

Municipality of 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.

Minutes of the regular meeting of the Municipal council of Morin-Heights, held at the Council Room, 567, Village, on Wednesday, March 9th, 2016 at which were present:

Councillor Leigh MacLeod
Councillor Mona Wood
Councillor Jean Dutil
Councillor Peter MacLaurin

forming quorum under the chairmanship of Mayor Timothy Watchorn.

The Director general, Yves Desmarais, is present.

Councillors Claude P. Lemire and Jean-Pierre Dorais are absent.

At 7:30 p.m., the Mayor states quorum, and Council deliberates on the following dossiers.

47.03.16 ADOPTION OF THE AGENDA

It is proposed by Councillor Leigh MacLeod
And unanimously resolved by all councillors:

That Council adopt the agenda as presented by Director general.

AGENDA

- | | | | |
|---|---|---|---|
| 1 | | | Opening of the council meeting |
| 2 | | | Adoption of the agenda |
| 3 | | | Administration |
| 3 | 1 | 1 | Approval of the minutes |
| 3 | 2 | | Finances |
| 3 | 2 | 1 | Expense statement |
| 3 | 2 | 2 | Statement of financial activities to February 29 th , 2016 |
| 3 | 3 | | Correspondence |
| 3 | 4 | | Personnel |
| 3 | 4 | 1 | |
| 3 | 5 | | Resolution |
| 3 | 5 | 1 | Municipal court – renewal of the agreement regarding the ownership of fines |
| 3 | 5 | 2 | Proclamation – April – daffodil month |
| 3 | 6 | | Regulations |
| 3 | 6 | 1 | Notice of motion – By-law 537-2016 – rolling fund |
| 3 | 6 | 2 | Notice of motion – By-law 538-2016 - delegations |
| 4 | | | PUBLIC SAFETY |
| 4 | 1 | 1 | Monthly report from the Director |
| 4 | 1 | 2 | Monthly activity report from the SQ |
| 4 | 2 | | Personnel |
| 4 | 2 | 1 | Hiring - firefighter |
| 4 | 3 | | Resolution |
| 4 | 3 | 1 | Lighting – Domaine Balmoral |
| 4 | 3 | 2 | Agreements with the Municipality of Montcalm |
| 4 | 4 | | Regulations |
| 4 | 4 | 1 | |
| 5 | | | PUBLIC WORKS |
| 5 | 1 | | Monthly report from the Director |

Municipality of Morin-Heights

5	2	Personnel	
5	2	1	
5	3	Resolution	
5	3	1	
5	4	Regulations	
5	4	1	
6		URBANISM, ENVIRONMENT AND LAND DEVELOPMENT PLANNING	
6	1	Monthly report from the Director	
6	1	2	Minutes of the Planning advisory committee meeting
6	2	Personnel	
6	2	1	
6	3	Resolution	
6	3	1	Minor derogation – 93, Legault (3 735 742) CCU 03.02.16
6	3	2	Minor derogation – Lac-Echo road (lot 4 534 300) CCU 04.02.16
6	3	3	Minor derogation – Old Settlers road (lot 3 738 297)
6	3	4	Parcelling project – Blue Hills and Monfort roads (lots 3 738 297 – 3 738 299) CCU 06.02.16
6	3	5	Integrated project – des Trois-Pierre road (lot 5 650 721) CCU 07.02.16
6	3	6	Invesco – Allen Falls
6	4	Regulations	
6	4	1	Consultation meeting – By-law 536-2016
6	4	2	Adoption of by-law 536-2016 – agreement which modifies zoning by-law 416
7		RECREATION, OUTDOOR NETWORK AND COMMUNITY SERVICES	
7	1	1	Monthly report from the Director Report from the Director, outdoor network
7	1	2	
7	2	Personnel	
7	2	1	
7	3	Resolution	
7	3	1	
8			New Business
9			Question period
10			End of the meeting

48.03.16 APPROVAL OF THE MINUTES

The minutes of the regular meeting of February 10th, 2016 to members of Council, by means of the electronic assembly file folder.

It is proposed by Councillor Mona Wood
And unanimously resolved by all councillors:

That Council adopt the minutes of the regular council meeting of February 10th, 2016.

49.03.16 EXPENSE STATEMENT

The list of accounts payable and accounts paid during the month of February 2016 was given to Council members by means of the electronic assembly as well as the list of authorized expenses as per the delegation of competency by-law 351.

Councillor Jean Dutil studied the lists and answered questions asked by the council members.

It is proposed by Councillor Peter MacLaurin
And unanimously resolved by all Councillors:

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

Municipality of Morin-Heights

Expense statements from February 1st to 29th, 2016	
Accounts to be paid	\$ 392 899,81
Accounts paid in advance	\$ 306 555,24
Total purchases	\$ 699 455,05
Direct bank payments for the month	\$ 9 876,64
Total expenses	\$ 709 331,69
Net salaries	\$ 122 166,98
GRAND TOTAL (February 2016)	\$ 831 498,67

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

Mayor Timothy Watchorn has denounced his employment with the company 9129-6558 Québec Inc. – known as David Riddell Excavation / Transport and has left the deliberations area and has not taken part in the discussions regarding discussions regarding the dossier pertaining to the company.

50.03.16 STATEMENT OF FINANCIAL ACTIVITIES TO FEBRUARY 29TH, 2016

The Director general presents Council, who acknowledge receipt of the statement of financial activities to February 29th, 2016.

CORRESPONDENCE

The Director general reviews the correspondence for the month of February 2016. Council acknowledge receipt of the letters presented to its members by means of the electronic assembly. The Director General will take action and follow up if necessary.

Correspondence received

Les Ateliers Verts : registrations
MRC des pays-d'en-Haut : modifications to the urbanism by-laws
Minister of Education: Bellevue chalet
Town of Bois-des-Filions: daffodil month
S. Lafond: complaint – trails
Chez Denyse Montessori: thanks
MRC des Pays-d'en-Haut: impact for municipalities
Société Alzheimer Laurentides : partnership request
FQM : 2016 seminar
MAMOT : acknowledgement of receipt – declarations
Loisirs Laurentides: support for athletes
Réseau Biblio: 'Trait d'union' bulletin
Survey : new resident, Augusta road
Tricentris: Express bulletin
COOP SORE: invitation

Correspondence sent

C. Faber : maintainance of du Montagnard road
Morin-Heights coat or arms
Y. Pelletier : 142, Jackson
Letters – grants
Letters-answers – January and February 2016
H. Sheldon: property and Viking Club
J. Carruthers : donation – receipt
D. Geraghty : Chalet Bellevue
C. Dainville : taxes

Municipality of Morin-Heights

51.03.16 MUNICIPAL COURT – RENEWAL OF THE AGREEMENT REGARDING THE OWNERSHIP OF FINES

Considering that the Minister, the DPCP and the Municipality have agreed to hold pilot project for a period of two years by which the City of Saint-Adèle and the Sûreté du Québec's municipal court has accepted to cooperate to deal with certain criminal infringements and that the project was the subject of a formal agreement between the above-mentioned parties, approved by decree 487-2014 of June 3rd, 2014;

Considering the pilot project has proven to be conclusive for both parties;

Considering Article 7.2 of the agreement stipulates that, at its due date, parties will be able to renew it at the same conditions or for any other term that might be agreed upon;

Considering the agreement presently in effect will end on June 29th, 2016 and the parties would like to renew it for a ten-year term;

It is proposed by Councillor Leigh MacLeod
And unanimously resolved by all councillors:

That Council renew the agreement between the Minister, the DPCP and the Municipality for the treatment of certain summary infringements at the City of Sainte-Adèle's municipal court.

That Council authorize the Mayor to sign the « Addendum à l'entente relative à la propriété des amendes découlant de la poursuite de certaines infractions criminelles devant la cour municipale commune de la Ville de Sainte-Adèle ».

52.03.16 PROCLAMATION – APRIL – DAFFODIL MONTH

Considering cancer is the main cause of mortality in Quebec;

Considering the Canadian cancer society works on saving lives;

Considering that because of millions of Quebecers, donors and volunteers, the Canadian cancer society fights to help prevent cancer which allows researchers to do further work and help those touched by this disease;

Considering that we can prevent approximately half of cancers by having a healthy lifestyle and policies which may help protect the public;

Considering that approximately half of the money invested by charitable organizations in cancer research stem from the Canadian cancer society;

Considering those touched by cancer can concentrate on healing and have a good quality of life because of the assistance offered by the Canadian cancer society;

Considering the month of April is Daffodil month and is the month of hope and activities which can help make a difference in the lives of patients fighting cancer;

Considering, during daffodil month, the Canadian cancer society encourages Quebecers to help those touched by cancer by contributing to the fight against this disease;

Municipality of Morin-Heights

It is unanimously resolved:

That Council decrees that the month of April is daffodil month.

That the municipal council encourages the population to give generously and support the Canadian cancer society.

A.M. 02.03.16 NOTICE OF MOTION BY-LAW 537-2016 – ROLLING FUND

Notice of motion is given that by-law 537-2016 regarding the increase of the rolling fund in the amount of \$ 200,000, by allocating the available surplus will be presented at a future meeting.

A.M. 03.03.16 NOTICE OF MOTION BY-LAW 538-2016 – DELEGATIONS

Notice of motion is given by Councillor Peter MacLaurin that by-law 538-2016 aimed at modifying by-law 448 by 490 regarding delegations to Council will be presented at a future council meeting.

53.03.16 MONTHLY REPORT FROM THE DIRECTOR

The Director general presents Council who acknowledge receipt of the monthly report for the month of February from the Director, Fire department, the list of authorized expenses for the month as per competency delegation, by-law 351.

54.03.16 SQ ACTIVITY REPORT

The Director general presents council, who acknowledge receipt, of the Sûreté du Québec's February 2016 report.

55.03.16 HIRING - FIREFIGHTER

Considering that the Morin-Heights Fire Safety Department has 26 firefighters and that the credit pertaining to the remuneration are consequently provided for in the budget;

Considering that the Director, Fire Safety Department recommends to Council, the hiring of Mrs. Ramona Craig Lapinas as a firefighter in order to complete the team;

It is proposed by Councillor Leigh MacLeod
And unanimously resolved by all councillors:

That Council authorize the hiring of Mrs. Ramona Craig Lapinas as a firefighter at the conditions applicable to the personnel of the Fire Safety Department.

That this individual be submitted to a trial period of three months and to a probation period of twelve months.

Municipality of Morin-Heights

56.03.16 LIGHTING – DOMAINE BALMORAL

Considering the Domaine Balmoral property owners association's project is to revise the lighting in the area in order to improve safety in the neighbourhood;

Considering the Association intends on proceeding with a pilot project before submitting its project to the residents in its entirety and ask the municipality to proceed with a borrowing by-law;

Considering the entire costs of this pilot project will be paid for by the Domaine Balmoral property owners association;

Considering the project is to install LED streetlights with would match the phase 1 streetlights;

It is proposed by Councillor Jean Dutil
And unanimously resolved by all councillors:

That Council accept the streetlight pilot project and authorizes the Domaine Balmoral property owners association to install four streetlights, specifically, two new ones, as follows:

At the intersection of Augusta and Balmoral roads – Replacement of the streetlight on pole 606SBX

Augusta road - pole 6T8CVS

Doral road - pole 60JK69

At the intersection of du Doral and Doral - Replacement of the streetlight on pole 60NGTX

That these streetlights be integrated into the Municipality of Morin-Heights' streetlight network.

57.03.16 AGREEMENT WITH THE MUNICIPALITY OF MONTCALM

Considering the draft agreement between the Municipality and the Municipality of Montcalm with regards to assistance at the time of interventions, attached herewith forming an integral part hereof;

It is proposed by Councillor Leigh MacLeod
And unanimously resolved by all councillors:

That Council ratify the agreement between the Municipality and the Municipality of Montcalm dated this day.

That the Mayor and the Director general be authorized to sign the agreement.

That Council authorize the Director general to do whatever is necessary in this dossier.

**58.03.16 MONTHLY REPORT FROM THE DIRECTOR,
SERVICE DES TRAVAUX PUBLICS**

The Director general presents Council who acknowledge receipt of the monthly report for the month of February, of the list of daily calls as well as the list of expenses authorized during the month as per the delegation of competency, by-law 351.

Municipality of Morin-Heights

**59.03.16 MONTHLY REPORT FROM THE URBANISM,
ENVIRONMENT AND LAND DEVELOPMENT PLANNING**

The Director general presents Council who acknowledge receipt of monthly report for February 2016 from the Director of the Urbanism, environment and land development department.

**60.03.16 MINUTES OF THE PLANNING ADVISORY COMMITTEE
MEETING**

The Director general presents the minutes of the Planning Advisory committee meeting of February 16th, 2016;

It is proposed by Councillor Jean Dutil
And unanimously resolved by all councillors:

That Council accept the minutes of the meeting of February 16th, 2016 and make the pertinent recommendations.

Councillor Peter MacLaurin registers his dissidence as the minutes of the committee's meeting are not available in English.

**61.03.16 MINOR DEROGATION – 93, LEGAULT (lot 3 735 742)
CCU 03.02.16**

- The president of the assembly opens the consultation meeting regarding the minor derogation at 7:42 p.m.
- The president of the assembly gives the floor to the Director general who reads the proposal and explains the requested derogation.
- The president of the assembly invites anyone interested who were duly convened to this meeting by public notice dated February 22nd, 2016 be heard in this dossier.

Considering that a minor derogation request to zoning by-law 416 aiming at reducing the set-back from a water stream in order to legalize and extension to the building was submitted and presented;

Whereas the committee studied the request and do not recommend to Council the approval of the derogation request;

Considering the extension in question (open gallery closed into living space becoming part of the property) was done in April 2007 when a major renovation was done on the building but this portion of the work was specifically excluded in the renovation permit R-07-009;

Considering the property owner at the time had been notified of the situation as he had signed the permit;

Considering a public notice was given in conformity to the law;

It is proposed by Councillor Jean Dutil
And unanimously resolved by all councillors:

That this Council do not approve the derogation for the reasons mentioned in excerpt 03.02.16 of the minutes of the Planning advisory committee meeting.

Municipality of Morin-Heights

**62.03.16 MINOR DEROGATION – LAC ECHO ROAD (lot 4 543 300)
CCU 04.02.16**

- The president of the assembly opens the consultation meeting regarding the minor derogation at 7:52 p.m.
- The president of the assembly gives the floor to the Director general who reads the proposal and explains the requested derogation.
- The president of the assembly invites anyone interested who were duly convened to this meeting by public notice dated February 22nd, 2016 to be heard in this dossier.

Considering the right-of-way on lot 4 543 300 must be regulated in the area where the drinking water conduit and the access road at 27, Bellevue was built and developed by the Basler family which had not be transferred in the titles;

Considering that a minor derogation request to zoning by-law 416 aiming at reducing the set-back from a waterway and increase the encroachment of a set-back for a new construction was submitted and presented;

Whereas the committee studied the request and recommends to Council to approve the derogation request;

Whereas a public notice was given in conformity to the law;

It is proposed by Councillor Peter MacLaurin
And unanimously resolved by all councillors:

That the servitude act for the right-of-way, the construction and the maintenance of the conduits be regulated.

That the regulation costs be paid for by the Municipality and that the Mayor and Director general be authorized to sign for and in the Municipality's name.

That this Council approve the derogation aiming at reducing the set-back from 20 meters to 15,6 meters for the main building and increase the maximum authorized encroachment within the set-back from a waterway, from 1,5 meters to 6,4 meters for a gallery, as specified in the draft development plan prepared by Richard Barry, surveyor, minutes 6634, on the following conditions:

- That a complete PIIA request be submitted for recommendation and approval;
- That a soil analysis be presented in order to determine the feasibility of making a compliant septic system

**63.03.16 MINOR DEROGATION – OLD SETTLERS ROAD
(lot 3 738 297) CCU 05.02.16**

- The president of the assembly opens the consultation meeting regarding the minor derogation at 7:55 p.m.
- The president of the assembly gives the floor to the Director general who reads the proposal and explains the requested derogation.
- The president of the assembly invites anyone interested who were duly convened to this meeting by public notice dated February 22nd, 2016 to be heard in this dossier.

Municipality of Morin-Heights

Considering that a minor derogation request to parcelling by-law 417 aiming at reducing the radius of a turnaround required at the time of a subdivision was submitted and presented;

Whereas the committee studied the request and recommends to Council to approve the derogation request;

Whereas a public notice was given in conformity to the law;

It is proposed by Councillor Peter MacLaurin
And unanimously resolved by all councillors:

That this Council approve the derogation aiming at reducing the minimum radius of a turnaround of 18 meters to 12 meters, as specified in the draft plan prepared by Roch Labelle, surveyor, minutes 12957.

64.03.16 PARCELLING PROJECT – BLUE HILLS AND MONFORT ROADS (LOTS 3 738 299) CCU 06.02.16

Considering the Urbanism department has received a parcelling request for the subdivision of five lots;

Considering the Planning advisory committee recommends to Council, by resolution 06.02.16, the approval of the parcelling project as shown on the draft plan prepared by Roch Labelle, surveyor, minutes 12,957;

It is proposed by Councillor Peter MacLaurin
And unanimously resolved by all councillors:

That Council abandon Old Settlers road located on part of lots 3 737 289 and 3 737 364 for all intents and purposes as shown on the parcelling plan prepared by Roch Labelle, surveyor, minutes 12.957.

That Council authorize the transfer of said part of lots to Construction Performat and the purchase, free of charge, of two (2) turnarounds located on part of lots 3 738 297 for Bazinet and Mayer Nest roads.

That the Mayor and Director general be authorized to sign for and in the Municipality's name.

That Council authorize the Urbanism department to issue the parcelling permit as per the draft plan.

That Council accept the developer's proposal which is attached herewith at the following conditions:

- 1 That the request for minor derogation associated to this project for the turnaround be approved;
- 2 That the developer agrees with the Municipality to proceed with the development of a projected turnaround (to the south-west identified on the plan as 'rond-point A') as per the MTQ's specified dimensions for the tourism vehicles, specifically a base built of 7,3 meters or radius excluding the ditches, and, while lightening the norm regarding cul-de-sacs as in Article 7.2.1.10 of the Infrastructure construction policy;
- 3 That the developer agrees to pay a contribution for park purposes as per the method of payments stipulated in parcelling by-law 417;
- 4 That the offer dated February 4th, 2016 signed by the requestor form an integral part herewith;

Municipality of Morin-Heights

**65.03.16 INTEGRATED PROJECT – DES TROIS-PIERRE ROAD
(lot 5 650 721) CCU 07.02.16**

Considering the Urbanism department has received a parcelling request for an integrated project (co-ownership for the construction of 11 residential housing units;

Considering the Planning advisory committee recommends to Council, by resolution 07.02.16, the approval of the parcelling project as shown on the draft plan prepared by Sylvie Filion, surveyor, minutes 44891;

It is proposed by Councillor Jean Dutil
And unanimously resolved by all councillors:

That Council authorize the Urbanism department to issue the parcelling permit as per the draft plan.

That Council accept developer Construction Brisson-Tremblay's proposal which is attached herewith at the following condition:

1. That the developer agree to meet the terms stipulated in the declaration certificate signed before notary Françoise Major on April 30th, 2015, before the issuance of the parcelling permit.

66.03.16 INVESCO – ALLEN FALLS

Considering the proposal received from the company Invesco regarding the transfer to the Municipality of a green space for the continuance of park Basler and park Lackman;

Considering the transaction includes an exchange of property for future roads to be built in the domaine as well as park fees;

Considering the calculation is as follows:

Total surface area of municipal park	78,60 acres
Minus actual municipal property located in the park	- 6.43 acres
Total surface area to be transferred :	72.17 acres
Minus surface area of lots transferred to Invesco for future roads	-9.12 acres
Minus an 8% contribution of surface area to the funds and playground fund	-7.4 acres
Total surface area to be acquired :	55.65 acres

Considering the total fees associated to this transaction are paid for by the seller;

It is proposed by Councillor Leigh MacLeod
And unanimously resolved by all councillors:

That Council accept Invesco's offer for the purchase of land for an amount of \$ 217,000, before taxes.

That Council authorize the payment of a deposit in the amount of \$ 65,100 at the time of the signature of the acceptance of the promise to purchase which includes the plan dated March 2nd, 2016 prepared by Équipe Laurence.

Municipality of Morin-Heights

That the complete payment be made at the time of the signature of the transfer.

That Council allocate the necessary amount for the transaction from the available surplus.

That the Mayor and Director general be authorized to sign for and in the Municipality's name.

67.03.16 CONSULTATION MEETING – BY-LAW 536-2016

Opening of the consultation meeting at 8:11 p.m.

Considering a public notice inviting citizens to a consultation meeting on draft by-law 536-2016 which amends Zoning By-law 416 was published in the February 24th, 2016 edition of Journal des Pays-d'en-Haut / Lavallée as well as at the locations stipulated by Council;

Mr. Mayor opens the consultation meeting on the by-law and invites the Director general to give a summary of the draft by-law.

Moreover, a schedule for the adoption procedure was presented to the public who is also informed that this by-law does not include provision which is open to an approval by referendum.

The Mayor gives anyone interested a chance to be heard and Council takes note of their comments.

The Mayor closes the meeting at 8:13 p.m.

68.03.16 ADOPTION OF BY-LAW 536-2016 – AGREEMENT WHICH MODIFIES ZONING BY-LAW 416

Council members declare having received copy of the by-law 48 hours before the Council meeting, therefore, the members having declared reading the document, the Director general is exempt from its reading and gives a summary.

It is proposed by Councillor Peter MacLaurin
And unanimously resolved by all councillors:

That by-law 536-2016 be adopted as follows:

(only available in French)

69.03.16 MONTHLY REPORTS FROM THE RECREATION AND OUTDOOR NETWORK DEPARTMENT AND COMMUNITY SERVICES

The Director general presents Council, who acknowledge receipt, of the monthly report for the month of February 2016 prepared by the Director, recreation department and of the list of expenses as per the delegation of competency by-law 351.

The Director general presents Council, who acknowledge receipt, of the monthly report prepared by the Director, outdoor network.

Municipality of Morin-Heights

QUESTION PERIOD

Council answers questions asked by the public.

70.03.16 END OF THE MEETING

It is proposed by Councillor Leigh MacLeod that the meeting end at 8:18 p.m.

I have approved each and every resolution in these minutes

Timothy Watchorn
Mayor

Yves Desmarais
Director general

Ten people attended the meeting.