, in all respects, with municipal and provincial by-laws.

**ARTICLE 14                    ELIGIBLE AMOUNT**

Once an application is deemed eligible to the Ecolan program, the designated officer assesses the eligible costs and the eligible amount regarding the replacement and upgrading of the septic system. The amount varies between 25% and 90% of the value of eligible costs under the program, depending on household income and the standardized property value of the immovable, excluding land value.

The assessment of the eligible amount is done using the evaluation grid found in Annexe "A" of this by-law.



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The amount of the loan shall bear interest at the same rate as that charged to the Municipality. The repayment of annual instalments shall be borne in full by the immovable subject to this by-law and according to the terms and conditions determined by the loan by-law contracted on behalf of the Ecolan program.

**ARTICLE 15            PROGRAM DURATION**

This financial assistance program begins with the coming into effect of the Loan by-law(s), if any, and ends on **December 31, 2027**.

Any application accepted before the end of the program will continue to benefit the applicant after the program's end if the applicant continues to meet the eligibility requirements.

**SECTION 2.2 – APPLICATION PROCEDURE**

**ARTICLE 16            ELIGIBILITY ASSESSMENT**

The designated officer reviews eligibility request to the Ecolan program and confirms that all required information and documents have been provided upon the submission of an application.

If the required information and documents are incomplete or inaccurate, the eligibility assessment is suspended until the necessary information and documents have been provided by the applicant. The application is deemed to have been received on the date when all necessary information and documents have been received.

Once the eligibility request is complete, the designated officer shall conduct an eligibility assessment according to the assessment criteria identified in article 12. The officer also assesses the eligible amount.

**ARTICLE 17            WORK**

The work to replace and bring the septic system up to standard is carried out under the responsibility of the applicant.

All provisions of the planning by-Laws for monitoring and compliance inspections must be respected. The professional must certify that the work was completed according to the permit and plans. The designated officer must certify that the work complies with the permit issued.



## **ARTICLE 18 PRELIMINARY FUNDING AGREEMENT**

When the application is deemed eligible to the Ecolan program, a preliminary funding agreement is signed between the applicant, or their authorized representative, and the Municipality. Council authorizes the General Manager to conclude said agreement.

This preliminary agreement presents the estimated eligible costs for the program, the proportion of the costs that are eligible, the terms and conditions for cost reimbursement in the form of municipal taxes based on the number of years the loan is contracted for, the annual reimbursement amount of the loan and the applied interest rate as well as any other information deemed relevant.

By signing the funding agreement, the applicant formally commits to accepting financial assistance in the form of a repayable loan and must follow the terms and conditions set out in the loan by-laws contracted by the Municipality for the purpose of implementing the Ecolan program.

The preliminary financial agreement authorizes the applicant to proceed with the soil tests and acquiring the installation plans for the septic system.

## **ARTICLE 19 SOIL TESTS AND SEPTIC SYSTEM DESIGN PLANS**

Following the signing of the preliminary funding agreement, the applicant enters into a service agreement with a professional to carry out the preliminary soil tests and septic system design.

A meeting to initiate this mandate must be held between the designated officer, the applicant and the professional.

A copy of the results and any documents produced under this mandate must be sent to the designated officer.

## **ARTICLE 20 EVALUATION OF COSTS AND ESTIMATES**

Using the septic system design plans, the applicant obtains costs estimates from recognized service providers for the purchase of the main elements of the septic system as well as for its construction and installation. A copy of the estimates must be sent to the designated officer. The choice of supplier(s) is made by the applicant. Total eligible costs for the Ecolan program are assessed based on the estimates.

## **ARTICLE 21 REVIEW BY MUNICIPAL COUNCIL**

The Municipal Council approves the applicant's eligibility, accepts the costs associated with the project and awards the financial assistance by adopting a resolution authorizing the General Manager to conclude the final Ecolan program funding agreement.

In the case of a refusal, the resolution by which the Council makes its decision must contain the reason for the refusal and, if applicable, the conditions for the application to be subsequently accepted



## ARTICLE 22 FUNDING AGREEMENT

A funding agreement is signed between the applicant, or their authorized representative, and the Municipality. The agreement is signed after the adoption of the resolution granting the financial assistance and allowing for the signature yet before any certificate of authorization for the septic system is issued.

The agreement establishes the terms and conditions for granting financial assistance to the applicant, in accordance with section 3.3 of this By-law.

The financing agreement is conditional to the applicant, or their authorized representative, obtaining a certificate of authorization for the septic system in accordance with the *By-law respecting the application of planning by-laws of the Municipality of the Township of Gore* in effect and does not exempt the person from the penalties provided for in said by-law.

## ARTICLE 23 PERMIT AND CERTIFICATE OF AUTHORIZATION

A complete application for a certificate of authorization must be sent to the designated officer by the applicant or their authorized representative.

The certificate of authorization cannot be issued prior to the signing of the funding agreement.

Before issuing the certificate of authorization, a startup meeting is held between the applicant, service providers and the designated officer to ensure compliance of the work related to the terms of the funding agreement.

The designated officer shall then issue the certificate of authorization if the conditions set out in this by-law and the applicable planning by-laws are met.

## ARTICLE 24 COMPLETION OF THE WORK

Following receipt of the professional's compliance report, a closing meeting is held to confirm the compliance of the work with respect to the planning by-laws and this by-law.

The work must be carried out within a six (6) month period from the date the certificate of authorization was issued, failing which the agreement may be null and void and the financial assistance cancelled.

## ARTICLE 25 BILLING AND PAYMENT OF WORK

The applicant is responsible for paying the portion of the costs that is not eligible for financial assistance for the work provided for in articles 19 and 24. These costs are invoiced directly by the professional and service providers.



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The Municipality is responsible for paying the portion eligible for financial assistance for the work provided for in articles 19 and 24, in accordance with the funding agreement. These costs are invoiced directly to the Municipality by the professional and service providers.



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**CHAPTER 3 FINANCIAL PROVISIONS**

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**SECTION 3.1 – PROGRAM FUNDING**

**ARTICLE 26 OPERATING FUND**

An operating fund shall be created to make available the financial resources for the operation of the program.

**ARTICLE 27 BORROWING BY-LAWS**

Funding the operation of the program is provided through borrowing by-laws contracted on an annual or multi-year basis. The financial resources are then deposited in the program's operating fund.

Borrowing by-laws are subject to the provisions of provincial laws and regulations.

**ARTICLE 28 ADDITIONAL REFUNDABLE LOANS AND FINANCING**

Funding for the program may also be through available loan or repayable funding programs, depending on eligibility for these programs, on an annual or multi-year basis. The financial resources are then deposited in the program's operating fund.

**ARTICLE 29 SUBSIDIES**

Grants may be allocated to the operating fund, depending on the availability of grant programs. In such cases, the terms and conditions of the loan by-law and the provisions of the financing agreement must take this into account.

**SECTION 3.2 – FINANCIAL ASSISTANCE GRANTED**

**ARTICLE 29 ELIGIBLE FINANCIAL ASSISTANCE**

The applicant admitted to the program receives financial assistance corresponding to the proportion of costs eligible under article 14.



**ARTICLE 30                    REPAYABLE LOAN**

All financial assistance is provided in the form of a loan repayable under the terms of the funding agreement unless a portion of the assistance is provided from a grant.

**ARTICLE 31                    NON-REPAYABLE FINANCIAL ASSISTANCE**

If a grant is allocated to the program operating fund, a portion of the financial assistance is awarded to the applicant in the form of non-repayable financial assistance, allocated to the applicant in proportion to the total amount of the grant allocated to the program for a given period out of the total amount of funds allocated for the program.

**SECTION 3.3 – FUNDING AGREEMENT**

**ARTICLE 32                    PURPOSE OF THE AGREEMENT**

The funding agreement aims to formalize the terms and conditions for the granting of financial assistance under the program in accordance with this by-Law and other regulations.

**ARTICLE 33                    CONTENT OF THE AGREEMENT**

The funding agreement must include:

- the amount established as financial assistance, granted in the form of a repayable cash advance to the applicant.
- the amount established as non-repayable financial assistance to the applicant.
- the date and procedure for granting the funds.
- the interest rate charged to the applicant's account.
- the terms of reimbursement including the method of payment, the method of invoicing, the amounts, and the expected frequency for repayment.
- default conditions and other administrative arrangements.
- any other information deemed necessary.



**SECTION 3.4 – REPAYMENT OF FINANCIAL ASSISTANCE**

**ARTICLE 34 REFUND METHOD**

The financial assistance is repaid by imposing compensation under the loan by-law that finances the program.



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**CHAPTER 4 ADMINISTRATIVE PROVISIONS**

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**SECTION 4.1 – APPLICATION AND MANAGEMENT**

**ARTICLE 35 APPLICATION OF THE BY-LAW**

The administration of this by-law is entrusted to any person hereinafter named "designated officer", by resolution of Council, in accordance with *the By-law respecting the application of planning by-laws of the Municipality of the Township of Gore* in effect.

Officials appointed to assist or replace the designated officer may be appointed by resolution of the Council. The designated officer and his or her authorized representatives are therefore the competent authority. In these by-laws, the use of the term "designated officer" is equivalent to the use of the term "competent authority".

**ARTICLE 36 MANAGEMENT AND SIGNING OF FUNDING AGREEMENTS**

Notwithstanding the preceding article, the Council shall appoint the General Manager of the Municipality to prepare, sign and manage funding agreements in accordance with this by-law.

If the General Manager is unable to fulfil the responsibilities, he or she may be replaced by their assistant.

**ARTICLE 37 AMOUNTS OWED TO THE MUNICIPALITY**

In accordance with section 96 of *the Municipal Powers Act* (CQLR c. 47-1), any amount owed to the municipality by the owner of an immovable, under this by-law, is considered a property tax.



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**CHAPTER 5 FIANL PROVISIONS**

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**SECTION 5.1 - PROCEDURES AND SANCTIONS**

**ARTICLE 38           CONTRAVENTION**

Any person who contravenes any provision of this by-law, in particular the provisions relating to the admissibility procedure and processing of an application, is guilty of an offence.

**ARTICLE 29           EXPULSION FROM THE PROGRAM**

An offence relating to non-compliance with one or more provisions relating to the admissibility procedure and processing of an application under this by-law may lead to the inadmissibility of the application, the inadmissibility of an applicant or their expulsion from the program.

**ARTICLE 40           SANCTIONS**

The municipality may, for the purpose of ensuring compliance with the provisions of this by-law, exercise cumulatively or alternatively, with those provided for in this by-law, all appropriate civil or penal recourses.

Every person who contravenes any provision of this by-law is liable, without prejudice to any other proceedings that may be exercised against them, to a fine of \$1,000 for a natural person and \$2,000 for a legal person. In the event of a subsequent offence, it is liable to a fine which may be increased to \$2,000 for a natural person and \$4,000 for a legal person.

Failure to pay within 30 days of the delivery of a judgment shall result in the offender being liable to the penalties provided for in the Code of Criminal Procedures.

If an offence lasts more than one day, the offence committed on each day constitutes a separate offence and the penalties for each offence may be imposed cumulatively for each day during which the offence continues.

The council of the municipality generally authorizes any peace officer to institute penal proceedings against any contravention of all the provisions of this by-law and accordingly authorizes such persons to issue statements of offence useful for that purpose.



**ARTICLE 41 CIVIL LAW**

Notwithstanding recourses by penal action, the Municipality may exercise, before the courts of jurisdiction, all the civil law recourses necessary to ensure compliance with the provisions of this by-law, and when the Council deems it expedient, may exercise any recourses cumulatively.

**ARTICLE 42 CRIMINAL PROCEEDINGS**

Criminal proceedings are brought for and on behalf of the municipality by designated persons.

**ARTICLE 43 COMING INTO EFFECT**

This by-law comes into effect in accordance with the Law.

Alain Giroux,  
Mayor

Sarah Channell  
Clerk-Treasurer

NOTICE OF MOTION:	2026-02-02
PRESENTATION OF THE BY-LAW:	2026-02-02
ADOPTION OF THE BY-LAW:	2026-04-08
NOTICE OF PUBLICATION:	2026-04-14
COMING INTO EFFECT:	2026-04-14