

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, April 22nd, 2024 at which were present:

Councillor Carole Patenaude
Councillor Louise Cossette
Councillor Peter MacLaurin
Councillor Leigh MacLeod
Councillor Gilles Saulnier

Forming quorum under the chairmanship of Mayor Timothy Watchorn.

Councillor Claude P. Lemire is absent.

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 19:30, the Mayor states quorum and Council deliberates on the dossiers listed on the agenda of convening.

158.04.24 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. Hiring and nomination of the Director, public works and infrastructures
4. Minor exemption – 137, chemin Lac-Écho
5. Second draft resolution – Specific construction, alteration or occupancy proposal for an immovable (SCAOPI) for lots 6 347 490 and 6 523 218, Kennedy street
6. Question period
7. End of the meeting

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159.04.24 ADOPTION OF THE AGENDA

It is proposed by Councillor Carole Patenaude

And unanimously resolved by all councillors :

TO ADOPT the agenda as presented by the Director general.

160.04.24 HIRING AND NOMINATION OF THE DIRECTOR, PUBLIC WORKS AND INFRASTRUCTURES

WHEREAS on February 9th, 2024, Mr. Sacha Desfossés left his position as Director, public works which he had occupied for over 5 years and that Council has acknowledged;

CONSIDERING the Director general proceeded with the publishing of an offer of employment to fill said position:

CONSIDERING THAT a selection committee comprised of the Director general and two members of council analyzed the received candidacies and proceeding with the required evaluations as well as reference verifications and relevant background checks;

CONSIDERING that the selection committee unanimously recommend the hiring;

It is proposed by Councillor Louise Cossette

AND IT IS RESOLVED:

TO HIRE AND NAME Mr. Pierre Aubé to the position of Director, public works and infrastructures department as per the terms of the draft contract to be entered into, attached herewith forming an integral part hereof, as well as the Policy regarding work conditions for management and non-unionized professionals and the Remuneration policy for management personnel;

TO AUTHORIZE the Mayor and Director general and they are hereby authorized, to sign the work contract for and in the Municipality's name;

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161.04.24 MINOR EXEMPTION – 137, CHEMIN DU LAC-ÉCHO

- The president of the assembly opens the consultation meeting regarding the minor derogation at 19:32;
- The president of the assembly invites the Director general to read the proposal and explain the requested derogation;
- The president of the assembly invites anyone interested who were duly convened to this meeting by public notice dated April 17th, 2024 be heard in this dossier. The meeting ends at 19:34;

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 would 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;

CONSIDERING THAT this request is minor in nature;

CONSIDERING THAT the Urban Planning Advisory Committee has examined this request and recommends to Council's approval;

It is proposed by Councillor Carole Patenaude

IT IS RESOLVED:

THAT the preamble is an integral part of this resolution;

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TO GRANT the requested exemption for the property located at 137, chemin du Lac-Écho and allow the construction of a single-family dwelling at a distance of 6.6 metres from the main building, lots 3 206 378 and 3 206 379 (projected lot 6 615 307), whereas current regulations require a minimum rear setback of 10 metres, as per the site plan prepared and signed by Guillaume Paquette, land Surveyor, dated March 4th, 2024, file number 305042, minute number 6391;

162.04.24 SECOND DRAFT RESOLUTION – SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSAL FOR AN IMMOVABLE (SCAOPI) FOR LOTS 6 347 490 AND 6 523 218, KENNEDY STREET

CONSIDERING THAT a request for the construction of a three-unit residential building was submitted under SCAOPI number 2023-40047;

CONSIDERING THAT the following elements are exempt from the zoning by-law;

- The three-family residential use (H3) is not authorized in zone RV-8;
- The available building area is 1070 m², whereas section 183 of Zoning By-law 642-2022 requires a building area of 1,200 m² for a lot of 2,000 m² or more.

CONSIDERING THAT the property in question is located in an area where multi-family residences are located;

CONSIDERING THAT the objectives of By-law 641-2022 respecting the urbanism plan are met;

CONSIDERING THAT the proposed occupancy is compatible with the surrounding environment;

CONSIDERING the qualities of integration of the project with the built, architectural and natural landscape in which it is located;

CONSIDERING the integration of the project in terms of layout, massing, density and landscaping;

CONSIDERING the advantages of the proposed enhancement of outdoor spaces and plantings;

CONSIDERING the quality of the project's functional organization with respect to parking, access and safety, among other things;

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CONSIDERING THAT, with the exception of the regulatory provisions covered by this CDPEG, the project complies with the provisions of existing urban planning by-laws;

CONSIDERING THAT this project is consistent with the objectives of the Land Use Planning and Development Plan;

CONSIDERING THAT this project meets the criteria stipulated in By-law (648-2022) respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI);

WHEREAS the Planning Advisory Committee has issued a favourable opinion on this project through Resolution 09-01-24 of the Committee;

WHEREAS the Municipality held a public consultation meeting on March 13th, 2024;

WHEREAS the Urbanism and Environment Department recommends approval of this specific project with certain conditions, in accordance with Article 21 of the By-law;

It is proposed by Councillor Leigh MacLeod

Councillor Gilles Saulnier requests a vote.

Councillor Louise Cossette votes for the proposal.

Councillor Carole Patenaude votes for the proposal.

Councillor Leigh MacLeod votes for the proposal.

Councillor Peter MacLaurin votes for the proposal.

Councillor Gilles Saulnier votes against the proposal.

It is resolved by the majority of councillors:

TO ADOPT the second draft resolution concerning specific construction, alteration and occupancy project (SCAOPI) number 2023-40047 for the construction of a three-unit residential building on part of lots 6 347 490 and 6 523 218 subject to the following conditions;

- The submission of a geotechnical report signed by an engineer attesting to the stability of the platform to be built;
- Modification of the proposed lot plan to provide the required minimum depth (60 m) in three places, i.e. at each of the side lines and from the centre point of the front line towards the interior of the lot;
- Submission of a proposed subdivision plan creating 3 lots in compliance with current regulations;
- Compliance with all current regulations, with the exception of the exemptions set out in this resolution;

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163.04.24 END OF THE MEETING

The agenda being exhausted, it is proposed by Councillor Claude P. Lemire that the special meeting end, it is 19:43.

I have approved each and every
resolution in these minutes

Timothy Watchorn
Mayor

Hugo Lépine
Director general /
Registrar-treasurer

One person attended the meeting.