

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 special meeting of the Municipal council of Morin-Heights, held at Chalet Bellevue at 27, Bellevue, on Monday, August 26th, 2024 at which were present:

Councillor Carole Patenaude
Councillor Louise Cossette
Councillor Peter MacLaurin
Councillor Leigh MacLeod
Councillor Gilles Saulnier
Councillor Claude P. Lemire

Forming quorum under the chairmanship of Mayor Timothy Watchorn.

The Director general, Hugo Lépine, is present.

Council members recognize having been convened in accordance to the provisions of Article 152 and following of the Municipal Code and of Article 10 of By-law (564-2018) regarding the rules governing council sittings.

At 20h00, the Mayor states quorum and Council deliberates on the dossiers listed on the agenda of convening.

332.08.24 OPENING OF THE MEETING AND STATING OF QUORUM

1. Opening of the meeting, stating of quorum and notice of convening
2. Adoption of the agenda
3. Contract – complete reconstruction paving work – chemin Blue Hills
4. Recommendation for priority action on Lac-Écho and Blue Hills road
5. Drainage servitude agreement on rue Doral
6. Modification of resolution 317-11-16 concerning the municipalization of streets in the Haute Provence area
7. Notice of motion and tabling of By-law (753-2024) respecting agreements for municipal works and services
8. Adoption of draft by-law (753-2024) respecting agreements for municipal works and services
9. Minor exemption – 15, rue Hazen-Riddell
10. SPAIP – Lot 4 571 452, rue Hazen-Riddell

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11. Question period
12. Closing the meeting

333.08.24 ADOPTION OF THE AGENDA

The Mayor proposes that Council proceed with the withdrawal of Items 7 and 8 from the agenda and add Item 10.1 – Closure of part of chemin du Village on October 31st, 2024.

By unanimous consent, Council accepts the submitted proposals.

It is proposed by Councillor Louise Cossette
And unanimously resolved by all Councillors:

TO ADOPT the agenda as modified.

334.08.24 CONTRACT – COMPLETE RECONSTRUCTION PAVING WORK
– CHEMIN BLUE HILLS

The Mayor discloses his interests in the present dossier and leaves the meeting.

The Acting Mayor, Councillor Peter MacLaurin presides over the meeting for this article of the agenda.

CONSIDERING THE Municipality's PTI 2023-2024-2025;

CONSIDERING By-law (571-2019) regarding contractual management and its regulations regarding the management of call or tenders for contracts over \$ 133,700;

CONSIDERING THAT the Administration proceeded with a public call for tenders on July 9th, 2024 via SEAO for the complete reconstruction paving work over a portion of an approximate length of 250 meters on chemin Blue Hills;

CONSIDERING THAT the Municipality has received the following four compliant tenders:

Name	Price (including taxes)
David Riddell Excavation/Transport	\$ 422 065,61
Excapro Inc.	\$ 410 678,07
Inter Chantiers Inc.	\$ 459 827,55
LEGD Inc.	\$ 456 462,78

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CONSIDERING a review committee proceeded with the analysis of tenders received and has presented its report recommends the granting of the contract to the lowest compliant bidder;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

TO GRANT the contract for the complete reconstruction paving work over an approximate length of 250 meters on chemin Blue Hills to Excapro Inc. for the amount of \$ 410,678.07, including taxes;

THAT the Director general be authorized to sign any document as a follow-up.

The Mayor returns to the meeting and presides over the debates.

335.08.24 RECOMMENDATION FOR PRIORITY ACTION ON LAC-ÉCHO AND BLUE HILLS ROAD

WHEREAS the Municipality has taken notice of the Guide d'élaboration d'un plan d'intervention en infrastructures routières locales which was published in April 2020 and must comply with all the terms and conditions of this guide that apply to it;

WHEREAS the intervention plan is required by the ministère des Affaires municipales et de l'Habitation (MAMH) to access the Local roads assistance program (PAVL);

WHEREAS the Municipality has already completed a process to update the intervention plan via the MRC des Pays-d'en-Haut, thereby meeting the obligation to renew it, and that a version was submitted to the MAMH in November 2023, the last version approved by the Ministry;

WHEREAS the information included in this intervention plan do not qualify all of the sections of infrastructure linked to the PAVL as being priority;

WHEREAS the Municipality, in its update process carried out in 2021 and approved by the Ministère des Affaires municipales et de l'Habitation, had determined that chemins du Lac-Écho and Blue Hills constituted road axes requiring priority interventions, given their respective condition and considering that they are collector roads;

TAKING INTO ACCOUNT the resolution 318.08.24 authorizing the submission of an application for financial assistance under the PAVL's Road Restoration/Securitization component for the year 2025;

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It is unanimously resolved:

TO INDICATE to the Ministère des Affaires municipales et de l'Habitation that, despite the PIIRL of the MRC des Pays-d'en-Haut adopted in November 2023, the Municipality, according to its planning completed in February 2021, wishes to see the Lac-Écho and Blue Hills roads prioritized in the financing of PAVL projects for the year 2025;

336.08.24 DRAINAGE SERVITUDE AGREEMENT ON RUE DORAL

WHEREAS Council has authorized the subdivision, the realization of a residential development project and the opening of Doral Street;

WHEREAS, in the agreement entered into with the developer of the project, it was stipulated that a right-of-way and drainage easement would be granted over part of the developer's property in order to gain access to the Municipality's storm sewer ditch;

CONSIDERING the draft easement agreement submitted by the promoter, which the Director general recommends to Council for adoption, and of which the members have had the opportunity to take cognizance;

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED :

THAT the preamble be an integral part of the present document;

TO APPROVE the right-of-way and drainage servitude agreement on lot 3 711 399 submitted to Council;

TO AUTHORIZE the Mayor and Director General, and they are hereby authorized, to sign, for and in the name of the Municipality, the right-of-way and drainage easement agreement for lot 3 711 399;

337.08.24 MODIFICATION OF RESOLUTION 317.11.16 CONCERNING THE MUNICIPALIZATION OF STREETS IN THE HAUTE PROVENCE AREA

WHEREAS resolution 317-11-16 authorizes the municipalization of the streets of the real estate development project known as "Domaine Haute Provence";

WHEREAS a portion of linear metres of Promenade des Cervidés road, namely lot 6 258 234, was unfortunately excluded from the list appearing in the above-mentioned resolution;

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CONSIDERING THAT all the work required to authorize the municipalization of this road has been carried out in compliance with the Politique de construction des infrastructures and the Politique relative à la municipalisation des infrastructures, as evidenced by the letter of attestation from the mandated engineers and the as-built plans (TQC) produced by the developer;

CONSIDERING THAT, in accordance with resolution 317-11-16, the Municipality has seen to the maintenance and upkeep of this road section since 2016;

It is proposed by Councillor Claude P. Lemire

IT IS RESOLVED:

TO AMEND resolution 317-11-16 so as to add, in the table of the second device, lot 6 258 234 of 995 meters, in the appropriate boxes;

338.08.24 MINOR EXEMPTION – 15, RUE HAZEN-RIDDELL

In view of resolution 323.08.24 of August 14th, 2024 requiring the reconsideration of the CCU's recommendation following the public consultation held that same day, the Director general submits to Council, the Planning Advisory committee's resolution 72.08.24 which confirms the recommendation already on file;

CONSIDERING THAT this request was processed according to the provisions of By-law (646-2022) concerning minor exemptions;

CONSIDERING THAT this request meets the objectives of the urbanism plan;

CONSIDERING THAT the application of the current by-law will not cause serious prejudice to the applicant;

CONSIDERING THAT this request does not affect the enjoyment of property rights by neighbouring owners;

CONSIDERING THAT this request will not increase the risk to public safety;

CONSIDERING THAT this request will not increase public health risks;

CONSIDERING THAT this request does not affect the quality of the environment or the general welfare;

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CONSIDERING THAT this request is major in nature;

CONSIDERING THAT this request is for the construction of a new building and that it is possible for the applicant to comply with the current by-law;

CONSIDERING THAT the Planning advisory committee studied the request and recommend that Council refuse it;

It is proposed by Councillor Peter MacLaurin

IT IS RESOLVED:

THAT the preamble is an integral part of this resolution;

TO REJECT the minor exemption as presented.

339.08.24 SPAIP – LOT 4 571 452, RUE HAZEN-RIDDELL

CONSIDERING THAT a request for approval by SPAIP (site planning and architectural integration program) was submitted by the owner of the property located on lot 4 571 452, rue Hazen-Riddell in the RV-2 residential and resort zone, and all or part of the lot is located in an elevation sector of 350 metres or more;

CONSIDERING THAT the council approved a SPAIP for the same lot in May 2024 by resolution 201-05-24;

CONSIDERING THAT the owner submitted a proposal to modify the SPAIP concerning the orientation of the proposed building, and that this proposal required the granting of a minor exemption;

CONSIDERING THAT Council adopted resolution 338.08.24 rejecting the request for minor exemption necessary to proceed with this request to modify said SPAIP;

CONSIDERING THAT the Planning Advisory Committee has examined this proposal and recommends that Council approve it;

It is proposed by Councillor Leigh MacLeod

And unanimously resolved by the councillors:

TO APPROVE the request to modify the SPAIP as presented subject to compliance with current regulations.

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340.08.24 CLOSING OF A PORTION OF VILLAGE ROAD ON OCTOBER
31ST, 2024

CONSIDERING THAT the Roads Act (RLRQ, ch. V-9) provides that the management of route 329 is carried out by the Ministère des Transports du Québec;

CONSIDERING THAT article 43 of the By-law (SQ-2019) on traffic, parking, peace and order prescribes exceptions to the general rule set out in sections 39, 40 and 42 prohibiting any noise that is detrimental to the quality of life and the peaceful enjoyment of goods and property;

WHEREAS the exceptions consist, among other things, in allowing certain activities to take place between 7:00 and 19:00, Monday to Friday, and from 8:00 to 18:00 on Saturdays and Sundays;

WHEREAS Halloween will be held on October 31st ;

WHEREAS Schedule Y of the above-mentioned by-law provides for the possibility of derogating from the general rule upon authorization by Council by resolution;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble is an integral part of the present by-law;

TO AUTHORIZE exemptions to Article 43 and Schedule Y of the Traffic, Parking, Peace and Order By-law (SQ-2019) to permit the holding of the 2024 Halloween Party until the following times

- Thursday, October 31st, 2024, from 14:00 to 22:00;

TO REQUEST from the ministère des Transports du Québec, the authorization to close Village Road between 14:00 and 22:00 on October 31st, 2024;

TO REQUEST the assistance of the Sûreté du Québec for the closure of Village Road between Watchorn Road and Route 364 and to ensure the safety of children for the Halloween party;

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THAT the Director General be authorized to hire flagmen to ensure safety, if necessary.

341.08.24 END OF THE MEETING

The agenda being exhausted, it is proposed by Councillor Claude P. Lemire that the special meeting end, it is 20:15.

*I have approved each and every
resolution in these minutes*

Timothy Watchorn
Mayor

Hugo Lépine
Director general /
Registrar-treasurer

No one person attended the meeting.