

**Municipalité de Morin-Heights**

**PROVINCE OF QUEBEC  
ARGENTEUIL COUNTY  
MRC DES PAYS D'EN-HAUT**

**MINUTES**

*In case of discrepancy, the French version prevails over the English translation.*

Of the regular meeting of the Municipal Council of Morin-Heights, held at the Community Room, 567, Village, on Wednesday, August 8th, 2007 at which were present Councillors Rita O'Donoghue, Gilles Coutu, Claude P. Lemire, Owen LeGallee forming quorum under the chairmanship of Mayor Michel Plante.

The Director General, Yves Desmarais, is present.

Councillors Mona Wood and Timothy Watchorn had advised of their absence.

At 19h30 p.m., Mayor Michel Plante states quorum and after a moment of silence, Council deliberates on the following dossiers.

**209.08.07 ADOPTION OF THE AGENDA**

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It is proposed by Councillor Rita O'Donoghue  
And unanimously resolved:

That Council adopts the agenda as presented by the Director General with the addition of point 8.4.2 – Basler Park demolition.

**AGENDA**

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1. Opening of the meeting held at the community room located at 567, Village road
2. **Adoption of the agenda**
3. **ADMINISTRATION**
  - 3 1 Approval of the minutes
  - 3 2 **Finance**
    - 3 2 1 Expense statements
    - 3 2 2 Statement of revenues and expenses to July 31st, 2007
    - 3 2 3 Follow up of current dossiers to August 3rd
  - 3 3 **Correspondence**
    - 3 3 1 MRC des Pays-d'en-Haut: development plan
    - 3 3 2 Penny Rose: request for funding
    - 3 3 3 Les Manoirs Haute-Provence: re-development
    - 3 3 4 Letter to Nicole Robillard: purchase of a part of land
    - 3 3 5 Revenue Canada: acknowledgement of receipt
    - 3 3 6 Minister of finance : acknowledgement of receipt
    - 3 3 7 SAAQ : By-law regarding driving hours
    - 3 3 8 Lac-Noiret Property Owners Association: minutes
    - 3 3 9 MAMR : Governmental action plan
    - 3 3 10 MAMR : Acknowledgement of receipt
    - 3 3 11 Fondation médicale des Laurentides: monthly report
    - 3 3 12 Mario Laframboise : acknowledgement of receipt
    - 3 3 13 CLD des Pays-d'en-Haut : golf tournament
    - 3 3 14 Arts Morin-Heights : thanks
    - 3 3 15 Mun. of Piedmont : anthropic constraints
    - 3 3 16 MRC des Pays-d'en-Haut: inventory of existing built heritage
    - 3 3 17 Minister of public safety: prevention week
    - 3 3 18 MAMR: West Nile virus

## **Municipalité de Morin-Heights**

3	3	19	MRC des Pays-d'en-Haut : work on shared road
3	3	20	Quebec Court : D. Gauthier Dossier
3	3	21	World recreation congress
3	3	22	Espace logique: management of Fire Department personnel
3	3	23	2007 Road Safety: road safety year
3	3	24	Le Refuge: Request for funding
3	3	25	Pamela Feres: thanks
3	3	26	Heritage Morin-Heights
3	3	27	MDDEP - sandpit
3	3	28	Pollmueller – insurance - negative
3	3	29	2006 Census
3	3	30	Public notice – By-laws 185 & 186
3	4		<b>Personnel</b>
3	5		<b>Resolution</b>
3	5	1	Agreement – Axe development, Lots « 25A and 26B »
3	5	2	M. Mathieu – 1000, Corniche Rd.
3	5	3	Agreement Val Morin – Lac-Theodore road
3	5	4	Mandate to the Finance Minister
3	5	5	Lot 3-206-410
3	6		<b>Regulations</b>
3	6	1	Secretary-treasurer's certificate – By-law 427,428 and 429 - Paving
4			<b>PUBLIC SAFETY</b>
4	1	1	Monthly report from the Director
4	2		<b>Personnel</b>
4	3		<b>Resolution</b>
4	4		<b>Regulations</b>
4	4	1	Presentation for adoption – by-law 430 – regarding Parking
5.			<b>PUBLIC WORKS</b>
5	1		Monthly report from the Director
5	2		<b>Personnel</b>
5	3		<b>Resolution</b>
5	3	1	Work – Bennett bridge
5	3	2	Work – Wood bridge
5	3	3	Work – Culvert on Dwight road
5	3	4	Paving project
5	4		<b>Regulations</b>
6.			<b>ENVIRONMENT</b>
6	1		Monthly reports from the Director
6	2		Personnel
6	3		Resolution
6	3	1	Riverview well dossier
6	3	2	Contract – Work on Alpino, Bastien, Beaulieu, Salzburg
6	4		<b>Regulations</b>
6	4	1	Notice of motion – By-law 431 regarding the emptying of Septic tanks
7.			<b>URBANISM &amp; LAND DEVELOPMENT PLANNING</b>
7	1		Monthly report from the Director
7	2		<b>Personnel</b>
7	3		<b>Resolution</b>
7	4		<b>Regulations</b>
8.			<b>RECREATION &amp; CULTURE &amp; SERVICES TO THE COMMUNITY</b>
8	1	1	Monthly reports from the Director
8	1	2	<b>Highlights from the Family &amp; Seniors Policy Committees</b>
8	1	3	Monthly report from the councillor responsible for Community Affairs
8	3		Personnel
8	3	1	Hiring – Lifeguards
8	4		<b>Resolution</b>
8	4	1	Sustainability of the outdoor trail network
8	4	2	Basler Park - Demolition of decrepit buildings
8	5		<b>Regulations</b>
9.			<b>NEW BUSINESS</b>
10.			<b>QUESTION PERIOD</b>
11.			<b>END OF THE MEETING</b>

**Municipalité de Morin-Heights**

**210.08.07**      ADOPTION OF THE MINUTES

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The Minutes of the regular meeting of July 11th, 2007 and of the special meeting of July 18<sup>th</sup>, 2007 were given to members of Council, by means of the electronic assembly file folder, saved on their portable computers.

Consequently, the Director General is exempt from reading them.

It is proposed by Councillor Rita O'Donoghue  
And unanimously resolved:

That Council adopt the minutes of the regular meeting of July 11<sup>th</sup>, 2007 and of the special meeting of July 18<sup>th</sup>, 2007.

**211.08.07**      EXPENSE STATEMENT

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The lists of accounts payable and accounts paid during the month of July 2007 were given to Council members by means of the electronic assembly folder as well as the list of authorized expenses as per the delegation of competency by-law 351;

Council has studied the lists and:

It is proposed by Councillor Claude P. Lemire  
And unanimously resolved:

That Council approve the accounts as detailed on the lists presented.

	<b>Total</b>
<b>July 1<sup>st</sup> to 31<sup>st</sup>, 2007</b>	
Accounts to be paid	\$ 161,903.61
Accounts paid in advance	\$ 205,234.16
<b>Total purchases</b>	<b>\$ 367,137.77</b>
Direct bank payments for the previous month	\$ 21,649.10
<b>Total expenses</b>	<b>\$ 388,786.87</b>
Net salaries	\$ 80,344.69
	\$ 469,131.56
<b><u>GRAND TOTAL</u></b>	

The Mayor and the Director General are authorized to make the payments.

**EXPENSES STATEMENT TO JULY 31<sup>ST</sup>, 2007**

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The Director General presents Council, who acknowledges receipt of the statement of revenues and expenses to July 31<sup>st</sup>, 2007.

**Municipalité de Morin-Heights**

**FOLLOW UP ON CURRENT DOSSIERS TO AUGUST 3rd, 2007**

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Council acknowledges receipt of the Director General's report and costs follow-up regarding the current dossiers to August 3rd, 2007.

**CORRESPONDENCE**

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The General reviews the correspondence for the month of July 2007. Council acknowledges receipt of the scanned mail, saved on the members' laptops in the Assembly folder. The Director General will follow up if necessary.

**212.08.07      AGREEMENT – AXE DEVELOPMENT – LOTS « 25A AND 26B »**

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Considering the Municipality has received an offer to purchase a municipal property located on lots 25A and 26 B, rang 1, bordering Aubry road, from the company AXE Développement INC.;

Considering the compensation offered and the construction of Aubry road to the east of des Lucioles road;

Considering Aubry road is owned by the Municipality but does not have any properties located in Morin-Heights;

Considering the developer's project includes the construction of semi-detached single-family dwellings within an integrated project;

Considering this offer presents a triple advantage: being included in the Bois du Ruisseau project, developing an area that is less favourable to development and settle the Aubry road dossier;

It is proposed by Councillor Claude P. Lemire  
And unanimously resolved:

That Council approve the project presented by Axe Développement Inc. aimed at the transfer of parts of lots 25A and 26B, range 1 and part of Aubry road which will be abandoned.

That Council accepts that Aubry road will only be built on the eastern sector of des Lucioles road in Saint-Sauveur with a turnaround towards the limits of Saint-Adèle and that servitude for draining be established in the Municipality's favour, from des Lucioles road to Village road.

That the market value for this transaction and the related costs for this construction be established at \$ 50,000.

That the costs related to this transaction be the buyer's responsibility.

That the Mayor and the Director General be authorized to sign the related documents.

**213.08.07      MR. MATHIEU – 1000 DE LA CORNICHE**

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Considering the Municipality has received a request from Mr. Pierre Mathieu, whose property is located at 1,000 de la Corniche road with regards to obtaining a portion of Municipal land in order to create an entrance;

**Municipalité de Morin-Heights**

Considering the particularities of this request;

It is proposed by Councillor Claude P. Lemire  
And unanimously resolved:

That Council refer the dossier to the Planning advisory committee in order for this request to be studied in light of the regulations and the property's history and that a recommendation be made to Council.

**214.08.07**     **AGREEMENT VAL-MORIN – LAC THEODORE ROAD**

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Considering the access to Lac-Theodore road is located on the territory of the Municipality of Val-Morin with properties within the Municipality of Morin-Heights;

Considering there is a need to enter into an agreement for the maintenance of a section of the road located in Val-Morin;

Considering the draft agreement attached herewith forms an integral part hereof;

It is proposed by Councillor Owen LeGallee  
And unanimously resolved:

That Council authorize the Mayor and Director General to sign the agreement regarding the maintenance of part of the road located on lot number 2-492-075 in Val-Morin, for and in the name of the Municipality.

**215.08.07**     **MANDATE TO THE FINANCE MINISTER**

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Considering that the Municipality intends to use the dispositions of article 1066 of the Municipal Code;

It is proposed by Councillor Claude P. Lemire  
And unanimously resolved:

That Council mandate the Finance Minister to receive and open bids by tenders as provided for in article 1065 of the Municipal Code for the Municipality and in its name.

**216.08.07**     **LOT 3-206-410**

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Considering that lot 3-206-410, registration # 4684 64 8089 is completely enclosed within the Basler Park boundaries;

Considering that this lot was sold for taxes;

Considering that the Municipality will use its right to opt out regarding this file;

It is proposed by Councillor Claude P. Lemire  
And unanimously resolved:

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That Council authorize the Director General to exercise its right to opt out of the contract of sale for taxes, and to reimburse the buyer the amount paid at the auction plus fees and taxes to the MRC des Pays-d'en-Haut in the amount of \$ 1 902,97 and to do the necessary to recuperate this lot in the municipality's name.

**217.08.07 CERTIFICATE OF THE SECRETARY-TREASURER  
– BY-LAWS 427, 428 & 429 - PAVING**

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The secretary-treasurer presents the certificate pursuant to the holding of the register for by-laws 427, 428 and 429, on July 31, 2007.

The Secretary-treasurer gives notice:

That by-law 427 regarding the paving work on des Cîmes road and a loan in order to do so is reputed having been approved by those able to vote and that consequently, the by-law is forwarded to the Minister of Municipal Affairs, and Regions for authorization.

That by-law 428 regarding the paving work on du Sommet road and a loan in order to do so is reputed having been approved by those able to vote and that consequently, the by-law is forwarded to the Minister of Municipal Affairs, and Region for authorization.

That by-law 429 regarding the paving of the roads in Domaine Bois du Ruisseau and a loan in order to do so is reputed having been approved by those able to vote and that consequently, the by-law is forwarded to the Minister of Municipal Affairs and Regions, Sports and Recreation for authorization.

**MONTHLY REPORT FROM THE DIRECTOR, FIRE DEPARTMENT**

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The Director General presents Council who acknowledge receipt of the monthly report for the month of July 2007 from the Director of the fire department as well as the list of expenses authorized during the month as per the delegation of competency, by-law 351 and the list of work to be done.

**218.08.07 PRESENTATION FOR ADOPTION OF BY-LAW 430  
REGARDING PARKING**

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Council members renounce to the reading of by-law 430 and the Director General gives a summary.

It is proposed by Councillor Owen LeGallee  
And unanimously resolved:

That Council adopt by-law 430 as follows:

**Municipalité de Morin-Heights**

**By-law 430**

Modifying the provisions of Parking and traffic By-law 328

- WHEREAS Article 565 of the Quebec Municipal Code grants local municipalities the authority to adopt by-laws pertaining to parking;
- WHEREAS There is a need to modify the provision pertaining to parking in By-law 328;
- WHEREAS: A notice of motion was given by Councillor Owen LeGallee at the special meeting of July 18<sup>th</sup>, 2007;

**CONSEQUENTLY, it is ordained, statued and decreed as follows :**

**ARTICLE 1:** Article 7 and Annex 1 regarding parking in By-law 328 are modified as follows:

**« Prohibited area » :**

**ARTICLE 7:** It is prohibited to park or immobilize a vehicle on a public road throughout the territory unless a notice is given to the contrary.

Council has established by resolution, the areas where parking is permitted and consequently, Annex 1 of the by-law is updated.

**« Coming into force » :**

**ARTICLE 2:** The present by-law will be coming into force as prescribed by law.

\_\_\_\_\_  
Michel Plante  
Mayor

\_\_\_\_\_  
Yves Desmarais  
Director General

**MONTHLY REPORT FROM THE DIRECTOR,  
PUBLIC WORKS**

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The Director General presents Council who acknowledges receipt of the monthly report from the Director of Public Works department for the month of July 2007 as well as the list of expenses authorized during the month as per the delegation of competency, by-law 351.

**219.08.07 WORK – BENNETT BRIDGE**

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Considering the Municipality has received a notice from the Minister of Transport with regards to the Bennett bridge needing urgent repairs;

Considering the report prepared by the Director, Public Works dated July 31<sup>st</sup>, 2007;

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Considering part of the credits are provided for in the current budget;

It is proposed by Councillor Owen LeGallee  
And unanimously resolved:

That Council authorize the work and an expense in the amount of \$35,000 as described in the report prepared by the Director, Public Works, Alain Bérubé, Engineer, dated July 31<sup>st</sup>, 2007;

That the expenses of \$15,000 which exceed the availability of credit be paid for with the additional revenues collected until this day.

That Council make a request to Argenteuil's Deputy Mr. David Whissell for financial assistance regarding priority repair work.

**220.08.07**      WORK – WOOD BRIDGE

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Considering the Municipality has received a notice from the Minister of Transport with regards to the Wood bridge needing urgent repairs;

Considering this bridge is necessary in order to allow access to the turnaround during the winter season;

Considering the Director, Public works' report dated July 31, 2007;

Considering the credits are provided for in the current budget;

It is proposed by Councillor Owen LeGallee  
And unanimously resolved:

That Council authorize the work and an expense in the amount of \$ 20,500 as described in the report prepared by the Director, Public Works, Alain Bérubé, engineer, dated July 31, 2007.

That Council make a request to Argenteuil's Deputy Mr. David Whissell for financial assistance regarding priority repair work.

**221.08.07**      WORK - CULVERT DWIGHT ROAD

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Considering the bridge on Dwight road needs urgent repairs;

Considering the report prepared by the Director, public works dated July 31st, 2007;

Considering the credits are provided for in the current budget;

It is proposed by Councillor Owen LeGallee  
And unanimously resolved:

That Council authorize the work and an expense in the amount of \$ 45,000 as described in the report prepared by the Director, Public Works, Alain Bérubé, engineer, dated July 31<sup>st</sup>, 2007;

That this expense be paid for by the general fund from additional revenues collected in 2007 and should the balance be negative, the excess amount be paid for by the immobilization fund and reimbursed in 2008.



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That Council make a request to Argenteuil's Deputy Mr. David Whissell for financial assistance regarding priority repair work.

### **PAVING PROJECT**

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Council acknowledges receipt of the Director General's report regarding the paving projects.

### **MONTHLY REPORT FROM THE DIRECTOR, ENVIRONMENT**

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The Director General presents to Council, who acknowledge receipt, the monthly report from the Director & Environment Inspector as well as the weekly water flow report for the month of July 2007 as well as the list of expenses authorized during the month, as per the delegation of competency, by-law 351.

### **222.08.07 DOSSIER – RIVERVIEW WELLS**

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Considering Council approved an agreement by resolution 137.07.06 for the purchase of properties needed for the installation of equipment for drawing of drinking water for the Village network;

Considering the subdivision project had to be revised in order to respect the norms pertaining to the limits for high-water level;

Considering this review modifies the road's outline and reduces by two, the number of lots available for sale;

Considering that according to the president of Immo-MC Inc., Mr. Donald Cloutier, the new project will not be as profitable as expected;

That Council agrees that the Municipality's compensation is fair since the Municipality is paying for the costs of surveying and parcelling plan, the park fees, the construction of the drinking water distribution conduit in the area and the road's capping layers and with the new plan, the Municipality accepts to reduce the transfer of the property stated at 15,260,5 square meters, more or less, to 10,170 square meters, and transform the outline towards the river for the conduit into a right-of-way servitude;

Considering that Council accepts to modify the agreement as a result;

It is proposed by Councillor Claude P. Lemire  
And unanimously resolved:

That Council inform the owner, Immo-MC Inc. that Council accepts the modification of the agreement as follows:

That the entire section 1 be replaced by the following text:

**1.1** « Immo-MC Inc. » agrees to transfer ownership of the following lots to the Municipality of Morin-Heights within ninety days of obtaining the subdivision :

## **Municipalité de Morin-Heights**

Part of lot 32 B, range 1, having a surface area of 10,170 square meters, more or less for the installation of the equipment for the drawing of drinking water as shown in Annexe « A » of the infrastructure plan prepared by Équipe Laurence dated July 18<sup>th</sup>, 2007.

**1.2** « Immo- MC Inc. » agrees to concede to the Municipality of Morin-Heights within ninety days of obtaining the subdivision, a right of way, for the construction and repairs of the aqueduct conduit and the construction and maintenance of an overflow ditch for surface waters:

Part of lot 32 C, range 1, a strip of land of an approximate width of 10 meters, located between lots 2 and 3, a surface area of 1037,8 square meters which connects the projected road, and the river as shown in « B » to the infrastructures plan prepared by Équipe Laurence, dated July 18<sup>th</sup>, 2007.

That the delay stipulated in Article 3 be extended until December 2007.

### **223.08.07 CONTRACT WORK ON ALPINO, BASTIEN, BEAULIEU, SALZBOURG AQUEDUCTS**

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Considering the Municipality has proceeded with a public call for tenders for the granting of the contract as per the following by-laws:

- 402 (367) for the supply and distribution of the drinking water on the Alpino network
- 403 (387) for the supply and distribution of the drinking water on the Bastien network
- 404 (366) for the supply and distribution of the drinking water on the Beaulieu network
- 405 (365) for the supply and distribution of the drinking water on the Salzburg network

Considering the firm EnviroSol, consultants, has studied the offers and recommends that the contract be granted to the lowest bidder in conformity;

It is proposed by Councillor Gilles Coutu  
And unanimously resolved:

That Council grant the contract to Centre de Pompes Villemaire Inc. for the amount of \$ 669,678.45, including taxes.

That the Director General be authorized to sign the related documents.

**Municipalité de Morin-Heights**

**11.08.07 NOTICE OF MOTION – BY-LAW 431 REGARDING THE  
EMPTYING OF SEPTIC TANKS**

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Notice of motion is given by Gilles Coutu that By-law 431, which established a program for the emptying of septic tanks, will be presented to Council for adoption to come into effect in 2008.

The draft agreement having been given to Council members and included with the assembly documents, the Director General is exempt of reading it at the time of the presentation for its adoption.

**MONTHLY REPORT FROM THE DIRECTOR,  
URBANISM & LAND PLANNING**

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The Director General presents Council who acknowledge receipt of the monthly report from the Director for the month of July 2007 as well as the list of expenses authorised during the month as per the delegation of competency, by-law 351.

**MONTHLY REPORT FROM THE DIRECTOR, LEISURE &  
CULTURE**

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The Director General presents Council who acknowledge receipt of the monthly report from the Director, Recreation and Culture for the month of July 2007 as well as the list of expenses authorised during the month as per the delegation of competency, by-law 351.

**HIGHLIGHTS FROM THE FAMILY & SENIORS POLICY  
COMMITTEES**

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The Director General presents Council who acknowledge receipt of the monthly report from the committees along with a survey for the month of July 2007 prepared by the Director, recreation and culture as well as the minutes of the meetings.

**MONTHLY REPORT FROM THE COUNCILLOR  
RESPONSIBLE FOR COMMUNITY AFFAIRS**

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The Director General presents Council who acknowledge receipt of the monthly list of activities and related documents from Mrs. Rita O'Donoughue, Councillor responsible for community services for the month of July 2007.

**224.08.07 HIRING – LIFEGUARDS**

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Considering there is a need to hire two additional lifeguards, one of which will replace a lifeguard that will be absent for a period of two weeks, for the pool and day camp during the 2007 summer;

Considering the Director, Recreation and Culture department's recommendation dated August 2<sup>nd</sup>, 2007;

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Considering the credits are provided for in the current budget;

It is proposed by Councillor Rita O'Donoghue  
And unanimously resolved:

That Council authorize the hiring of the following individuals to the position of lifeguard and assistant lifeguard for the pool and day camp for the 2007 summer:

Name	Hourly rate
Geneviève Laroque, lifeguard	10 \$ / per hour for 5 jours
Jean-Philippe Marcoux, assistant lifeguard	9 \$ / per hour for 5 days

**225.08.07 SUSTAINABILITY OF OUTDOOR TRAILS**

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Considering the Municipality has presented a request for financial assistance to the Fonds de la ruralité for the year 2007-2008;

Considering that an assessment of the work to be done on the network is required and that GPS readings must be made before the beginning of the *Volet II* project;

It is proposed by Councillor Rita O'Donoghue  
And unanimously resolved:

That Council authorize the Recreation and culture department to proceed with the evaluation of the network and the GPS reading for a maximum expense of \$ 10,500 paid for by the parks and playground fund.

That Council authorize the Director General to sign the agreement with Mr. Chris Schlachter in the amount of \$ 1,500 for evaluation work of the 130 km of trails.

**226.08.07 DEMOLITION OF DECREPIT BUILDINGS AT BASLER PARK**

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Considering that the Municipality now owns the Basler mountain;

Considering that the some of the buildings there are deemed dangerous;

It is proposed by Councillor Owen LeGallee  
And unanimously resolved:

That Council authorize the Director General to proceed to the demolition of dangerous buildings located on the Basler Park property.

**227.08.07 CONGRATULATIONS – ARTS MORIN-HEIGHTS**

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It is unanimously resolved that Council congratulate Philippe Daigneault and his team of volunteers and all the Arts Morin-Heights's exhibitors for the success of this 24th edition.

**Municipalité de Morin-Heights**

**228.08.07 CONGRATULATIONS – HOUSE & GARDEN TOUR**

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It is unanimously resolved that Council congratulate Mrs. Sandra Stock and all of her team of volunteers for the great success of the House and Garden tour's 10<sup>th</sup> edition.

**229.08.07 CONGRATULATIONS – BLOOD DRIVE**

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Considering that the 4th edition of the Morin-Heights' blood drive took place on Monday, August 6<sup>th</sup>;

Considering 89 donors came to donate blood and the work completed by the volunteers during this day;

That this Council thank the donors, the volunteers and the fire fighters for their contribution to this 4th edition of the Morin-Heights' blood drive.

**230.08.07 END OF THE MEETING**

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It is proposed by Councillor Claude Philippe Lemire

That the regular meeting end at 20h45.

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Michel Plante  
Mayor

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Yves Desmarais  
Director General /  
Secretary-treasurer

Twelve people attended the meeting.